

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# PARCEL MAP NO. 28370

BEING A SUBDIVISION OF A PORTION OF LOT 16 OF BLOCKS C AND D OF ARLINGTON HEIGHTS SUBDIVISION AS RECORDED IN BOOK 2 PAGE 116 OF RECORDS OF SURVEY, RIVERSIDE COUNTY, CALIFORNIA  
TUTTLE ENGINEERING REDLANDS, CALIFORNIA JUNE 1996

### OWNERS STATEMENT

We hereby state that we are the owners of 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 consent to the making and recording of this parcel map as shown within the distinctive border line. We hereby dedicate to public use for street and utility purposes Lot "A".

[Signature]  
STEVEN D. THOMAS  
[Signature]  
SUSAN E. THOMAS

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF Riverside ) s.s.  
On Aug 29, 1996 before me, Leslie G. Duckett  
personally appeared Steven D. Thomas and Susan E. Thomas, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand: My commission expires 6-23-99  
My principal place of business  
Signature [Signature] is in Riverside County

### SIGNATURE OMISSION

Pursuant to Section 66436 of the Subdivision Map Act, the signatures of the following owners of easements and/or other interests have been omitted:

1. A right of way reserved to the Gage Canal Company, its successors or assigns, for the construction and maintenance of all necessary water ditches, pipes, flumes and apparatus for the purpose of irrigation and domestic use; the exact location thereof not being disclosed by the records.
2. Easements for the hereinafter specific purpose and incidental purposes, in favor of George W. Tacksbury, in instrument recorded October 11, 1913 in Book 381 Page 227 and instrument recorded October 11, 1913 in Book 385 Page 90 of Deeds, records of Riverside County, California. Said easements are for water lines and cannot be located from the records.
3. Easements and rights of way over and across the land in favor of the Gage Canal Company, its successors or assigns, for the purpose of constructing, maintaining, renewing and operating all necessary distributing flumes, pipes, water ways or conduits and connections and such appliances as may be proper to be constructed, maintained or used in connection therewith, and also such rights and reservations as are specified upon the map of Arlington Heights, as shown by map on file in Book 11 Pages 20 and 21 of Maps, records of San Bernardino County, California.

### 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: \_\_\_\_\_, 19 \_\_\_\_\_ CASH TAX BOND  
GERALD A. MALONEY R. WAYNE WATTS  
Clerk of the Board of Supervisors County Tax Collector  
By: \_\_\_\_\_ Deputy By: \_\_\_\_\_ Deputy

### TAX COLLECTORS 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 \$ 5,000.00.~~

R. WAYNE WATTS  
County Tax Collector Dated: 10-24 19 96  
By: [Signature], Deputy

### UTILITIES CERTIFICATE

I hereby certify as follows:

#### Water Facilities

Distribution System Fee and Elevation Fee have been paid for Parcel #1 per "Arlington Greenbelt" policy as defined in the current City of Riverside Water Rules. Also, Water Connection Charge and Backup Facility Capacity Charge have been paid for Parcel #1. Distribution System Fee, Elevation Fee, Water Connection Charge and Backup Facility Capacity Charge are considered paid - existing service and meter for Parcel #2.

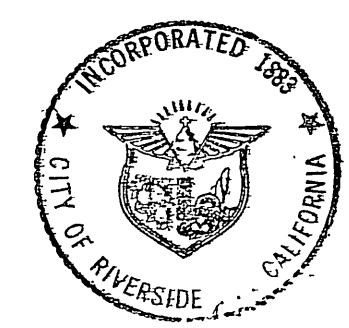
#### Electric Facilities

The subdivider has not installed electric facilities, has not deposited fees nor made arrangements and provisions for 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 Division of the Department of Public Utilities of the City of Riverside.

BILL D. CARNAHAN  
Director of Public Utilities  
Dated: SEPT 18, 1996 By: [Signature]



### RECORDERS STATEMENT

Filed this 29th day of Oct., 1996, at 8:00 A.M.  
in Book 188 of Parce Maps, at Pages 58-59,  
at the request of the City Clerk.  
No. 407740  
Fee \$8.00  
FRANK K. JOHNSON, County Recorder  
By: [Signature], Deputy  
Subdivision guarantee by:  
FIRST AMERICAN TITLE INSURANCE COMPANY

### 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 in full. This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.

Dated: 8/30, 19 96 BARBARA J. STECKEL  
City Treasurer  
By: [Signature]

### 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 28370 and the street and easement are hereby accepted as public street and easement. 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 22nd day of October, 1996  
COLLEEN J. NICOL  
City Clerk of the City of Riverside, California  
By: [Signature]

### CITY ENGINEERS CERTIFICATE

This map has been examined this 9th day of Oct, 1996, for conformance with the requirements of the Subdivision Map Act and Title 18 of the Riverside Municipal Code.

BARRY BECK R.C.E. 20900  
City Engineer Lic. Exp. 9/30/97  
[Signature]  
Tentative map approved June 6, 1996.

### ENGINEERS STATEMENT

This map was prepared by me or under my supervision and is based on a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Steven D. Thomas in May 1996. 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. I hereby state that this Parcel Map substantially conforms to the approved tentative map, if any.

9/27/96  
Dated [Signature]  
WARREN D. TUTTLE, RCE 30171  
Expiration Date: March 31, 2000

P.M.B. 188/58

188/58  
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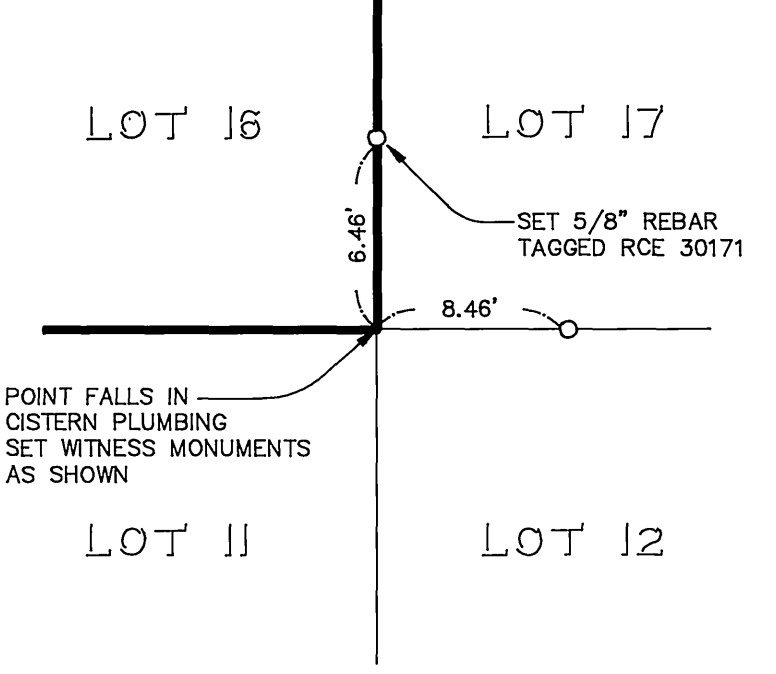
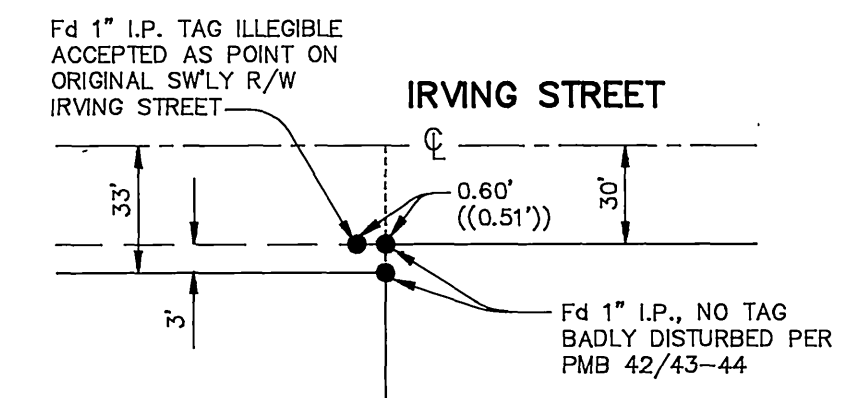
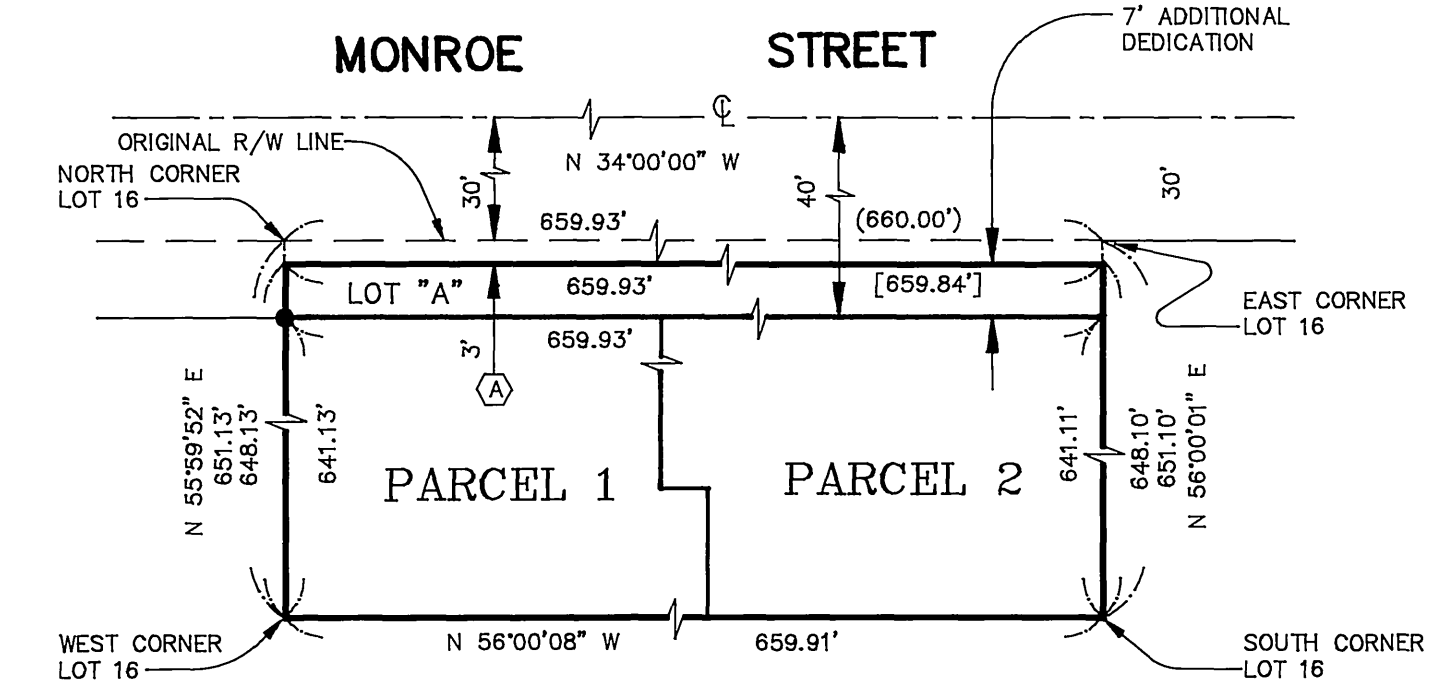
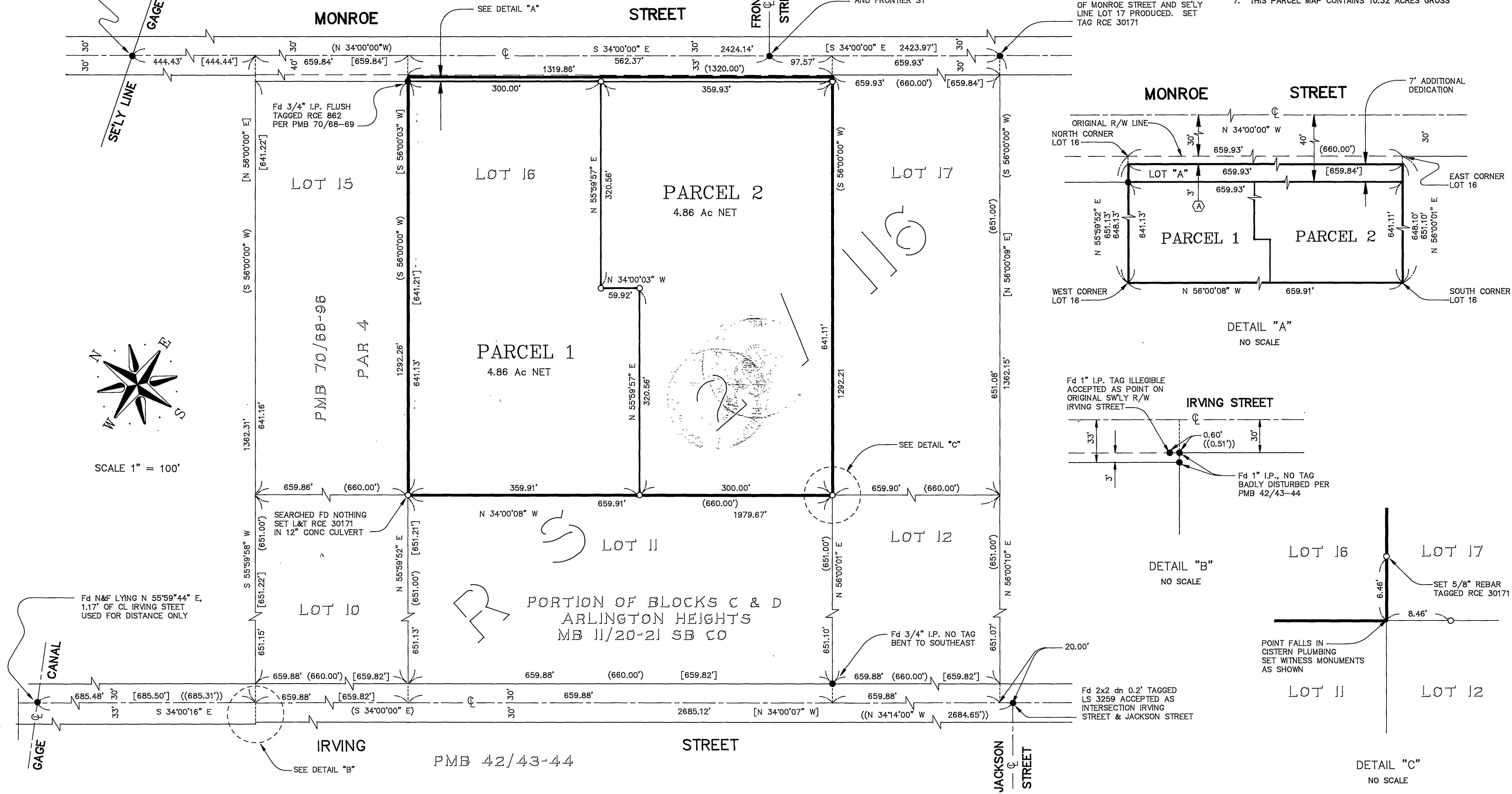
### ENGINEERS NOTES

1. BASIS OF BEARINGS: THE CENTERLINE OF MONROE STREET PER PARCEL MAP 9786, PMB 70/68-69, AS BEING N 34°00'00" W
2. ( ) DENOTES RECORD DATA PER RS 2/116
3. [ ] DENOTES RECORD DATA PER PMB 70/68-69
4. (( )) DENOTES RECORD DATA PER PMB 42/43-44
5. ● DENOTES MONUMENTS FOUND AS NOTED.
6. ○ DENOTES SET 1" IP FLUSH TAGGED RCE 30171 EXCEPT AS NOTED OTHERWISE.
7. THIS PARCEL MAP CONTAINS 10.32 ACRES GROSS

Fd 2x2 AT SURFACE WITH 12" TIES ACCEPTED AS INTERSECTION OF SE'LY R/W GAGE CANAL AND CL MONROE STREET PER PMB 70/68-69

Fd 2x2 AT SURFACE TAGGED LS 5390 ACCEPTED AS INTERSECTION OF MONROE ST AND FRONTIER ST

FD 1" ALUMINUM PIPE, FLUSH ACCEPTED AS INTERSECTION OF MONROE STREET AND SE'LY LINE LOT 17 PRODUCED. SET TAG RCE 30171



P.M.B. 188/59

P.M.B. 188/59

188/59