

# PARCEL MAP NO. 28181

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

BEING A SUBDIVISION OF A PORTION OF LOT 21 EL RINCON  
TRACT AS RECORDED IN BOOK 11 OF MAPS PAGE 85 & 86  
RECORDS OF RIVERSIDE COUNTY

LAKESHORE ENGINEERING, CANYON LAKE, CA.  
JUNE 1995

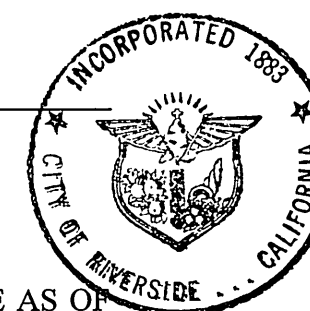
### CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 2 SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 28181 AND THE STREET AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREET 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 SAID CITY THERETO

I HEREBY CERTIFY THAT THE FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 14<sup>th</sup> DAY OF November, 1995.

KAREN E. LINDQUIST  
CITY CLERK

BY: Karen E. Lindquist



### 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 10/2, 1995

BARBARA J. STECKEL  
CITY TREASURER

BY: Barbara J. Steckel

### 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 Sept. 25, 1995.

R. WAYNE WATTS  
COUNTY TAX COLLECTOR  
COUNTY OF RIVERSIDE, CALIFORNIA

BY: Maileya Thomas

### 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, STATE OF 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: \_\_\_\_\_, 1995

GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE

BY: \_\_\_\_\_  
DEPUTY

### OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE ALL OF AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE LOT "A" FOR PUBLIC STREET AND UTILITY PURPOSES AND WE HEREBY DEDICATE A 5 FOOT WIDE PUBLIC ELECTRICAL EASEMENT AS SHOWN HEREON.

PANACEA INVESTMENT CORP, A CALIFORNIA CORPORATION

BY: \_\_\_\_\_

BY: John A. Russo, President

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) s.s.

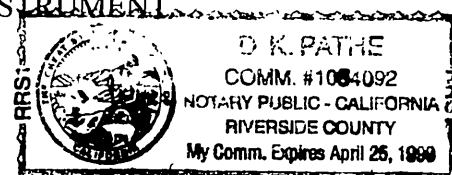
ON Aug 31 1995 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

JOHN A. Russo, President

PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

### WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE D.K. Pathe



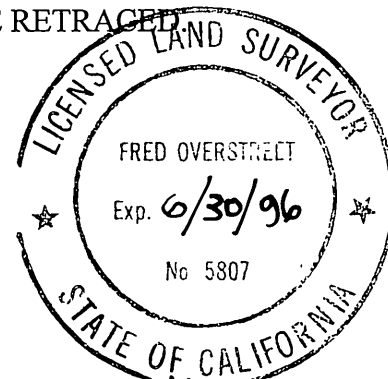
MY COMMISSION EXPIRES 4/25/99

MY PRINCIPAL PLACE OF BUSINESS IS RIVERSIDE COUNTY

### SURVEYOR'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 PANACEA INVESTMENT CORPORATION IN JUNE, 1995. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT THE MONUMENTS ARE OR WILL BE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED WITHIN ONE YEAR OF THE RECORDATION DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Fred Overstreet  
FRED OVERSTREET P.L.S. 5807 EXPIRES: 6-30-96



### CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 2<sup>nd</sup> DAY OF Nov., 1995, AND IT CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE. THE TENTATIVE MAP WAS APPROVED MAY 4, 1995.

Barry Beck  
BARRY BECK, R.C.E. 20900, EXP. 9-30-1997  
CITY ENGINEER

### RECORDERS STATEMENT

FILED THIS 15<sup>th</sup> DAY OF NOV 1995  
AT 8:00AM IN BOOK 186 OF  
PARCEL MAPS, AT PAGES 78 + 79 AT  
THE REQUEST OF THE CITY CLERK  
FEE \$ 8.00 NO. 382319

FRANK K. JOHNSON, COUNTY RECORDER

BY: Sarita Kagan DEPUTY

### SUBDIVISION GUARANTEE:

Commonwealth Land Title Company

### UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

#### WATER FACILITIES

DISTRIBUTION SYSTEM FEE, ELEVATION FEES, WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGE HAVE BEEN PAID FOR PARCEL #1. CHARGES TO UPGRADE WATER METER FOR PARCEL #2 HAVE BEEN PAID. DISTRIBUTION SYSTEM FEE, ELEVATION FEES AND WATER CONNECTION CHARGES ARE CONSIDERED PAID - EXISTING SERVICE AND METER FOR PARCEL #2.

#### ELECTRIC FACILITIES

THE SUBDIVIDER HAS NOT INSTALLED ELECTRIC FACILITIES, HAS NOT DEPOSITED FEES NOR MADE ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF ELECTRIC FACILITIES FOR PARCEL #1. NO ELECTRIC FEES REQUIRED FOR PARCEL #2.

#### 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: NOV 2, 1995

BY: Dieter P. Witzfeld

### UTILITY EASEMENT CERTIFICATE

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

1. TWIN BUTTES WATER COMPANY - HOLDER OF A RIGHT OF WAY AND WATER RIGHTS FOR WATER DITCHES, CANALS, PIPELINES, FLUMES AND CONDUITS, RECORDED AUGUST 11, 1919, IN BOOK 508, PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ARLINGTON MUTUAL WATER COMPANY - HOLDER OF AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION THEREIN OR THEREON OF POLES, WIRES, DITCHES, CANALS AND OTHER MEANS OF CONVEYING ELECTRICITY, POWER AND WATER, RECORDED FEBRUARY 13, 1925, IN BOOK 629, PAGE 218 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
3. CITIZENS DOMESTIC WATER COMPANY - HOLDER OF AN EASEMENT AND RIGHT OF WAY FOR PIPELINES, DITCHES OR FLUMES, RECORDED MARCH 18, 1926, IN BOOK 663, PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

DATE: NOV 2, 1995

BY: Dieter P. Witzfeld

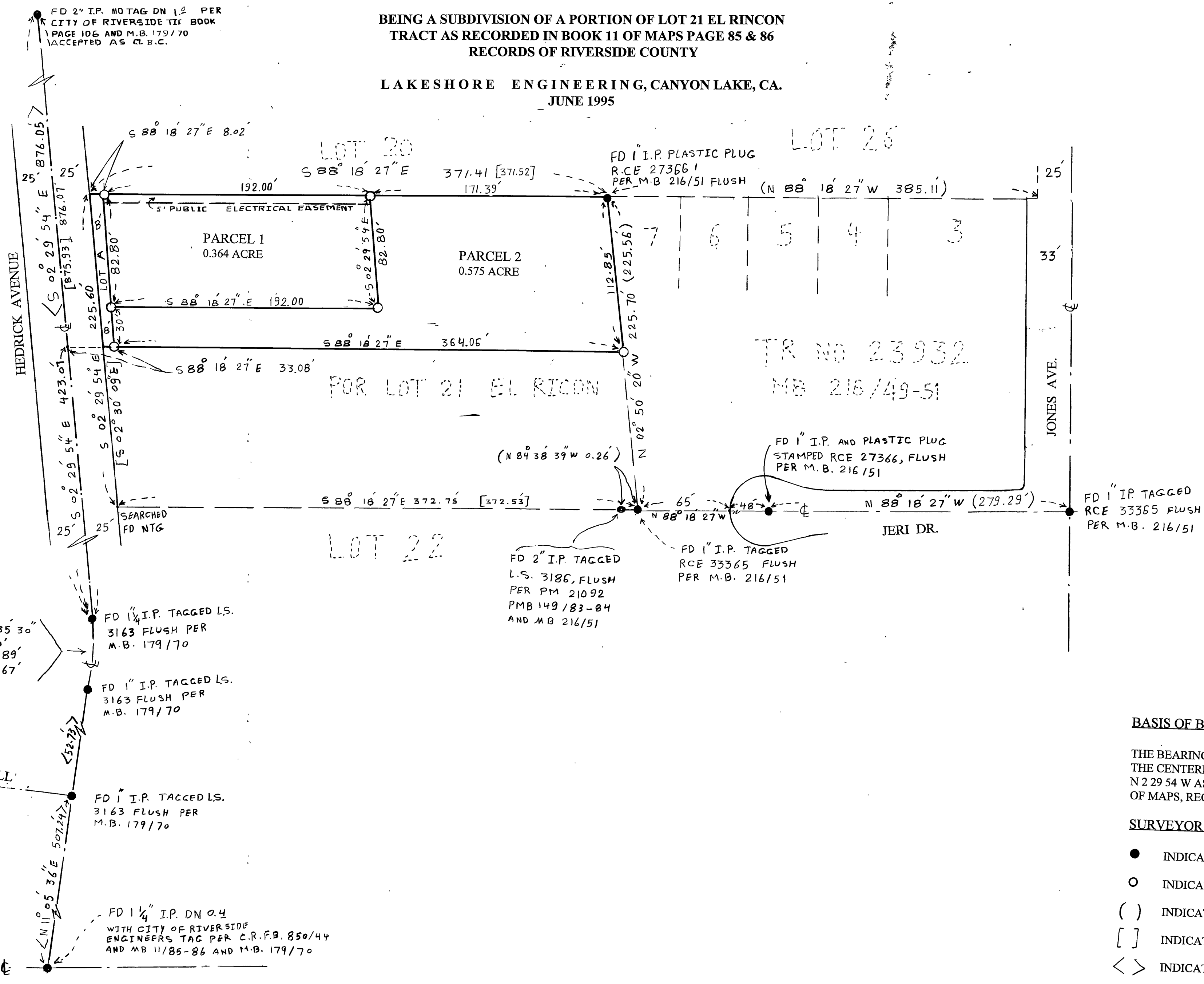
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COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 21 EL RINCON  
TRACT AS RECORDED IN BOOK 11 OF MAPS PAGE 85 & 86  
RECORDS OF RIVERSIDE COUNTY

LAKESHORE ENGINEERING, CANYON LAKE, CA.  
JUNE 1995

SCALE: 1" = 50'



### BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF HEDRICK AVENUE BEING N 2 29 54 W AS RECORDED IN BOOK 179 PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

### SURVEYOR'S NOTES

- INDICATES FOUND MONUMENTS AS NOTED
- INDICATES SET 1" I.P. WITH TAG LS 5807 FLUSH
- ( ) INDICATE RECORD DATA PER MB 216/51
- [ ] INDICATE RECORD DATA PER MB 11/85
- < > INDICATE RECORD DATA PER MB 179/70

P.M.B. 186/79

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