

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

PARCEL MAP 26698

SHOWING A DIVISION OF A PORTION OF LOT 7 OF SCENIC HOME ACRES, AS SHOWN BY MAP ON FILE IN BOOK 10 OF MAPS, AT PAGE 55 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LYING WITHIN PROTRACTED SECTION 28, TOWNSHIP 2 SOUTH, RANGE 5 WEST, S.B.M.

J.N. BEELER AND ASSOCIATES
RIVERSIDE, CALIFORNIA
MARCH, 1991

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND; THAT WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE. WE HEREBY DEDICATE FOR STREET PURPOSES AND PUBLIC UTILITY FACILITIES, LOT "A".

R.W.W INVESTMENT GROUP, LIMITED, A GENERAL PARTNERSHIP

J.R. Reeves
PARTNER

BENEFICIARY

RIVERSIDE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, BENEFICIARY UNDER DEED OF TRUST, RECORDED NOVEMBER 8, 1990 AS INSTRUMENT NO. 410507, O.R.

James F. Cochran Jr. VICE PRESIDENT
Karen L. Horvath ASSIST. VICE PRESIDENT

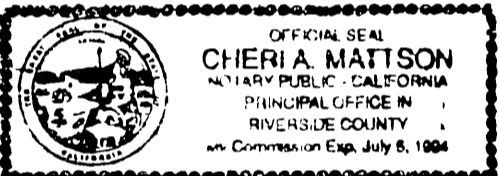
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } S.S.

ON THIS 3rd DAY OF April, 1992, BEFORE ME, Cheri A. Mattson Notary Public, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED James F. Cochran Jr. AND Karen L. Horvath, (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT AND ASSIST. VICE PRESIDENT OR ON BEHALF OF THE NATIONAL BANKING ASSOCIATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT THE NATIONAL BANKING ASSOCIATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES July 6, 1994.



Cheri A. Mattson
NOTARY PUBLIC IN AND FOR SAID STATE

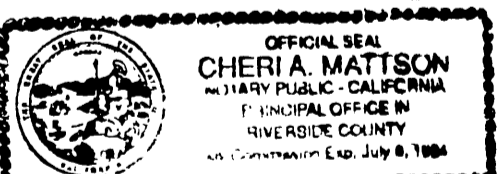
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } S.S.

ON THIS 3rd DAY OF April, 1992, BEFORE ME Cheri A. Mattson A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED J.R. Reeves AND N/A, (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE PARTNERSHIP THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT THE PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES July 6, 1994.



Cheri A. Mattson
NOTARY PUBLIC IN AND FOR SAID STATE

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: 6/4, 1992

BARBARA J. STECKEL
CITY TREASURER
BY: Barbara Steckel

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 1,500.00 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.

DATED: June 2, 1992

CASH TAX BOND
R. WAYNE WATTS, COUNTY TAX COLLECTOR

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: Charlie Granger DEPUTY

BY: _____

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 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 \$ 1,500.00.

DATED: June 2, 1992

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Debi Taylor

UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.

1. A RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER COMPANY AND ITS ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE. THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED: JUNE 15, 92

BY: Dieter P. Witzfeld

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

NO WATER FEES AND CHARGES COLLECTED FOR PARCELS #1, #2 AND #3.

ELECTRIC FACILITIES

ALL ELECTRIC SYSTEM FEES HAVE BEEN PAID AND ARRANGEMENTS HAVE BEEN MADE, BUT THE DEVELOPER INSTALLED FACILITIES TO PROVIDE ELECTRIC SERVICE TO PARCELS #1 AND #2 HAVE NOT BEEN INSTALLED. NO ELECTRIC FEES COLLECTED FOR PARCEL #3.

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: JUNE 15, 92

BY: Dieter P. Witzfeld

RECORDER'S STATEMENT

FILED THIS 25th DAY OF JUNE, 1992, AT 8:00 A.M. IN BOOK 175, AT PAGES 80+81 OF PARCEL MAPS AT THE REQUEST OF THE CITY CLERK.

FEE: \$800

WILLIAM E. CONERLY - COUNTY RECORDER

NO.: 234225

BY: Larita Kagan, DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, AT THE REQUEST OF RWW INVESTMENT GROUP LTD. IN FEBRUARY 1991. 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 ONE YEAR FROM THE RECORDING DATE OF THIS MAP AND THAT THEY ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: JUNE 5, 1992

Joseph N. Beeler
JOSEPH N. BEELER, P.L.S. 4055
EXPIRES: JUNE 30, 1996



CITY ENGINEER'S STATEMENT

THIS MAP HAS BEEN EXAMINED BY ME THIS 15th DAY OF June, 1992, AND IT CONFORMS WITH THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE. THE TENTATIVE MAP WAS APPROVED ON MARCH 5, 1991

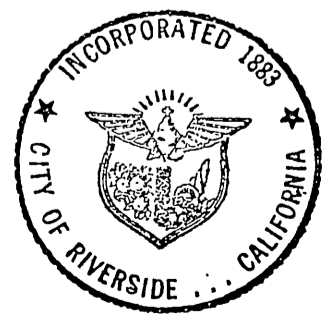
BARRY BECK, CITY ENGINEER
R.C.E. 20900
(EXP. 9/30/93)

BY: Barry Beck

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 26698, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND 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 23rd DAY OF June, 1992.



KAREN E. LINDQUIST
CLERK OF THIS CITY OF RIVERSIDE

BY: Karen E. Lindquist

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

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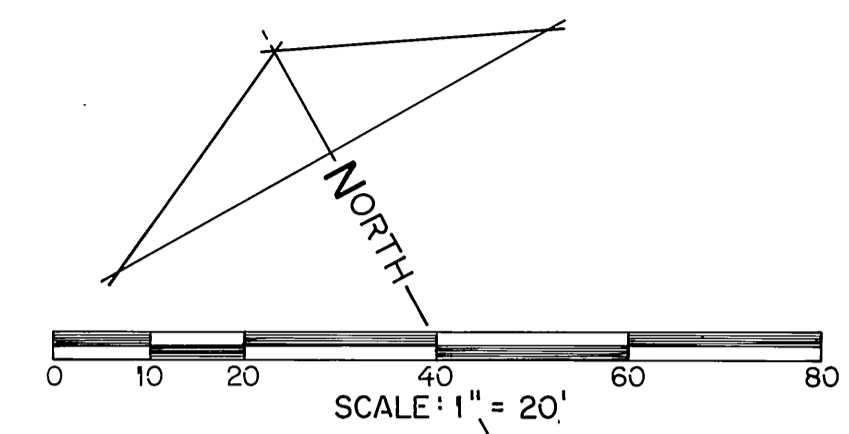
J.N. BEELER AND ASSOCIATES
RIVERSIDE, CALIFORNIA

MARCH, 1991

SURVEYOR'S NOTES

Basis of Bearings for this survey is the centerline of Rubidoux Ave. as shown by Map on file in Book 41 of Maps at pages 79 and 80 Official Records of Riverside County, California being S 60° 50' 00" E

- Denotes Found monuments as noted.
- Denotes Set 1/4" O.D. Iron Pipe tagged L.S. 4055, flush unless otherwise noted.
- () Denotes Record Data per M.B. 10/55, unless otherwise noted.
- [] Denotes Record Data per Inst. # 207995, Rec. 11/8/90 Official Records of Riverside County California.
- < > Denotes Record Data per Inst. # 154102, Rec. 9/3/82, Official Records of Riverside County, California. Record & Measured, unless shown otherwise.



SCENIC HOME ACRES

LOT 6
M.B. 10 / 55

