

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP NO. 22083

BEING A DIVISION OF A PORTION OF THE SE 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SEC. 24., T. 2S., R. 5W S.B.M.

OCTOBER, 1987 JOHN B. ABELL, CIVIL ENGINEER SCALE: 1"=40'
COVINA, CALIFORNIA

RECORDER'S STATEMENT

FILED THIS 21st DAY OF February, 1988 AT 11:30 A.M. IN BOOK 155 OF PARCEL MAPS AT PAGES 36-37 AT THE REQUEST OF THE CITY CLERK. NO. 52765 FEE. \$8.00

WILLIAM E. CONERLY
COUNTY RECORDER

BY: Gina Humley
DEPUTY

SUB'N G'TEE: FIRST AMERICAN TITLE INS. CO.

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 1st DAY OF Feb., 1988 FOR CONFORMANCE WITH THE REQUIREMENTS OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE AND WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT.

BARRY BECK R.C.E. 20900
City Engineer

BY: Barry Beck

TENTATIVE MAP APPROVED: FEBRUARY 5, 1987

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE OR INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND, WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE AND WE HEREBY DEDICATE FOR PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOT "A". WE HEREBY FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES THE EASEMENT DESIGNATED AS 12 FOOT SEWER EASEMENT. WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY FACILITIES AND WATER LINE FACILITIES THE EASEMENT DESIGNATED AS BLANKET PUE AND WATER LINE EASEMENT OVER PARCEL 7, AND FOR ELECTRICAL ENERGY FACILITIES, THE EASEMENTS DESIGNATED AS "10 PUE."

Lonnie M. Dunn III
LONNIE M. DUNN III

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE BY DEED RECORDED DECEMBER 29, 1986 AS INSTRUMENT NO. 331824 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

Robert W. Johnston PRESIDENT Hal Thomas SECRETARY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF _____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE, AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: _____ BY: Gerald A. Maloney
CLERK OF THE BOARD OF SUPERVISORS
DEPUTY

TAX COLLECTOR STATEMENT

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE _____

DATED: December 12, 1988 BY: R. Wayne Watts
COUNTY TAX COLLECTOR
DEPUTY

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATE: 12/14/88 BY: Barbara J. Steckel
CITY TREASURER
CIVIL

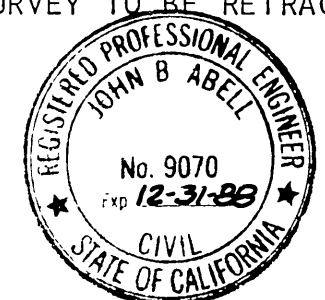
UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE, PUBLIC UTILITIES DEPARTMENT, SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITIES EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: JAN 31, 1989 BY: Bill D. Carnahan
DIRECTOR OF PUBLIC UTILITIES
BY: Dieter P. Witzfeld

SURVEYOR'S STATEMENT

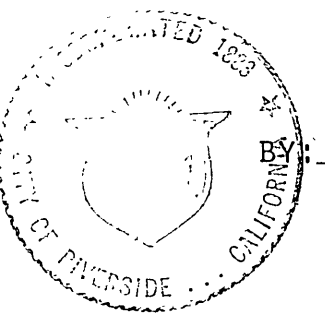
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF Lonnie Dunn IN JULY, 1987, I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY, I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN ONE (1) YEAR FROM THE RECORDING DATE OF THIS MAP, AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



John B. Abell
JOHN B. ABELL R.C.E. 9070

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO SHEET(S) BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 22083 AND THE STREET AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREET AND EASEMENTS AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERETO. I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 7th DAY OF February, 1988.

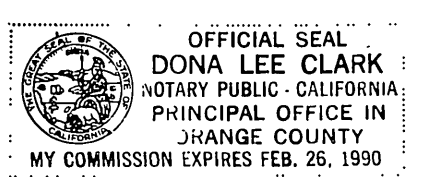


ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE.

Alice A. Hare

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } SS
ON AUGUST 24, 1988 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Lonnie M. Dunn III AND _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL.



Dona Lee Clark
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: FEB. 26, 1990

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } SS
ON Aug 26, 1988 BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Roderick W. Johnston, known to me to be the PRESIDENT AND Hal Thomas known to me to be the SECRETARY OF First American Title Insurance Co., A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL.

Leslie Duckert
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.
MY COMMISSION EXPIRES: 3-8-91

P.M.B. 155/36

P.M.B. 155/36

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP NO. 22083

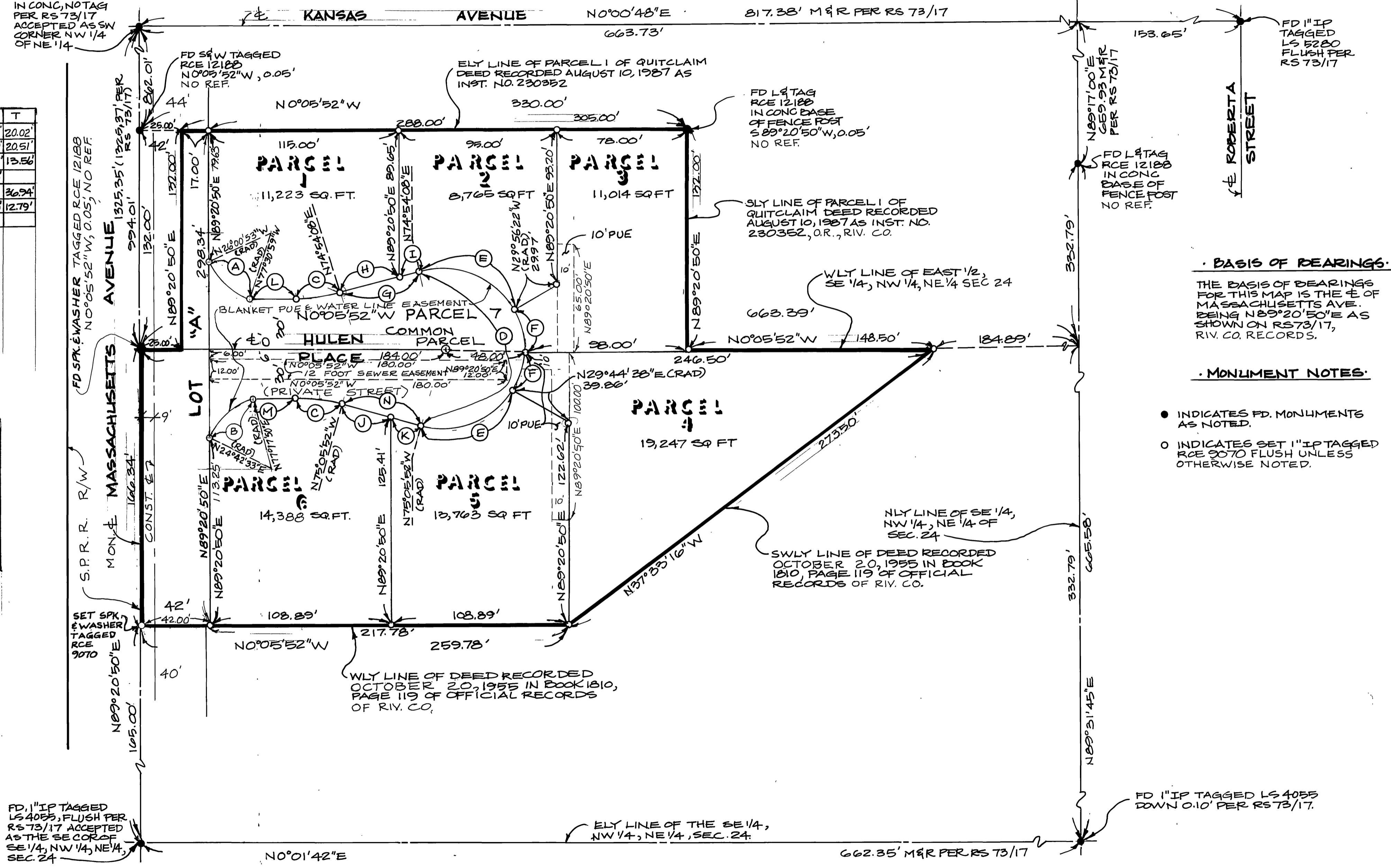
BEING A DIVISION OF A PORTION OF THE S.E. 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SEC. 24, T.2.S., R.5.W.SDM.

OCTOBER, 1987 JOHN D. ABELL, CIVIL ENGINEER COVINA, CALIFORNIA SCALE: 1"=40'

FD 2" IP IN CAPPED WELL DOWN 0.3' WITH 16-D SPIKE IN CONC. NOTAG PER RS 73/17 ACCEPTED AS SW CORNER NW 1/4 OF NE 1/4.

O	R	Δ	L	T
A	41.50'	51°30'06"	37.30'	20.02'
B	41.50'	52°35'17"	38.09'	20.51'
C	103.00'	15°00'00"	26.97'	13.56'
D	48.00'	210°00'00"	175.93'	
E	48.00'	75°09'30"	62.56'	36.94'
F	48.00'	29°50'30"	25.00'	12.79'

O	BEARING	DIST.
G	N15°05'52"W	49.67'
H	N15°05'52"W	34.16'
I	N15°05'52"W	15.51'
J	N14°54'08"E	28.67'
K	N14°54'08"E	21.00'
L	N0°05'52"W	27.16'
M	N0°05'52"W	25.81'
N	N14°54'08"E	49.67'



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS THE E OF MASSACHUSETTS AVE. BEING N89°20'50"E AS SHOWN ON RS73/17, RIV. CO. RECORDS.

MONUMENT NOTES:

- INDICATES FD. MONUMENTS AS NOTED.
- INDICATES SET 1" IP TAGGED RCE 9070 FLUSH UNLESS OTHERWISE NOTED.

P.M.B. 155/37

P.M.B. 155/37