

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# PARCEL MAP 23339

BEING A DIVISION OF A PORTION OF LOT 2 IN BLOCK 36 AND A PORTION OF GENTIAN AVENUE 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. - IN SECTION 20, T.3S., R.4W., S.B.M. 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.

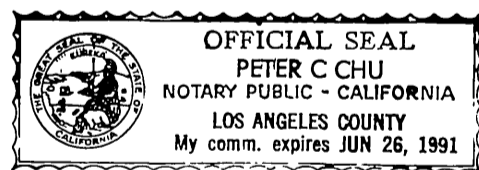
A. S. D., a California Limited Partnership

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS

On this 14 day of JUNE, 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 A.S.D., 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



Peter C. Chu  
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.

(A) Indicates an easement for water pipelines in favor of Western Municipal Water District of Riverside County, recorded July 6, 1965 as Instrument No. 77839, 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 6-17-88

BARBARA J. STECKEL  
City Treasurer

By Barbara J. Steckel

### WATER FACILITIES STATEMENT

I hereby state that once the fire hydrants, water mains and service laterals have been installed by the developer and accepted by the District, and all related fees have been paid, Western Municipal Water District will supply water to each parcel shown hereon. The easements shown are sufficient for all requirements of water distribution.

Dated 8-16-88

DAVID W. HANSEN R.C.E. 17984, Chief Engineer

### UTILITIES CERTIFICATE

I hereby certify as follows:

#### Water Facilities

Arrangements for Water Service must be made with the Western Municipal Water District.

#### Electric Facilities

The Electric fees have been paid and the arrangements have been made to provide electric service to Parcels #1 and #2.

#### Easements

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

BILL D. CARNAHAN  
Director of Public Utilities

Dated: MAY 1, 1989

By: Dieter P. Witzfeld

### RECORDER'S STATEMENT

Filed this 23rd day of May, 1989, at 11:00 A.M. in Book 156 of Parcel Maps at Pages 88-89 at the request of the

City Clerk  
Fee: \$8.00  
No. 167654

WILLIAM E. CONERLY, County Recorder

By: Gina Huntley, Deputy

CONTINENTAL LAND TITLE COMPANY  
Subdivision Guarantee

### CITY ENGINEER'S STATEMENT

This map has been examined this 2nd 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 LIC. EXP. 9-30-89

By Barry Beck

TENTATIVE MAP APPROVED Feb. 18, 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 \$54,500.00.

Date April 27, 1989

R. WAYNE WATTS  
County Tax Collector

By Robin L. Moorhead  
Deputy

### TAX BOND STATEMENT

I hereby state that a bond in the sum of \$54,500.00 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 18, 1989

GERALD A. MALONEY Marie Brass, Deputy  
Clerk of the Board of Supervisors

CASH TAX BOND  
R. WAYNE WATTS  
County Tax Collector

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

### SURVEYOR 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 the CITY OF RIVERSIDE on Dec. 1, 1987.

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 6-9-88



P.M.B. 156/88

P.M.B. 156/88

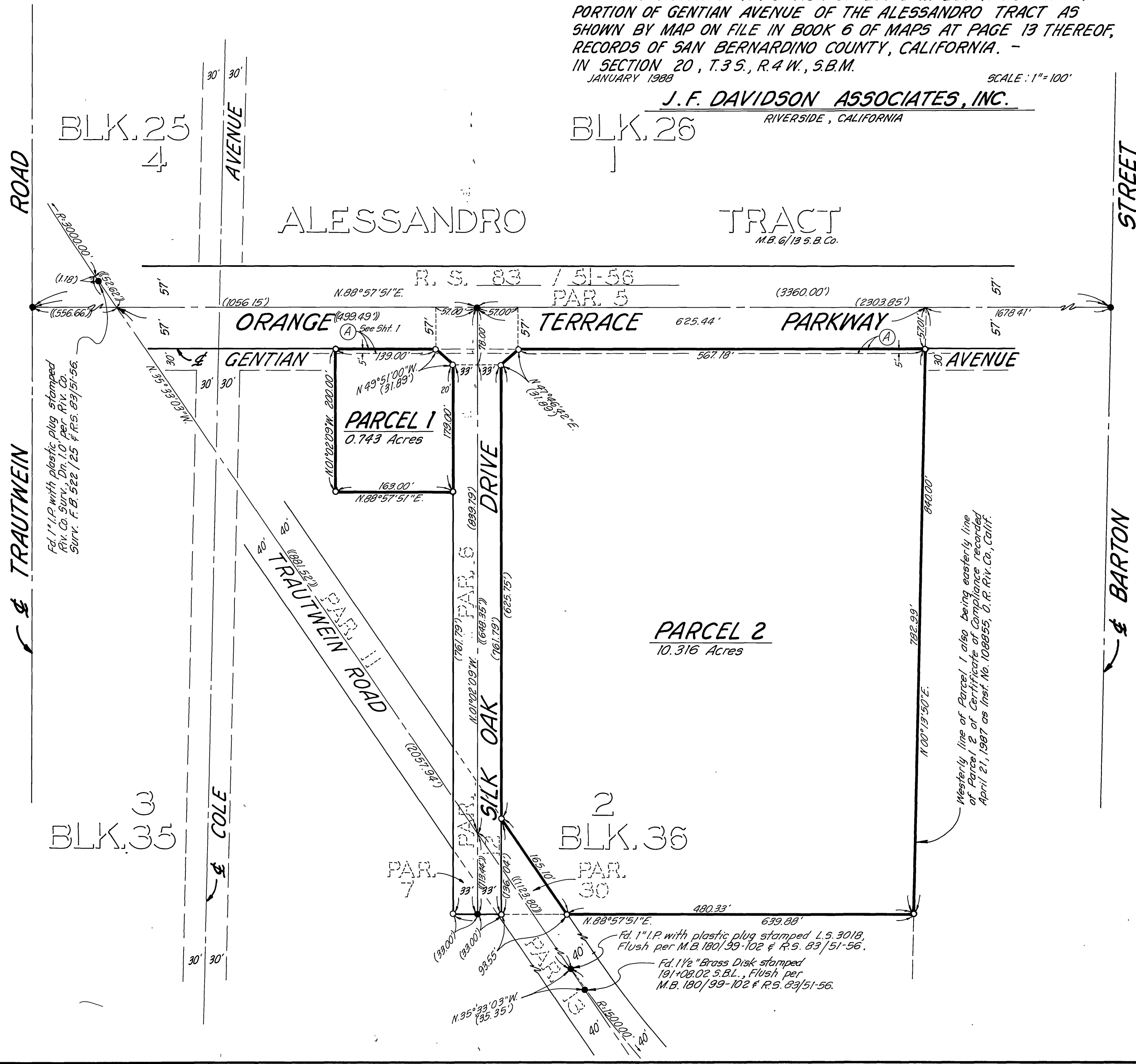
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J.F. DAVIDSON ASSOCIATES, INC.  
RIVERSIDE, CALIFORNIA

SCALE: 1" = 100'



### SURVEYOR'S NOTES

Bearings are based upon the centerline of ORANGE TERRACE PARKWAY as being N.88°57'51"E. as shown by Record of Survey on file in book 83 at pages 51 through 56 thereof, Records of Riverside County, California.

- Indicates Found 1" I.P. with plastic plug stamped L.S. 3018, Flush per R.S. 83/51-56, unless otherwise noted.
  - Indicates Set 1" I.P. with plastic plug stamped L.S. 3018, Flush, unless otherwise noted.
  - (—) Indicates Measured Data, also Record Data per R.S. 83/51-56.
  - ((—)) Indicates Record Data per R.S. 83/51-56.
- Total Area = 11.059 Acres.

Westerly line of Parcel 1 also being easterly line of Parcel 2 of Certificate of Compliance recorded April 21, 1987 as Inst. No. 108855, C.R. Riv. Co., Calif.

Fd. 1" I.P. with plastic plug stamped L.S. 3018, Flush per M.B. 180/99-102 & R.S. 83/51-56.  
Fd. 1 1/2" Brass Disk stamped 191-02.02 S.B.L., Flush per M.B. 180/99-102 & R.S. 83/51-56.