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Copy

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

SHEET 1 OF 2 SHEETS

PARCEL MAP NO. 27720

BEING A SUBDIVISION OF LOTS 21 AND 22 OF TRACT 21631 AS SHOWN BY MAP ON FILE IN BOOK 228, PAGES 49 THROUGH 57 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, (LYING WITHIN SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M.)

CSL ENGINEERING, INC.
RIVERSIDE, CALIFORNIA

APRIL 1993

RECORDER'S STATEMENT

FILED THIS 21st DAY OF JUNE, 1993,
AT 12:00 P.M. IN BOOK 180 OF PARCEL
MAPS AT PAGES 27+28 AT THE REQUEST
OF THE CITY CLERK.

NO. 235354
FEE: \$8.00
WILLIAM E. CONERY, COUNTY RECORDER
BY: Veratagan, DEPUTY
SUBDIVISION GUARANTEE:
FIRST AMERICAN TITLE INSURANCE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION AS SHOWN ON THE ANNEXED MAP. THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

CITY ENGINEER'S CERTIFICATE:

THIS MAP HAS BEEN EXAMINED THIS 6th DAY OF June, 1993, FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.
TENTATIVE PARCEL MAP APPROVED APRIL 8, 1993.

BARRY BECK, R.C.E. 20900
CITY ENGINEER L.D. EXP. 9-30-93
BY: Barry Beck

MORNING HILLS II, LTD., A CALIFORNIA LIMITED PARTNERSHIP,
BY: VAN DALE DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION
LTS. GENERAL PARTNER
Van Dale
PATRICK J. VAN DALE, EXEC. VICE-PRESIDENT

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: 6/9, 1993
BARBARA J. STECKEL, CITY TREASURER
BY: Barbara J. Steckel

Except for the special taxes of the City of Riverside CEN 86-15

NOTARY ACKNOWLEDGEMENT

State of California)
County of Riverside) S.S.

ON THIS 3rd DAY OF June, 1993, BEFORE ME, Kristi L. Blanchard, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PATRICK J. VAN DALE, PERSONALLY KNOWN TO ME OR PROVEN 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 HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT OR THE ENTITY UPON BEHALF OF WHICH PERSON ACTED, EXECUTED THE INSTRUMENT.

MY COMMISSION EXPIRES 11/1/94
WITNESS MY HAND AND OFFICIAL SEAL
My Principal place of Quartz J. Blanchard
business is Riverside County NOTARY PUBLIC IN AND FOR SAID STATE

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 VAN DALE DEVELOPMENT COMPANY IN APRIL 1993.

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 OCCUPY THE POSITIONS INDICATED, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: 6-3-93
DAVID E. CORRYELL, R.C.E. 31574
LICENSE EXPIRES 12-31-96
David E. Corryell

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 1990 A LIEN BUT NOT YET PAYABLE WHICH ARE ESTIMATED TO BE \$ 2,900.00.

DATED: 6-10-93
R. WAYNE VATT'S, COUNTY TAX COLLECTOR
BY: Dale Taylor, DEPUTY
This certification excludes any supplemental tax assessments not yet filed and is not a lien.

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 2,900.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE COUNTY MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS 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: 6/16/93
GERALD A. MALONEY, CLERK OF THE BOARD OF SUPERVISORS
BY: Gina Green, DEPUTY

UTILITIES CERTIFICATE:

I HEREBY CERTIFY AS FOLLOWS THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE, PUBLIC UTILITIES DEPARTMENT, SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITIES EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE. ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH THE WESTERN MUNICIPAL WATER DISTRICT.

DATED: JUNE 15, 1993
BILL D. CARMAHAN, DIRECTOR OF PUBLIC UTILITIES
BY: Dexter Whitfield

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RISEN INTO A FEE.

EASEMENT FOR THE PURPOSES OF INGRESS AND EGRESS IN FAVOR OF HALE FIELD AND GINGER LEE C. FILED, HUSBAND AND WIFE, RECORDED, SEPTEMBER 26, 1968, AS INSTRUMENT NO. 92796 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (SAID EASEMENTS BEING BLANKET IN NATURE)
AVIGATION EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED SEPTEMBER 22, 1988, AS INSTRUMENT NO. 273602, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
EASEMENT FOR STORM DRAIN PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, AS SHOWN ON TRACT MAP 21631, RECORDED IN BOOK 228, PAGES 49 THROUGH 57 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

UTILITY EASEMENT CERTIFICATE:

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

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS SHOWN ON TRACT 21631, RECORDED IN BOOK 228, PAGES 49 THROUGH 57 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED: JUNE 15, 1993
Dexter Whitfield
BILL CARMAHAN, DIRECTOR OF PUBLIC UTILITIES

PM 180/27

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

SHEET 2 OF 2 SHEETS

PARCEL MAP NO. 27720

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(LYING WITHIN SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M.)

CSL ENGINEERING, INC.
RIVERSIDE, CALIFORNIA

APRIL 1993

ENGINEER'S NOTES

1. BEARINGS ARE BASED UPON THE CENTERLINE OF IRONWOOD COURT AS BEING N. 66°59'23" W., AS SHOWN ON TRACT MAP 21631 AS SHOWN BY MAP ON FILE IN BOOK 228, PAGES 49 THROUGH 57 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND 1" I.P. WITH PLASTIC PLUG, STAMPED R.C.E. 31574. FLUSH, IN LIEU OF L.S. 3807 PER TRACT MAP 21631 AS SHOWN BY MAP ON FILE IN BOOK 228, PAGES 49 THROUGH 57 INCLUSIVE, UNLESS OTHERWISE NOTED.
3. ■ INDICATES FOUND NAIL AND TAG MARKED R.C.E. 31574, IN TOP OF CURB AT THE PROLONGATION OF THE SIDE LOT LINE IN LIEU OF TAG MARKED L.S. 3807 PER TRACT 21631 AS SHOWN IN BOOK 228, PAGES 49 THROUGH 57 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
4. ○ INDICATES SET 1" I.P. WITH PLASTIC PLUG, STAMPED R.C.E. 31574. FLUSH, UNLESS OTHERWISE NOTED.
5. □ INDICATES SET NAIL AND TAG MARKED R.C.E. 31574, IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINE.
6. THIS PARCEL MAP CONTAINS 1.17 ACRES.
7. () INDICATES RECORD AND MEASURED DATA PER TRACT MAP 21631 AS SHOWN BY MAP ON FILE IN BOOK 228, PAGES 49 THROUGH 57 INCLUSIVE.
8. ALL INDICATES WAIVED PEDESTRIAN AND VEHICULAR ACCESS RIGHTS.

