

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

# PARCEL MAP NO. 30228

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF AND A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASELINE AND MERIDIAN.

## RECORDER'S STATEMENT

FILED THIS 15<sup>TH</sup> DAY OF MAR, 2002 AT 8:00 A.M. IN BOOK 200 OF PARCEL MAPS AT PAGES 97-99 AT THE REQUEST OF THE CITY CLERK, CITY OF RIVERSIDE. FEE \$11.00 NUMBER 2002-134004

GARY L. ORSO COUNTY ASSESSOR-CLERK RECORDER

BY: A. Polina DEPUTY

SUBDIVISION GUARANTEE: CHICAGO TITLE

Date Of Survey May 7, 2001

Nolte Associates, Inc.  
Corona, CA

## OWNER'S 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 THE SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE; AND

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DEDICATED AS "ELECTRICAL EASEMENT"; AND

WE HEREBY REQUEST THAT THE FOLLOWING EASEMENTS, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT:

1. A 15' PUBLIC UTILITIES EASEMENT GRANTED FEBRUARY 4, 1964 AS INSTRUMENT No. 14206, RECORDS OF RIVERSIDE COUNTY, WITHIN THE BOUNDARY OF PARCEL MAP 30228.
2. A 10' PUBLIC UTILITIES EASEMENT GRANTED NOVEMBER 5, 1963 AS INSTRUMENT No. 93278, RECORDS OF RIVERSIDE COUNTY, WITHIN THE BOUNDARY FO PARCEL MAP 30228.

WE ALSO DEDICATE TO PARCELS 1, 2, 3 AND 4 RIGHTS OF INGRESS AND EGRESS OVER, ACROSS AND ON "INGRESS AND EGRESS EASEMENT" SHOWN HEREON.

WE ALSO DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOT "A" SHOWN HEREON TO THE CITY OF RIVERSIDE.

POMONA FINANCIAL SERVICES, INC.,  
A CALIFORNIA CORPORATION, AS TRUSTEE

BY: Sharon L. Statter TRUSTEE AVP BY: Mary Ellen Stan TRUSTEE, ASST. SEC.

ESSEX-IOWA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Burrel D. Magnusson  
BURREL D. MAGNUSSEN

## NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }  
COUNTY OF Orange } S.S.

ON 1/30/02 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED Burrel D. Magnusson, PERSONALLY KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY(IE) AND THAT BY THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

NOTARY PUBLIC Wendy J. Daniel PRINCIPAL OFFICE IN Costa Mesa, CA  
NAME PRINTED Wendy J. Daniel MY COMMISSION EXPIRES July 17, 2004  
COMMISSION # 1271016

STATE OF CALIFORNIA }  
COUNTY OF San Bernardino } S.S.

ON 1-31-02 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED Sharon L. Statter, Mary Ellen Stan, PERSONALLY KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY(IE) AND THAT BY THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

NOTARY PUBLIC Rosalie Gomez PRINCIPAL OFFICE IN Rancho Cucamonga  
NAME PRINTED Rosalie Gomez MY COMMISSION EXPIRES 1-6-2003  
COMMISSION # 1204253

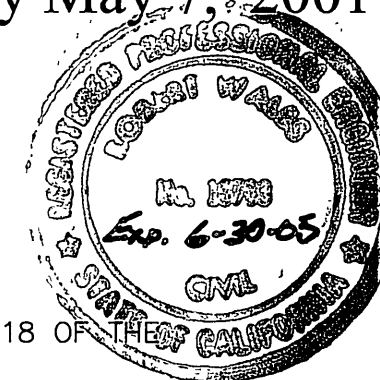
## CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 21<sup>ST</sup> DAY OF FEBRUARY, 2002 FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

ROBERT C. WALES, R.C.E. 18793  
CITY ENGINEER EXPIRES 6-30-05

TENTATIVE MAP APPROVED: JULY 5, 2001

BY: Robert C. Wales



## CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF THREE (3) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 30228.

THE EASEMENT DESIGNATED AS "ELECTRICAL EASEMENT" IS HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES.

STREETS: LOT "A" IS HEREBY ACCEPTED FOR STREET AND PUBLIC UTILITY PURPOSES.

THAT THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT:

1. A 15' PUBLIC UTILITIES EASEMENT GRANTED FEBRUARY 4, 1964 AS INSTRUMENT No. 14206, RECORDS OF RIVERSIDE COUNTY, WITHIN THE BOUNDARY OF PARCEL MAP 30228.
2. A 10' PUBLIC UTILITIES EASEMENT GRANTED NOVEMBER 5, 1963 AS INSTRUMENT No. 93278, RECORDS OF RIVERSIDE COUNTY, WITHIN THE BOUNDARY OF PARCEL MAP 30228.

THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OR RIVERSIDE, STATE OF CALIFORNIA.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 5<sup>TH</sup> DAY OF MARCH 2002

COLLEEN J. NICOL  
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Colleen J. Nicol  
DEPUTY

## CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN THERON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AS FILED, AMENDED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF RIVERSIDE; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

PAUL S. SUNDEEN  
CITY TREASURER

DATED: 2/19, 2002

BY: Mr. Hamaen

## UTILITIES EASEMENTS

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

Ⓐ INDICATES AN EASEMENT FOR ANCHORS IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED OCTOBER 5, 1962 AS INSTRUMENT NO. 93278, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA (SEE SHEET 3).

Ⓑ INDICATES AN EASEMENT FOR OVERHEAD POWERLINES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED FEBRUARY 4, 1964 IN BOOK 3601 PAGE 355 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA (SEE SHEET 3)

THOMAS P. EVANS  
PUBLIC UTILITIES DIRECTOR

DATED: FEB 20, 2002

BY: Dieter P. Witzfeld

## NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ } S.S.

ON \_\_\_\_\_ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED \_\_\_\_\_, PERSONALLY KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY(IE) AND THAT BY THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

NOTARY PUBLIC \_\_\_\_\_ PRINCIPAL OFFICE IN \_\_\_\_\_  
NAME PRINTED \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
COMMISSION # \_\_\_\_\_

## UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

### WATER FACILITIES:

NO WATER FEES AND CHARGES COLLECTED FOR PARCEL #1. EXISTING WATER SERVICE TO THIS PARCEL.

ELEVATION FEES, WATER CONNECTION FEES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCEL #2, #3, AND #4 ON THIS PARCEL MAP.

### ELECTRIC FACILITIES:

NO ELECTRIC FEES COLLECTED FOR PARCEL #1. EXISTING ELECTRIC SERVICE TO THIS PARCEL.

THE SUBDIVIDER HAS DEPOSITED FEES AND MADE ARRANGMENTS AND PROVISIONS FOR INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE ELECTRIC SERVICE TO PARCEL #2, #3, AND #4 ON THIS PARCEL MAP.

### 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.

THOMAS P. EVANS  
PUBLIC UTILITIES DIRECTOR

DATED: FEB 20, 2002

BY: Dieter P. Witzfeld

P.M.B. 200/97

P.M.B. 200/97

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

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A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF AND A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASELINE AND MERIDIAN.

## TAX COLLECTOR'S STATEMENT

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

Nolte Associates, Inc.  
Corona, CA

Date Of Survey May 7, 2001

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF MY 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 \$ 14,100

DATED: 2-15, 2002

PAUL McDONNEL  
COUNTY TAX COLLECTOR

BY: Hail Ashenbust DEPUTY

## 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: 2-15, 2002

CASH TAX BOND

GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

PAUL McDONNEL  
COUNTY TAX COLLECTOR

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

BY: Hail Ashenbust DEPUTY

## SIGNATURE OMISSIONS

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

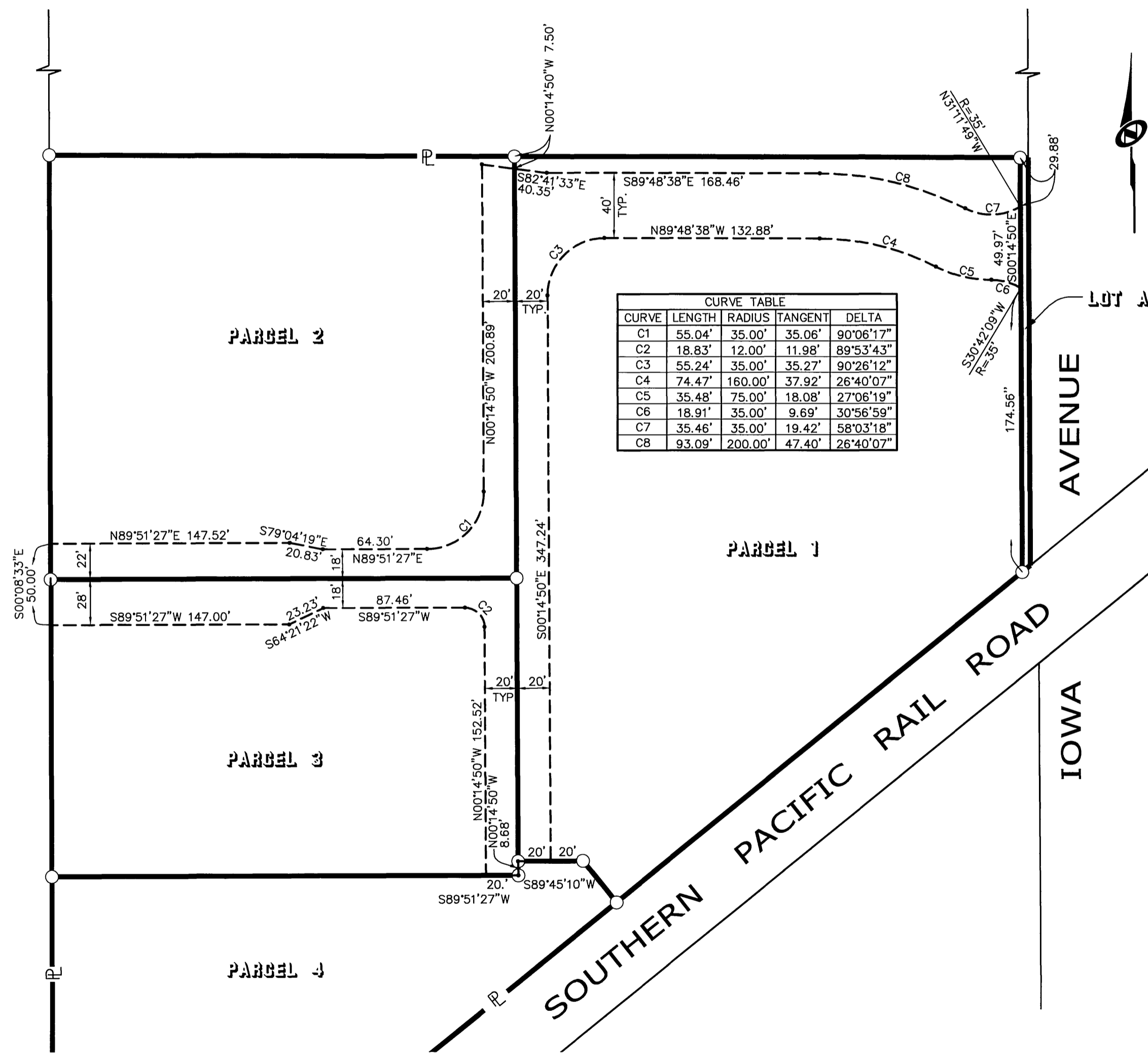
1. THE SIGNATURES OF THE CALIFORNIA ELECTRIC POWER COMPANY - OWNERS OF AN EASEMENT OF UNDISCLOSED WIDTH FOR PUBLIC UTILITIES AS DISCLOSED BY A DOCUMENT RECORDED NOVEMBER 29, 1949 IN BOOK 1127, PAGE 456 OFFICIAL RECORDS OF RIVERSIDE COUNTY.
2. THE SIGNATURES OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY - OWNERS OF AN EASEMENT FOR PUBLIC UTILITIES AS DISCLOSED BY INSTRUMENT NO. 141871 RECORDED NOV. 27, 1964 OFFICIAL RECORDS OF RIVERSIDE COUNTY.
3. THE SIGNATURES OF THE UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION - OWNERS OF MINERAL RIGHTS AS DISCLOSED BY INSTRUMENT NO. 2001-296588 RECORDED JUNE 28, 2001 OFFICIAL RECORDS OF RIVERSIDE COUNTY.

## SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF ESSEX REALTY ON MAY 7, 2001. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED: FEB 15, 2002

Eric S. Cantrell  
ERIC S. CANTRELL L.S. 7163  
EXPIRE: 12-31-03



DETAIL "C"  
INGRESS & EGRESS EASEMENT

SCALE: 1" = 60'

P.M.B. 200 / 98

P.M.B. 200 / 98

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

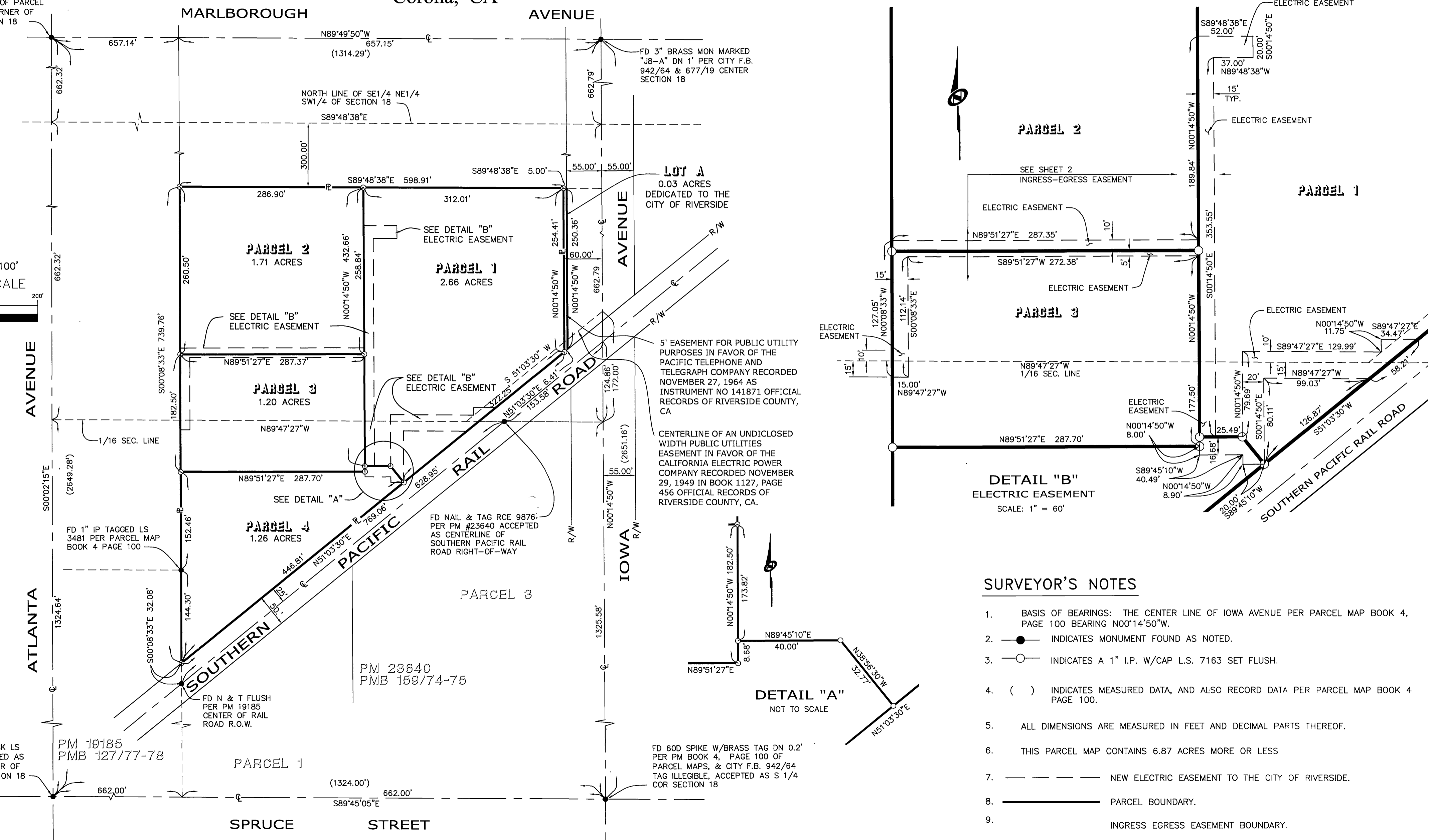
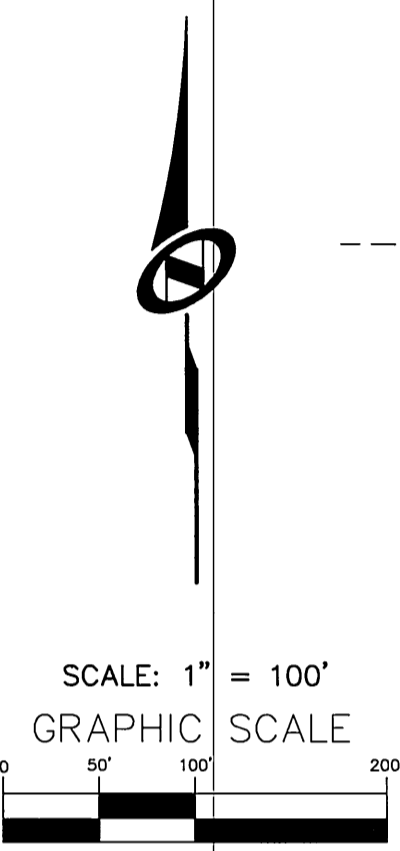
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Nolte Associates, Inc.  
Corona, CA

Date Of Survey: May 7, 2001

FD MON ATLANTA AVENUE & MARLBOROUGH AVENUE 60D SPIKE 0.3 DN PER PM IN BOOK 4, PAGE 100 OF PARCEL MAPS N'LY 1/16 CORNER OF THE SW 1/4 SECTION 18

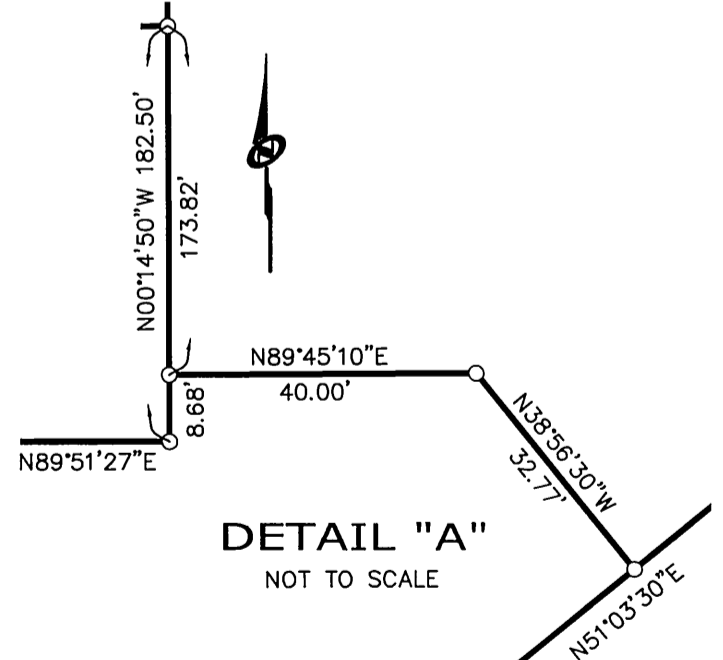


FD NAIL & BRASS DISK LS 4142 DN 0.2' ACCEPTED AS THE S'LY 1/16 CORNER OF THE SW 1/4 OF SECTION 18

PM 19185  
PMB 127/77-78

PM 23640  
PMB 159/74-75

FD 60D SPIKE W/BRASS TAG DN 0.2' PER PM BOOK 4, PAGE 100 OF PARCEL MAPS, & CITY F.B. 942/64 TAG ILLEGIBLE, ACCEPTED AS S 1/4 COR SECTION 18



### SURVEYOR'S NOTES

1. BASIS OF BEARINGS: THE CENTER LINE OF IOWA AVENUE PER PARCEL MAP BOOK 4, PAGE 100 BEARING N00°14'50"W.
2. ● INDICATES MONUMENT FOUND AS NOTED.
3. ○ INDICATES A 1" I.P. W/CAP L.S. 7163 SET FLUSH.
4. ( ) INDICATES MEASURED DATA, AND ALSO RECORD DATA PER PARCEL MAP BOOK 4 PAGE 100.
5. ALL DIMENSIONS ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
6. THIS PARCEL MAP CONTAINS 6.87 ACRES MORE OR LESS
7. - - - - - NEW ELECTRIC EASEMENT TO THE CITY OF RIVERSIDE.
8. ———— PARCEL BOUNDARY.
9. ———— INGRESS EGRESS EASEMENT BOUNDARY.

P.M.B. 200 / 99

P.M.B. 200 / 99