

City Copy 164/89

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PARCEL MAP NO. 25166

SHEET 1 OF 2 SHEETS

BEING A SUBDIVISION OF LOT 26 OF TRACT 8337, AS SHOWN ON
MAP FILED IN BOOK 119, PAGES 16 AND 17, OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA, IN SECTION 14, TOWNSHIP 3 SOUTH, RANGE 5 WEST

ADKAN ENGINEERS, RIVERSIDE, CALIFORNIA MARCH, 1990

RECORDER'S STATEMENT

Filed this 17th day of July, 1990
at 1:00 P.M. in Book 164 of Parcel
Maps, at Pages 89-90 at the request
of the City Clerk.
No. 263222 Fee 48.00
William E. Conerly, County Recorder
By: Sina Hunsley, Deputy
SUBDIVISION GUARANTEE
FIRST AMERICAN TITLE INSURANCE COMPANY

P.M.B. 164/89

OWNER'S STATEMENT

I hereby state that I am the owner of the land included within the subdivision shown hereon; that I am the only person whose consent is necessary to pass a clear title to said land; that I consent to the making and recording of this subdivision map as shown within the distinctive borderline.

Michael M. Slagle
MICHAEL M. SLAGLE

NOTARY ACKNOWLEDGEMENT

State of California >
County of RIVERSIDE > ss.

On this 21st day of JUNE, 1990, before me, a Notary Public in and for said State, personally appeared MICHAEL M. SLAGLE, personally known to me (proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same.

marla a. gunderson
(Notary's Print Name)
My commission expires: 5/16/94
My Principal Place of Business is in
RIVERSIDE County, CA.

Witness my hand:

marla a. gunderson

SIGNATURE OMISSIONS CERTIFICATE

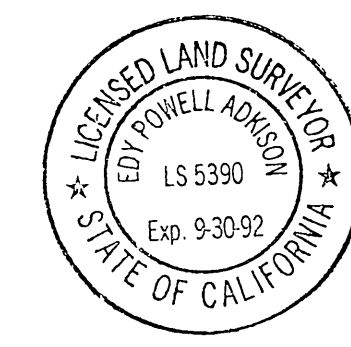
Pursuant to section 66436 of the Subdivision Map Act, the signatures of the following have been omitted:

1. An easement in favor of: Burton P. Bradley for pipelines, sewage, and drainage per document recorded December 13, 1907, in Book 254, Page 135 of Deeds, Records of Riverside County California. Said easement is not plottable of record.
2. The City of Riverside, vested owner of an easement in favor of the public, for equestrian and hiking trails, per map of Tract 8337, on file in Book 119 at Pages 16 and 17, Records of Riverside County, California.
3. Covenants, Conditions, and Restrictions recorded April 29, 1981, as Instrument No. 76731, incorporated by reference in document recorded February 22, 1984 as Instrument No. 34676, and modified by documents recorded May 14, 1981 as Instrument No. 87534, and August 19, 1981 as Instrument No. 157461, all in the Official Records of Riverside County, California. Said easement is for public utilities, drainage and incidental purposes.
4. An easement for wires, cables, conduits, manholes, handholes and above ground markers, pedestals, terminal equipment cabinets and other associated electrical conductors, in favor of Pacific Telephone and Telegraph Company as recorded September 1, 1981 in Instrument No. 166124, Records of Riverside County California. Said easement is not plottable of record.
5. An avigation easement in favor of the City of Riverside recorded July 6, 1990, as Instrument No. 260521, O.R. Riv. Co.

SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based on a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of MICHAEL SLAGLE on September 6, 1988. I hereby state that 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 or that they will be set in such positions indicated within (1) year from the recording date of this map and that they are or will be sufficient to enable the survey to be retraced.

Date: 6/19/90, 1990



Edy P. Adkison
Edy P. Adkison, LS 5390
Expires: September 30, 1992

CITY ENGINEER'S Statement

This map has been examined this 13th day of July, 1990 and it conforms with the requirements of the Subdivision Map Act and Title 18 of Riverside Municipal Code.

Tentative Map Approved:
February 8, 1990

Barry Beck, R. C. E. 20900
City Engineer, exp. 9-30-93

By: Barry Beck

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 and special assessments collected as taxes that are now a lien but are not yet payable, which are estimated to be \$ 4200.00.

Dated July 2, 1990.

R. Wayne Watts
County Tax Collector

By: Amy M. Conte

CITY TREASURER'S CERTIFICATE

I hereby Certify that according to 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: 7-2, 1990

Barbara J. Steckel
City Treasurer

By: Barbara Steckel

UTILITIES CERTIFICATE

I hereby certify as follows:

WATER FACILITIES: No Water Fees and Charges collected for Parcel No. 1. Water Connection Charges and Backup Facility Capacity Charges have been paid for Parcel No. 2. Distribution System Fee and Elevation Fee were paid with Lot # 26, Tract No. 8337.

ELECTRIC FACILITIES: No Electric Fees collected for Parcel No. 1. 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 Parcel No. 2.

EASEMENTS: All Public Utility Easements shown hereon are sufficient for all requirements of Water and Electric Divisions of the Department of Public Utilities of the City of Riverside.

Dated: JULY 10, 1990

Bill D. Carnahan
Director of Public Utilities

By: Dieter P. Wirtzfeld

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$ 4,200.00 has been executed and filed with the Board of Supervisors of the County of Riverside, California, conditional on 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 7-16, 1990

CASH TAX BOND
Dated 7-16, 1990
R. Wayne Watts
County Tax Collector

Gerald A. Maloney
Clerk of the Board of Supervisors

By: Maria Brooks
Deputy

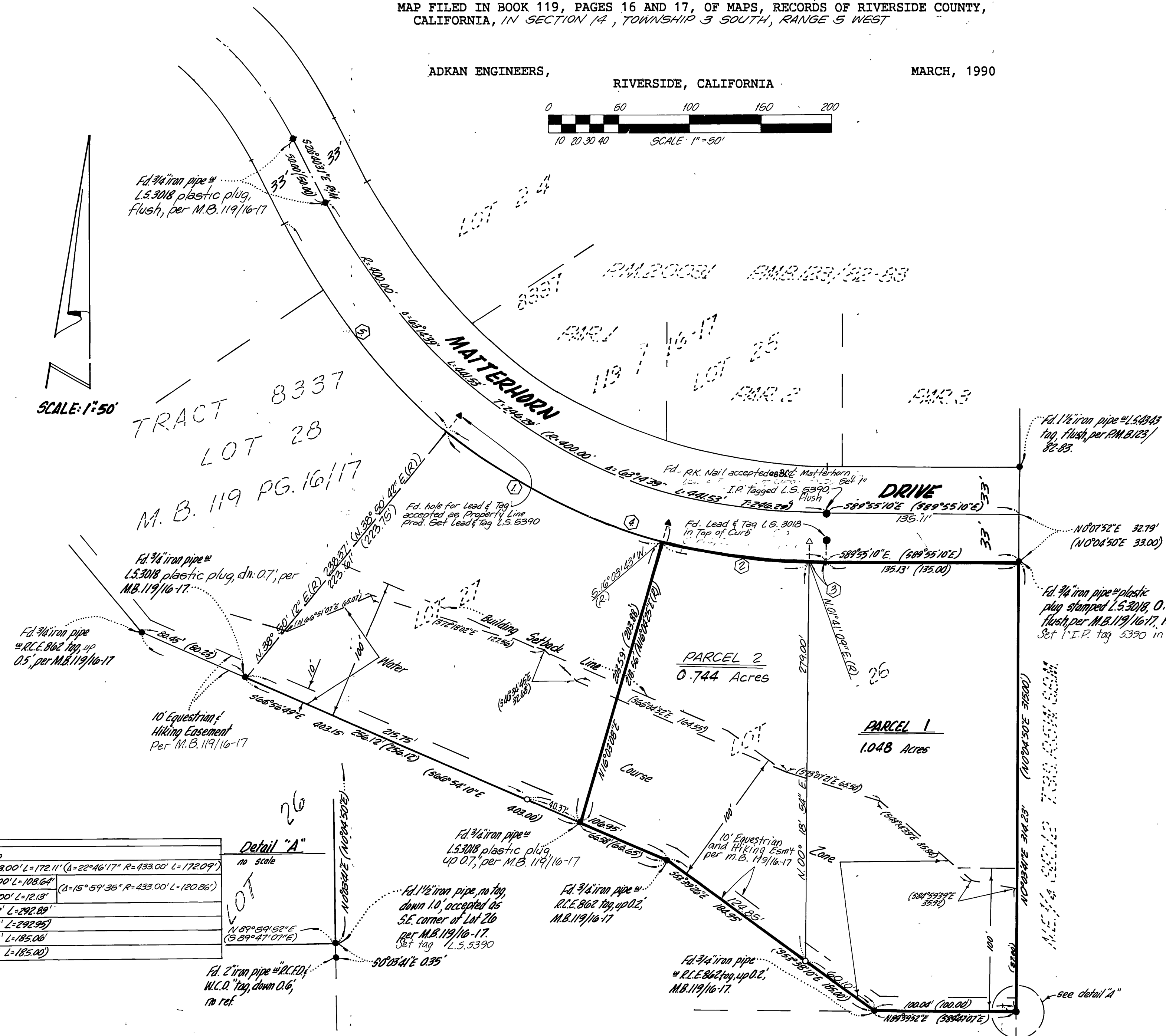
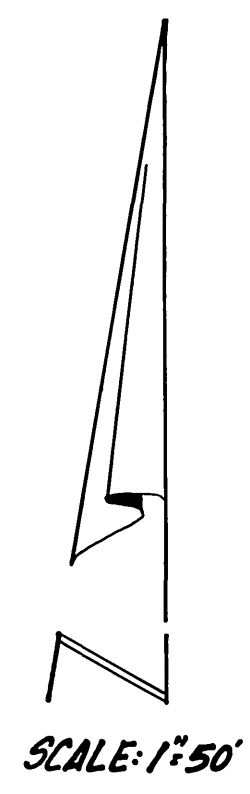
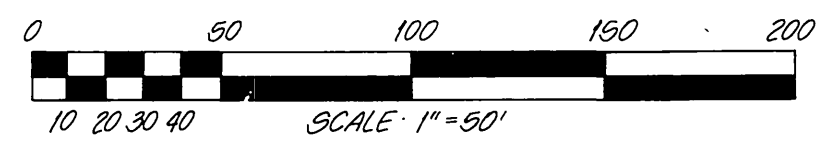
By: _____
Deputy

P.M.B. 164/89

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 25166

BEING A SUBDIVISION OF LOT 26 OF TRACT 8337, AS SHOWN ON
MAP FILED IN BOOK 119, PAGES 16 AND 17, OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA, IN SECTION 14, TOWNSHIP 3 SOUTH, RANGE 5 WEST

ADKAN ENGINEERS,
RIVERSIDE, CALIFORNIA
MARCH, 1990

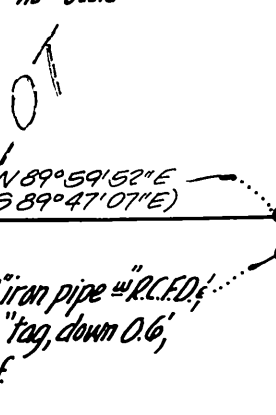


SURVEYOR'S NOTES:

1. Basis of Bearings
Bearings are based on the centerline of Matherhorn Drive between Lot 29 and Lot 24 of Tract 8337 as shown by map on file in book 119 of maps of pages 16 and 17 thereof, Records of Riverside County, California as being S26°40'31"E.
2. ● Indicates found monument as noted
3. ○ Indicates set 3/4" iron pipe with L.S.5390 tag, flush.
4. ▲ Indicates found lead and L.S.3018 tag in top of curb for side lot lines projected per M.B.119/16-17.
5. ◻ Indicates set lead and L.S.5390 tag in top of curb for side lot lines projected.
6. () Indicates record data per Tract 8337, M.B.119/16-17.
7. This Parcel Map contains 1.79 acres total.

Curve Data	
①	Δ=22°46'29" R=433.00' L=172.11' (Δ=22°46'17" R=433.00' L=172.09')
②	Δ=14°22'34" R=433.00' L=103.64' (Δ=15°59'36" R=433.00' L=120.86')
③	Δ=0°36'19" R=433.00' L=12.13'
④	Δ=38°45'22" R=433' L=292.89' (Δ=38°45'52" R=433' L=292.95')
⑤	Δ=24°29'17" R=433' L=185.06' (Δ=24°28'47" R=433' L=185.00')

Detail "A"



P.M.B. 164/90

P.M.B. 164/90