

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 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 RECORDING OF SAID SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE

INDIANA AVENUE PROPERTIES, A CALIFORNIA GENERAL PARTNERSHIP

A.C. NEJEDLY, SAM HARMATZ, B.R. HODOWSKI

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } COUNTY OF RIVERSIDE } SS.

ON THIS 19th DAY OF SEPTEMBER, 1988, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED A.C. NEJEDLY, SAM HARMATZ, AND B.R. HODOWSKI, PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS GENERAL PARTNERS OF THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH GENERAL PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES 6/7/91 WITNESSETH MY HAND MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY

Debra M. Baker NOTARY PUBLIC IN AND FOR SAID STATE

UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNERS OF THE BELOW DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE MAKING AND THE FILING OF THE ANNEXED MAP.

- 1. A RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER COMPANY, AND ITS ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.

DATED JAN 23, 1990

BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES BY: Dieter P. Witzfeld

TRACT NO. 23232

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 22219 AS RECORDED IN BOOK 149 OF PARCEL MAPS, AT PAGES 53 AND 54 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APRIL, 1988

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS RIVERSIDE, CALIFORNIA

CITY ENGINEER'S CERTIFICATE

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 23232, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON FEBRUARY 4, 1988, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOOD HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATED: Jan 25, 1990 BARRY BECK, R.C.E. 20900 CITY ENGINEER

UTILITIES CERTIFICATE

I HEREBY CERTIFY 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 WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED JAN 23, 1990 BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES BY: Dieter P. Witzfeld

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: 9-22, 1988 BARBARA J. STECKEL CITY TREASURER BY: Barbara Steckel

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 21st DAY OF MAY, 1986, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: C.H.J. INC., RPT. NO. 86437-3.



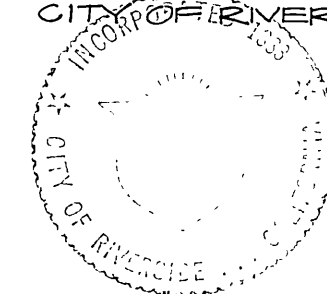
RECORDER'S STATEMENT

FILED THIS 8th DAY OF FEBRUARY, 1990 AT 8:30 A.M. IN BOOK 213 OF MAPS AT PAGES 13+14 AT THE REQUEST OF THE CITY CLERK. FEE \$ 8.00 NUMBER 50094 WILLIAM E. CONERLY COUNTY RECORDER BY: Dartha Kagan DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

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 TRACT NO. 23232 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 FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 6th DAY OF February, 1990.



ALICE A. HARE CITY CLERK OF THE CITY OF RIVERSIDE BY: Alice A. Hare

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 REAL 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 1-17, 1990 R. WAYNE WATTS COUNTY TAX COLLECTOR BY: Kimberly Lewis 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 19 GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS BY: DEPUTY

ENGINEER'S STATEMENT

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JANUARY, 1987; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE (1) YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED 4-22, 1988

A. Hubert Webb A. HUBERT WEBB, R.C.E. 11842 R.C.E. EXPIRES: DEC. 31, 1992

M.B. 213/13

M.B. 213/13

TRACT NO. 23232

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 22219 AS SHOWN BY MAP IN FILE IN BOOK 149 OF PARCEL MAPS AT PAGES 53 AND 54 THEREOF RECORDS OF RIVERSIDE COUNTY, CALIF.

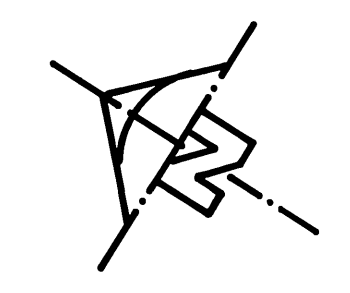
APRIL, 1988

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

SCALE: 1" = 40'

ENGINEER'S NOTES

1. BASIS OF BEARING IS THE CENTERLINE OF MUIR AVENUE TAKEN AS N. 33° 59' 55" W. AS SHOWN BY MAP ON FILE IN BOOK 149 AT PAGES 53 & 54 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. —○— INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 23232 WITH PLASTIC PLUG, FLUSH, NO REF.
3. —●— INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, PER P.M.D. 140/52 & 54 O.R. RIV. CO., CALIF., UNLESS OTHERWISE NOTED.
4. SET STEEL PIN AND TAG R.C.E. 11842 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
5. SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
6. THIS TRACT CONTAINS 1.028 ACRES.



M.B. 213/14

M.B. 213/14

