

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
PARCEL MAP NO. 23849

SHOWING THE DIVISION OF PORTIONS OF LOT 4 AND LOTS 5 IN
 BLOCK 11 AS SHOWN BY MAP OF CHADBOURNE HEIGHTS, ON FILE IN
 BOOK 12, PAGES 11 THROUGH 13 OF MAPS, RECORDS OF RIVERSIDE
 COUNTY, CALIFORNIA. LYING IN SECTION 2, T.3S. .R.6W., S.B.M.

SEPTEMBER 1988

GABEL, COOK & BECKLUND, INC.
 RIVERSIDE, CALIFORNIA

RECORDER'S STATEMENT SHEET 1 OF 2 SHEETS

FILED THIS 24th DAY OF SEPT.
 1991, AT 12:30 P. .M. IN BOOK 179
 OF PARCEL MAPS, AT PAGES 69-70 AT
 THE REQUEST OF THE CITY CLERK.

NO. 330676
 FEE \$ 800

WILLIAM E. CONERBY, COUNTY RECORDER
 BY: Santa Rogon
 SUBDIVISION GUARANTEE:
 FIRST AMERICAN TITLE
 INSURANCE COMPANY

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 SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOT "A".

Barbara A. Turner
 BARBARA A. TURNER, A MARRIED WOMAN
 AS HER SEPARATE PROPERTY

UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP:

RIGHTS OF WAY AND WATER RIGHTS AS GRANTED TO TWIN BUTTES WATER COMPANY, A CORPORATION, TOGETHER WITH RIGHT OF ENTRY FOR THE PURPOSE OF LAYING, MAINTAINING, AND CONSTRUCTING WATER DITCHES, CANALS, PIPE LINES, FLUMES AND CONDUITS FOR CONVEYING AND DISTRIBUTING WATER FOR DOMESTIC AND IRRIGATION PURPOSES, AS MORE PARTICULARLY SET OUT IN DEED RECORDED AUGUST 11, 1919 IN BOOK 50B, PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT CANNOT BE LOCATED OF RECORD.

A PERMANENT EASEMENT AND RIGHT OF WAY AS GRANTED TO CITIZENS DOMESTIC WATER COMPANY, TO EXCAVATE FOR AND LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, ALTER, REPLACE AND REMOVE A LINE OF PIPE OR LINES OF PIPES, DITCHES OR FLUMES, TOGETHER WITH ANY OR ALL FITTINGS APPURTENANT THERETO, FOR THE CONVEYANCE OF WATER IN, OVER AND ACROSS THE LAND HEREIN DESCRIBED, TOGETHER WITH CERTAIN WATER RIGHTS, AS DESCRIBED IN DEED RECORDED MARCH 18, 1926 IN BOOK 663, PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT CANNOT BE LOCATED OF RECORD.

DATED Aug 26, 1991
 BILL D. CARNAHAN, DIRECTOR OF PUBLIC UTILITIES
 BY: Dieter P. Witzfeld

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

NO WATER FEES AND CHARGES COLLECTED FOR PARCEL MAP #23849.

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 ALL PARCELS.

EASEMENTS

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

BILL D. CARNAHAN
 DIRECTOR OF PUBLIC UTILITIES
 DATED: Aug 26, 1991 BY: Dieter P. Witzfeld

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 \$ _____.

DATED THIS 23 DAY OF Sept, 1991.

R. WAYNE WATTS
 COUNTY TAX COLLECTOR BY: Debi Taylor DEPUTY

CIVIL 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 BARBARA TURNER ON 30 JUNE 1988. 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 OCCUR AT THE POSITIONS INDICATED, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE 8 Aug. 1991

Craig A. Cook
 CRAIG A. COOK
 R.C.E. 23323
 R.C.E. EXPIRATION DATE: 31 DEC. 1993

CITY ENGINEER'S STATEMENT

THIS MAP HAS BEEN EXAMINED BY ME THIS 9th DAY OF Sept., 1991, AND IT CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE. THE TENTATIVE MAP WAS APPROVED AUGUST 4, 1988.

BY: Barry Beck
 BARRY BECK, CITY ENGINEER
 R.C.E. 20900 EXPIRES 9/30/93

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE 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 AGAINST SAID PROPERTY.

DATED: 5/17, 1991

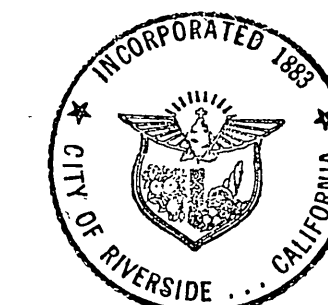
BARBARA J. STECKEL, CITY TREASURER
 BY: MR. Stecken

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. 23849, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS 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 THE CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 17th DAY OF September, 1991.

KAREN E. LINDQUIST
 CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA
 BY: Karen E. Lindquist



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, 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 THIS _____ DAY OF _____, 1991.

GERALD A. MALONEY
 CLERK OF THE BOARD OF SUPERVISORS
 BY: _____

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss
 COUNTY OF Riverside

ON THIS 24th DAY OF April 1991, BEFORE ME, Janet C. Judy, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BARBARA A. TURNER, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

WITNESS MY HAND

MY COMMISSION EXPIRES 10-30-92

Janet C. Judy
 NOTARY PUBLIC IN AND FOR SAID STATE
 JANET C. JUDY
 My principal place of
 business is Riverside County.

P.M.B. 172/69

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IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 23849

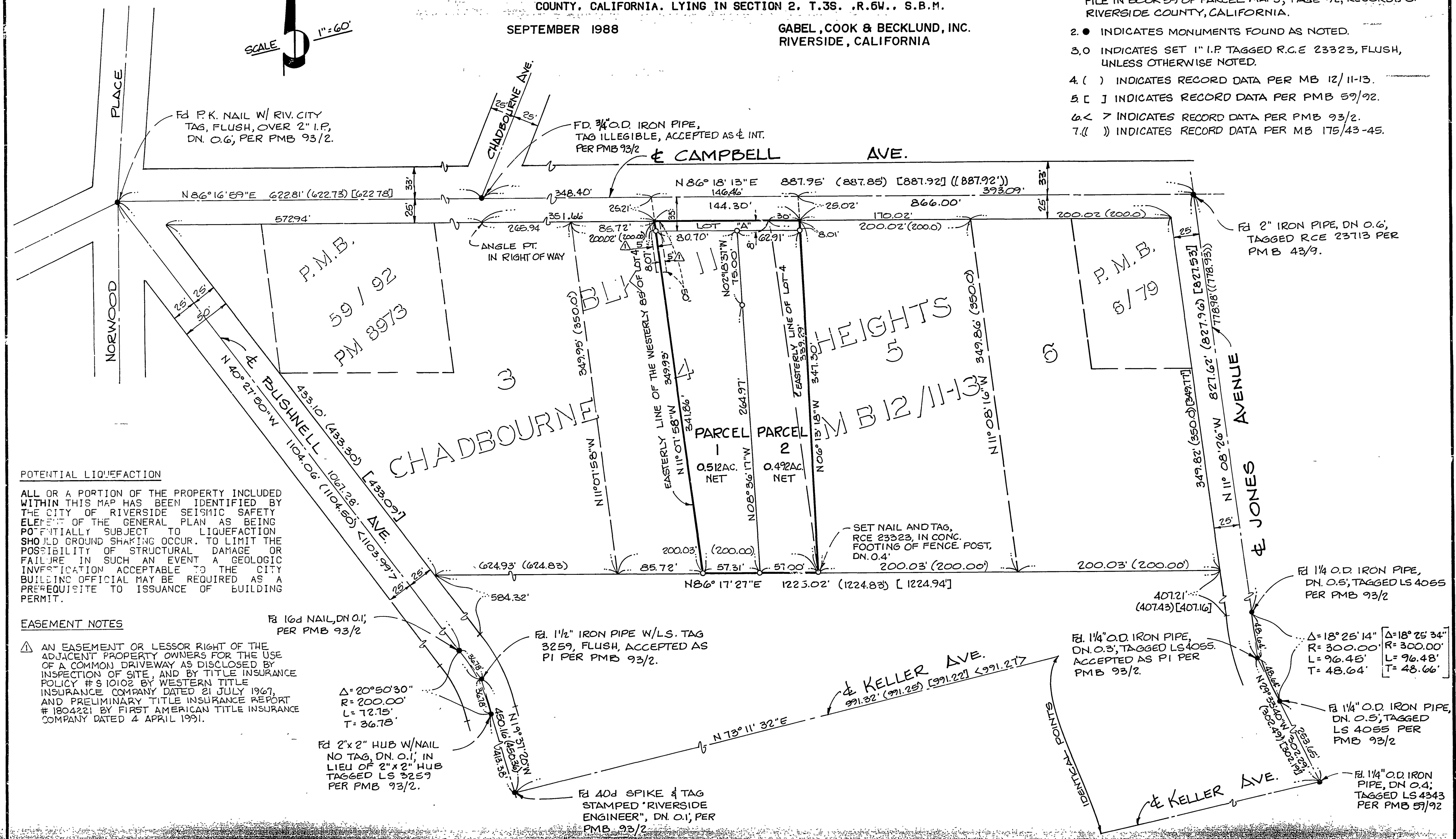
SHOWING THE DIVISION OF PORTIONS OF LOT 4 AND LOTS 5 IN BLOCK 11 AS SHOWN BY MAP OF CHADBOURNE HEIGHTS, ON FILE IN BOOK 12, PAGES 11 THROUGH 13 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LYING IN SECTION 2, T.3S. .R.6W.. S.B.M.

SEPTEMBER 1988

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RIVERSIDE, CALIFORNIA

ENGINEER'S NOTES:

1. BASIS OF BEARING IS THE CENTERLINE OF BUSHNELL AVE. BETWEEN CAMPBELL AVE AND THE P.I. TO THE S.E. TAKEN AS N 40° 27' 50" W AS SHOWN BY PARCEL MAP 8973 ON FILE IN BOOK 59 OF PARCEL MAPS, PAGE 92, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES MONUMENTS FOUND AS NOTED.
3. O INDICATES SET 1" I.P. TAGGED R.C.E. 23323, FLUSH, UNLESS OTHERWISE NOTED.
4. () INDICATES RECORD DATA PER MB 12/11-13.
5. [] INDICATES RECORD DATA PER PMB 59/92.
6. < > INDICATES RECORD DATA PER PMB 93/2.
7. (()) INDICATES RECORD DATA PER MB 175/43-45.



POTENTIAL LIQUEFACTION

ALL OR A PORTION OF THE PROPERTY INCLUDED WITHIN THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO LIQUEFACTION SHOULD GROUND SHAKING OCCUR. TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT A GEOLOGIC INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMIT.

EASEMENT NOTES

▲ AN EASEMENT OR LESSOR RIGHT OF THE ADJACENT PROPERTY OWNERS FOR THE USE OF A COMMON DRIVEWAY AS DISCLOSED BY INSPECTION OF SITE, AND BY TITLE INSURANCE POLICY # S 10102 BY WESTERN TITLE INSURANCE COMPANY DATED 21 JULY 1967, AND PRELIMINARY TITLE INSURANCE REPORT # 1804221 BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED 4 APRIL 1991.