

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# PARCEL MAP 23403

BEING A DIVISION OF A PORTION OF LOTS 1 AND 4 IN BLOCK 27, LOTS 1 THROUGH 4 IN BLOCK 28, LOTS 1 AND 2 IN BLOCK 29, AND LOT 3 IN BLOCK 38, ALSO A PORTION OF ALEXANDER STREET (VACATED), GENTIAN AVENUE (VACATED) AND BROWN STREET (VACATED), ALL BEING OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. JANUARY 1988

J. F. DAVIDSON ASSOCIATES, INC.  
RIVERSIDE, CALIFORNIA

### OWNER'S STATEMENT

We hereby state that we are the owners of or have some right, title, or interest in the land included within the land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Parcel Map as shown within the distinctive border line. We hereby offer for dedication to public use for street and public utility purposes the easement designated as "PUBLIC STREET EASEMENT." We hereby dedicate for construction and maintenance of water, sewer and electric facilities, the easements designated as "WATER, SEWER and ELECTRIC EASEMENT."

A.S.D., a California Limited Partnership  
Al Siegal  
AL SIEGAL, General Partner

CONTINENTAL LAND TITLE COMPANY, a California corporation as Trustee under Deed of Trust Rec. May 5, 1981 as Inst. No. 81289, O.R. Riv. Co., Calif.

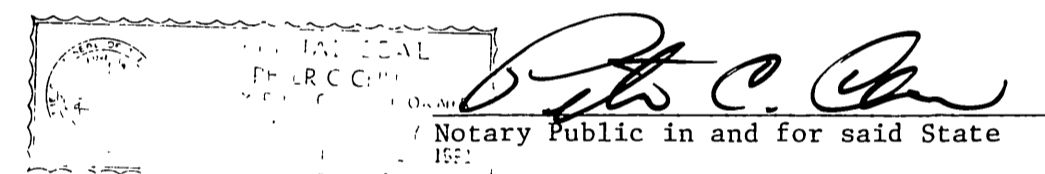
Dina R. Shaw Vice President  
Joyce Loyd ASST. SECTY.

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ) SS  
COUNTY OF LOS ANGELES

On this 2<sup>nd</sup> day of AUGUST, 1988, before me, PETER C. CHU, a Notary Public in and for said State, personally appeared AL SIEGAL (personally known to me) (proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as the General Partner of ASD Partnership, the California Limited Partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

My commission expires JUNE 26, 1991 WITNESS my hand and Official Seal

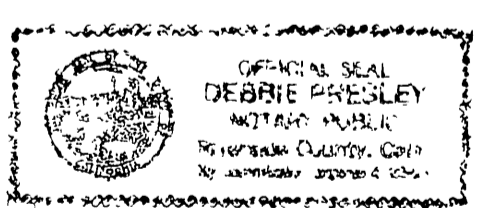


### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ) SS  
COUNTY OF Riverside

On this 3<sup>rd</sup> day of August, 1988 before me, The Undersigned appeared Dina R. Shaw (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Vice President, and Joyce Loyd (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Assistant Secretary of Continental Land Title 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 the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

My commission expires 4-22-91 Witness my hand and official seal.



Debbie Phesley  
Notary Public in and for said State

### SIGNATURE OMISSION

Pursuant to Section 66436 (c) (1) of the Subdivision Map Act, the following signatures have been omitted.

51 percent of the oil, gas, hydrocarbon and mineral substances underlying said land below 500 feet from the surface of the same, without right of surface entry as reserved by Mary H. Trautwein, et al in deed recorded August 7, 1964 as Instrument No. 96956, Official Records of Riverside County, California.

- 1 Indicates an easement for a reservoir in favor of Western Municipal Water District by deed recorded December 29, 1967 as Instrument No. 115328, Official Records of Riverside County, California (see Sheet 2).
- 2 Indicates an easement for public utilities in favor of Western Municipal Water District by deed recorded December 29, 1967 as Instrument No. 115329, Official Records of Riverside County, California (see Sheet 2).

### 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.

Dated 8-8-88

BARBARA J. STECKEL  
City Treasurer

By Barbara Steckel

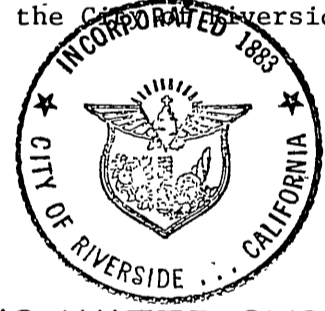
### CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of Two sheets be, and the same is hereby accepted as the final map of Parcel Map 23403 and the streets and easements are hereby accepted as public streets and easements, except the Offer of Dedication of the easements designated as "PUBLIC STREET EASEMENT" which are hereby not accepted at this time 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 9<sup>th</sup> day of May, 1989.

ALICE A. HARE  
City Clerk of the City of Riverside, California

By Karen E. Oakley  
Assistant City Clerk



NO WATER SYSTEM IS PROVIDED FOR THIS SUBDIVISION AS OF THE DATE OF RECORDATION OF THIS MAP.

### UTILITIES CERTIFICATE

I hereby certify as follows:

#### Water Facilities

No water fees and charges collected for Parcels #1, #2, #3 and #4. Water serving agency is Western Municipal Water District.

#### Electric Facilities

The subdivider has not installed electric facilities, has not deposited fees nor made arrangements and provisions for installation of electric facilities necessary to provide electric service to Parcels #1, #2, #3 and #4.

#### Easements

All Public Utility easements shown are sufficient for all requirements of the Electric Division of the Department of Public Utilities of the City of Riverside.

BILL D. CARNAHAN  
Director of Public Utilities

Dated: MAY 5, 1989

By: Dieter P. Wirtzfeld

### RECORDER'S STATEMENT

Filed this 10<sup>th</sup> day of MAY, 1989, at 2:00 P.M. in Book 156 of Parcel Maps at Pages 69+70 at the request of the

City Clerk

Fee: \*8.00

No. 150798

WILLIAM E. CONERLY, County Recorder

By Santa Pagan, Deputy

CONTINENTAL LAND TITLE COMPANY  
Subdivision Guarantee

### CITY ENGINEER'S STATEMENT

This map has been examined this 7<sup>th</sup> day of May, 1989, for conformance with the requirements of the Subdivision Map Act and Title 18 of the Riverside Municipal Code.

BARRY BECK R.C.E. 20900  
City Engineer

By Barry Beck

TENTATIVE MAP APPROVED April 21, 1988

### TAX COLLECTOR'S 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 \$438,700.00

Date April 21, 1989

R. WAYNE WATTS  
County Tax Collector

By Dickie J. Monahan  
Deputy

### TAX BOND STATEMENT

I hereby state that a bond in the sum of \$438,700.00 has been executed and filed with the Board of Supervisors of the County of Riverside, 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.

Date May 10, 1989

GERALD A. MALONEY Maria Brann, Deputy  
Clerk of the Board of Supervisors

CASH TAX BOND  
R. WAYNE WATTS  
County Tax Collector

By \_\_\_\_\_ Deputy

### SURVEYOR'S STATEMENT

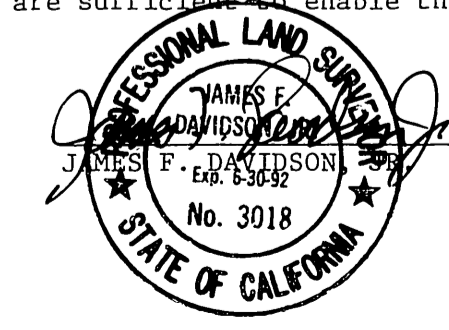
This map was prepared by me or under my direction and is based upon a Field Survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of S.I.C.

on MAY, 1988

I hereby state this this parcel map substantially conforms to the approved or conditionally approved tentative map, if any.

I also hereby state that all monuments are of the character and occupy the positions indicated and that the monuments are sufficient to enable the survey to be retraced.

Date 7-28-88



L.S. 3018

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# PARCEL MAP 23403

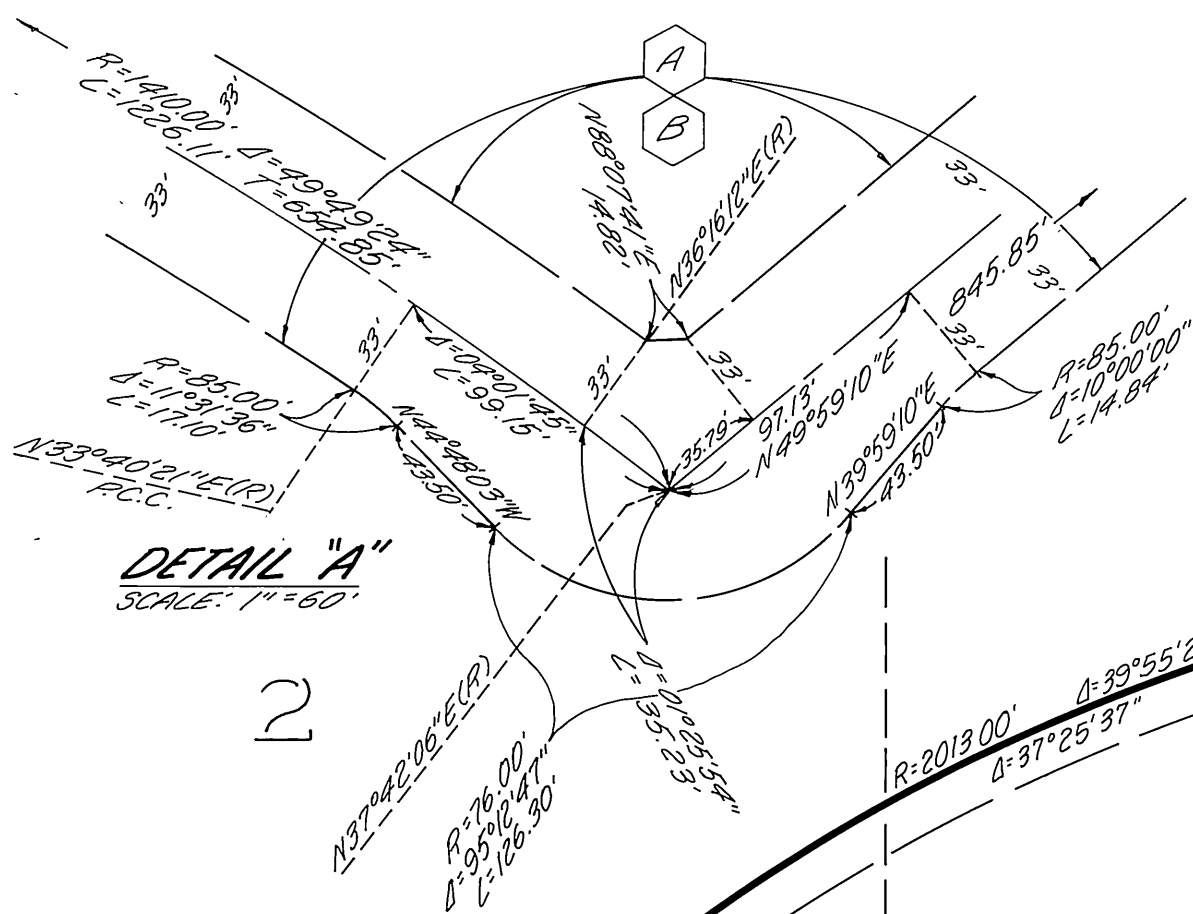
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JANUARY 1988  
**J.F. DAVIDSON ASSOCIATES, INC.**  
 RIVERSIDE, CALIFORNIA  
 SCALE: 1"=200'

### SURVEYOR'S NOTES

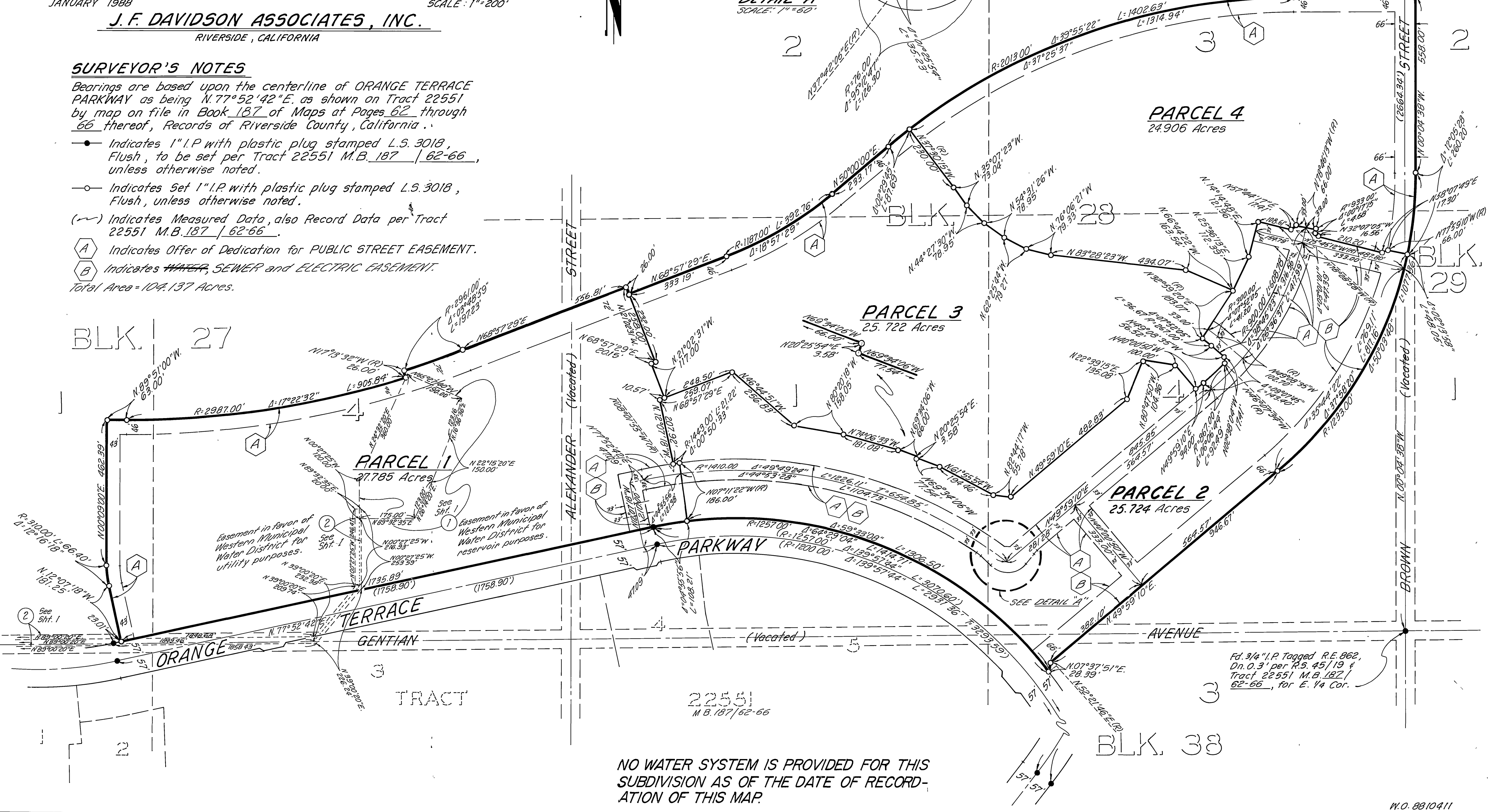
Bearings are based upon the centerline of ORANGE TERRACE PARKWAY as being N.77°52'42"E. as shown on Tract 22551 by map on file in Book 187 of Maps at Pages 62 through 66 thereof, Records of Riverside County, California.

- Indicates 1" I.P. with plastic plug stamped L.S. 3018, Flush, to be set per Tract 22551 M.B. 187 / 62-66, unless otherwise noted.
  - Indicates Set 1" I.P. with plastic plug stamped L.S. 3018, Flush, unless otherwise noted.
  - (M) Indicates Measured Data, also Record Data per Tract 22551 M.B. 187 / 62-66.
  - (A) Indicates Offer of Dedication for PUBLIC STREET EASEMENT.
  - (B) Indicates WATER, SEWER and ELECTRIC EASEMENT.
- Total Area = 104.137 Acres.



JOHN F. KENNEDY  
 (Vacated)  
 16 15 DRIVE  
 21 22

Fd. 3/4" I.P. Tagged L.S. 3163, Flush per R.S. 46/73 & Tract 22551 M.B. 187 / 62-66, for Sec. Cor.



P.M.B. 156/170

P.M.B. 156/170

22551  
 M.B. 187/62-66

NO WATER SYSTEM IS PROVIDED FOR THIS SUBDIVISION AS OF THE DATE OF RECORDATION OF THIS MAP.