

P.M.B. 191/82

OWNER'S STATEMENT

I HEREBY STATE THAT I AM THE OWNER OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE LAND SUBDIVIDED AS SHOWN ON THE ANNEXED MAP; THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND, AND I CONCENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE. I HEREBY DEDICATE TO PUBLIC USE, FOR STREET AND PUBLIC UTILITY PURPOSES, LOT 'A'.

Kevin A. Martin, TRUSTEE OF THE KEVIN A. MARTIN PRIVATE REVOCABLE LIVING TRUST, DATED MARCH 8, 1995

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } s.s. COUNTY OF RIVERSIDE } ON THIS 23rd DAY OF April, 1998, BEFORE ME, Leisa D. Esquivel, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Kevin A. Martin (PERSONALLY KNOWN TO ME) (PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON DESCRIBED IN, AND WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

MY COMMISSION EXPIRES April 3, 2001. WITNESS MY HAND AND OFFICIAL SEAL. Leisa D. Esquivel, NOTARY PUBLIC IN AND FOR SAID STATE OF CALIFORNIA COUNTY OF RIVERSIDE

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. AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF SECURITY FIRST NATIONAL BANK OF LOS ANGELES, IN INSTRUMENT RECORDED MAR. 26, 1930 IN BOOK 845 PAGE 455 OF DEEDS, RIV. CO. RECORDS SAID EASEMENT IS FOR DRAINAGE PIPES & CONDUITS, AND CANNOT BE LOCATED FROM THE RECORDS. 2. AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF SECURITY TRUST AND SAVINGS BANK, IN INSTRUMENT RECORDED APRIL 21, 1930 IN BOOK 849 PAGE 292 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID EASEMENT IS FOR DRAINAGE PIPES AND CONDUITS, AND CAN NOT BE LOCATED FROM THE RECORDS.

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 KEVIN MARTIN ON NOV. 1, 1997. 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 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. DATE: April 21, 1998



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

PARCEL MAP 28723

BEING A DIVISION OF LOT 15 IN BLOCK 10 OF LA GRANADA, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGES 42 TO 51, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN A PORTION OF SECTION 11, T35., R. 6W., S. 8M.

DOUGLAS W. BEECROFT - SURVEYOR RIVERSIDE, CA. MARCH 1998

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 4/21/98 JERRY ROGERS CITY TREASURER BY WR Hansen

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 28723 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 26th DAY OF May, 1998

COLLEEN J. NICOL CITY CLERK OF THE CITY OF RIVERSIDE BY Colleen Nicol



UTILITIES EASEMENTS

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

- 1. ARLINGTON MUTUAL WATER CO - 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 FEB. 13, 1925, IN BOOK 629 PAGE 218 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. 2. TWIN BUTTES WATER CO. - HOLDER OF A RIGHT OF WAY AND WATER RIGHTS FOR WATER DITCHES, CANALS, PIPELINES, FLUMES AND CONDUITS, RECORDED AUG. 11, 1919 IN BOOK 508, PAGE 101 OF DEEDS, RECORDS OF RIV. CO., CALIFORNIA. 3. CITIZENS DOMESTIC WATER CO. - HOLDER OF AN EASEMENT AND RIGHT OF WAY FOR PIPELINES, DITCHES, OR FLUMES, RECORDED MAR. 18, 1926 IN BOOK 663 PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED: 5/19/98 BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES BY: Dieter P. Witzfeld

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS: WATER FACILITIES DISTRIBUTION SYSTEM FEES, ELEVATION FEES, SERVICE AND METER CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR ALL PARCELS AS SHOWN ON THIS MAP.

ELECTRIC FACILITIES THE SUBDIVIDER NAMED ON THIS PARCEL MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE, PUBLIC UTILITIES DEPARTMENT SUFFICIENT FUNDS TO MAKE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS PARCEL MAP.

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 BY: Dieter P. Witzfeld DATE: 5/19/98

RECORDER'S STATEMENT

FILED THIS 29th DAY OF MAY 1998 AT 8:00AM IN BOOK 191 OF PARCEL MAPS AT PAGES 82-83 AT THE REQUEST OF THE CITY CLERK.

FEES: \$8.00 No. 218921 GARY L. ORSO, COUNTY ASSESSOR-CLERK-RECORDER BY: J. Regan, DEPUTY SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE CO.

CITY ENGINEER'S STATEMENT

THIS MAP HAS BEEN EXAMINED THIS 19th DAY OF MAY 1998 AND IT CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

RICHARD D. McGRATH, RCE 31952 CITY ENGINEER, Lic. Exp. 12/31/00 BY: Richard D. McGrath

TENTATIVE MAP APPROVED: JAN. 22, 1998

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 \$ 1000.00

DATE 5-14-98 PAUL McDONNELL COUNTY TAX COLLECTOR BY: Paul Gschwend, DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A TAX BOND IN THE SUM OF \$ 1000.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON 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.

DATE: May 18, 1998 GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS BY: _____

CASH TAX BOND PAUL McDONNELL - COUNTY TAX COLLECTOR BY: Mary Sharp, DEPUTY

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

PARCEL MAP 28723

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DOUGLAS W. BEECROFT - SURVEYOR
RIVERSIDE, CA.

MARCH 1998

SURVEYOR'S NOTES:

1. BASIS OF BEARINGS: BASED ON THE CENTERLINE OF MULL AVE. HAVING A BEARING OF N47°54'21"E AS SHOWN ON P.M.B.82/56-58.
2. O = SET 3/4" I.P. (I.D.) W/L.S. 4502 TAG, FLUSH, UNLESS OTHERWISE NOTED.
3. ● = INDICATES FOUND MONUMENT AS NOTED.
4. () = RECORD PER M.B. 12/42-51
(()) = RECORD PER P.M.B.82/56-58.

