

City Copy 163/84

PARCEL MAP NO. 25073

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

BEING A SUBDIVISION OF A PORTION OF THE W. 1/2 OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 18, T.2S., R.4W., SAN BERNARDINO MERIDIAN.

**THOMSEN ENGINEERING, INC.
INDUSTRY, CA.**

OWNERSHIP STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "17' P.U.E.", "4' P.U.E." AND "14' x 40' P.U.E." AS SHOWN ON THE ANNEXED MAP. CROW-LANE-RIVERSIDE #1 LIMITED PARTNERSHIP. A TEXAS LIMITED PARTNERSHIP.

[Signature]
MANAGING GENERAL PARTNER,
WILLIAM F. SCHRADER, JR.

EQUITABLE DEED COMPANY, TRUSTEE UNDER DEED OF TRUST RECORDED OCTOBER 14, 1988 AS INSTRUMENT NO. 298772 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

[Signature]
Vice President, Gary Blackburn

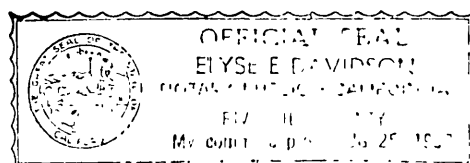
[Signature]
VICE PRESIDENT
JOHN C. RUSSELL

NOTARY ACKNOWLEDGEMENTS

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

ON May 1, 1990 BEFORE ME, Elyse E. Davidson THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED William F. Schrader, Jr. (PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS MANAGING GENERAL PARTNER ON BEHALF OF THE LIMITED PARTNERSHIP THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT THE LIMITED PARTNERSHIP EXECUTED THE SAME.

[Signature]
WITNESS MY HAND
MY COMMISSION EXPIRES

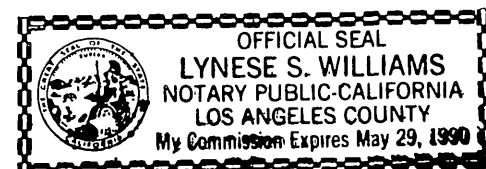


NOTARY PUBLIC IN AND FOR SAID STATE

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

ON THIS 1st DAY OF May BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Gary Blackburn AND John C. Russell (PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS Vice President AND First Vice President OR ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED THE SAME.

[Signature]
WITNESS MY HAND
MY COMMISSION EXPIRES May 29, 1990



NOTARY PUBLIC IN AND FOR SAID STATE

UTILITIES EASEMENTS CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW EASEMENT, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS ANNEXED MAP.

EASEMENT AND RIGHT OF WAY FOR ELECTRIC LINES AND CABLES, AND INCIDENTAL PURPOSES RECORDED NOVEMBER 9, 1962 AS INSTRUMENT NO. 104175 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED: MAY 21, 1990

BY: *[Signature]*

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 25073, AND THE EASEMENT ARE HEREBY ACCEPTED AS PUBLIC EASEMENTS.

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 22nd DAY OF May, 1990.



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: *[Signature]*

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 95,800.00 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.

DATED: May 7, 1990

CASH TAX BOND
R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: *[Signature]* 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 REAL PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES AND 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 \$ 95,800.00

DATED: May 7, 1990

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: *[Signature]*

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: 5/21, 1990

BARBARA J. STECKEL
CITY TREASURER

BY: *[Signature]*

RECORDER'S STATEMENT

FILED THIS 23rd DAY OF May 1990 AT 11:00 A.M. IN BOOK 163 OF PARCEL MAPS AT PAGES 84-85 AT THE REQUEST OF THE CITY CLERK. Document # 189670

FEE: \$8.00

WILLIAM E. CONERLY
COUNTY RECORDER

BY: *[Signature]*

SUBDIVISION GUARANTEE STEWART TITLE CO.

ENGINEER'S STATEMENT

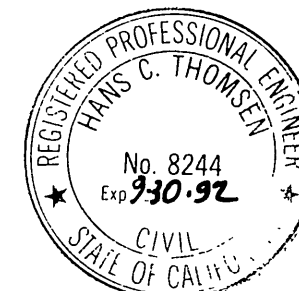
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CROW-LANE-RIVERSIDE #1 LIMITED PARTNERSHIP IN JULY, 1987. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE THAT ALL MONUMENTS ARE OR WILL BE OF A CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.

DATE: April 25, 1990

BY: *[Signature]*
HANS C. THOMSEN

R.C.E. 8244

EXPIRES 9/30/92



CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 22nd DAY OF May, 1990 AND IT CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE. THE TENTATIVE MAP WAS APPROVED ON NOVEMBER 9, 1989.

BARRY BECK, R.C.E. 20900
CITY ENGINEER LIC. EXP. 9/30/93

BY: *[Signature]*

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

ELEVATION FEES, WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCEL #1. NO WATER FEES AND CHARGES COLLECTED FOR PARCELS #2, #3 AND #4. DISTRIBUTION SYSTEM FEES, ELEVATION FEES, WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCEL #5.

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, #4 AND #5. *[Signature]*

EASEMENTS

ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED: MAY 21, 1990

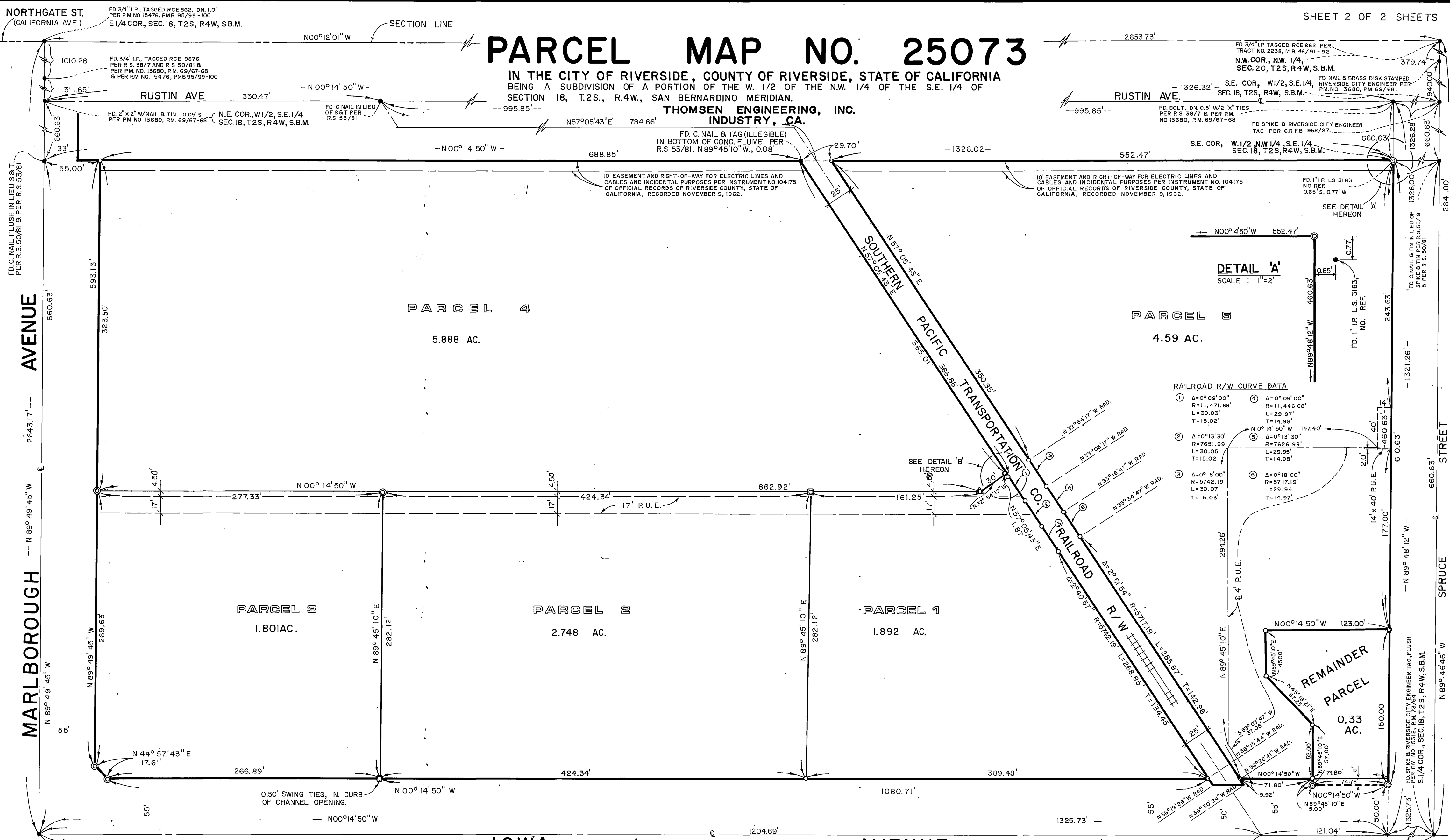
BY: *[Signature]*

P.M.B. 163/84

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PARCEL MAP NO. 25073

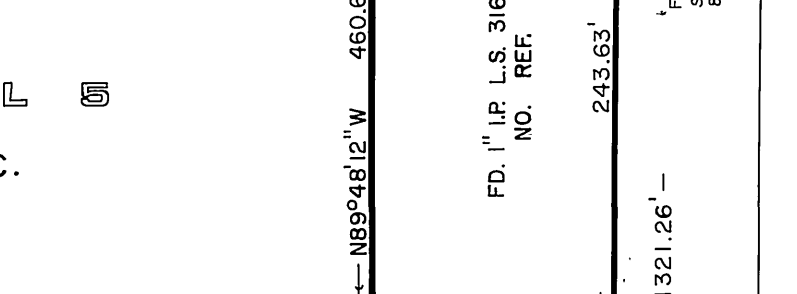
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF THE W. 1/2 OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 18, T.2S., R.4W., SAN BERNARDINO MERIDIAN.
THOMSEN ENGINEERING, INC.
INDUSTRY, CA.



RAILROAD R/W CURVE DATA

① Δ=0°09'00" R=11,471.68' L=30.03' T=15.02'	④ Δ=0°09'00" R=11,446.68' L=29.97' T=14.98'
② Δ=0°13'30" R=7651.99' L=30.05' T=15.02'	⑤ Δ=0°13'30" R=7626.99' L=29.95' T=14.98'
③ Δ=0°16'00" R=5742.19' L=30.07' T=15.03'	⑥ Δ=0°18'00" R=5717.19' L=29.94' T=14.97'

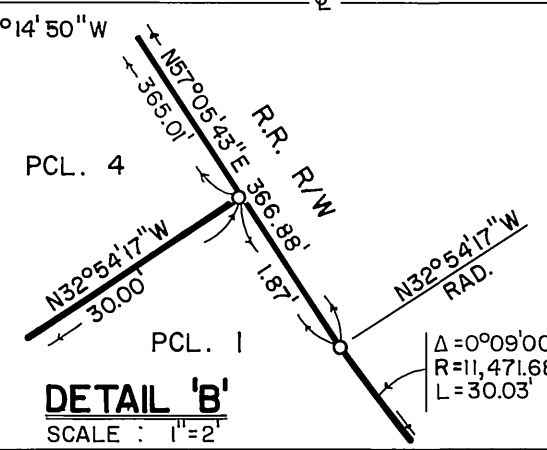
DETAIL 'A'
SCALE: 1"=2'



DETAIL 'B'
SCALE: 1"=2'



- ENGINEER'S NOTES**
- INDICATES FOUND MONUMENT AS NOTED.
 - INDICATES SET 2" I.P. TAGGED "R.C.E. 8244", DOWN 6".
 - ⊠ INDICATES SET 1" I.P. TAGGED "R.C.E. 8244", DOWN 6".
 - ⊙ INDICATES SET LEAD, TACK & TAG. TAG STAMPED R.C.E. 8244
 - △ INDICATES SET SPIKE & WASHER STAMPED "R.C.E. 8244".



BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING, N0°14'50"W OF THE CENTERLINE OF IOWA AVENUE AS SHOWN ON RECORD OF SURVEY 50/81.

SCALE 1" = 60'

P.M.B. 163/85

P.M.B. 163/85