

TRACT NO. 20612

BEING A SUBDIVISION OF PARCELS 3 AND 4 OF PARCEL MAP NO. 8175
AS SHOWN BY MAP ON FILE IN BOOK 34 OF PARCEL MAPS, PAGE 72,
RECORDS OF RIVERSIDE COUNTY, LYING IN SECTION 25, T.3 S.,
R.6 W., S.B.B.M.

ALCAM ASSOCIATES JULY, 1991

RECORDER'S STATEMENT

Filed this 11th day of DEC 1992,
at 8:00 A.M. in Book 242
of Maps, at pages 72-74
at the request of the Clerk of
the Board.

No. 480804
Fee \$1600

WILLIAM E. CONERLY, County
Recorder
By: Sarita Ragon, Deputy

Subdivision Guarantee
Chicago Title Insurance
Company

OWNER'S STATEMENT

I hereby state that I am the owner of the land included within the subdivision shown hereon; except that portion shown as "Not a Part," that I am the only person whose consent is necessary to pass a clear title to said land; that I consent to the making and recording of this subdivision map as shown within the distinctive border line.

We hereby dedicate to public use for Street and Public Utility purposes, Lot "A". As a condition of dedication of Lot "A" (La Sierra), the owner of Lot 9, abutting this highway and during such time will have no rights of access except the general easement of travel. Any change of alignment or width that results in the vacation thereof shall terminate this condition of access rights as to the part vacated.

We hereby retain Lot "B" indicated as "Private Street" and the "Private Drainage Easements" as shown hereon for private use for the sole benefit of ourselves, our successors, assignees and Lot owners within this Tract Map.

We hereby dedicate to public use, easements for public utility purposes together with the right of ingress and egress for emergency vehicles within Lot "B".

Nina J. Shellman
NINA J. SHELLMAN

SURVEYOR'S STATEMENT

I hereby state that I am a Licensed Land Surveyor of the State of California and that this map consisting of three (3) sheets correctly represents a survey made under my supervision during July 1991; that all monuments shown hereon actually exist and their positions are correctly shown, or will be in accordance with the terms of the monument agreement for the map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Dated: June 24, 1991

Basil D. Missios
BASIL D. MISSIOS, L.S. No. 5483
Expires September 30, 1992.



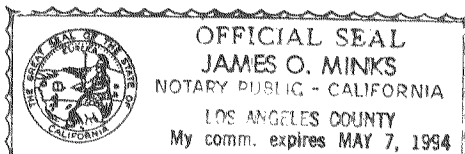
NOTARY ACKNOWLEDGEMENT

State of California) ss
County of Riverside)

On this 24th day of June, 1991, before me James O. Minks, a Notary Public in and for said State, personally appeared Nina J. Shellman, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and she acknowledged to me that she executed the same.

Witness my hand and official seal. My commission expires
May 7, 1994.

James O. Minks
Notary Public in and for said State



SOILS REPORT

A preliminary Soils Report was prepared by A.A.K.O. Geotechnical Engineering Consultants, Inc. dated July 21, 1986 as required by the Health and Safety Code of California.

TAX BOND CERTIFICATE

I hereby certify 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: _____, 1991
Gerald A. Maloney, Clerk of the Board of Supervisors
CASH TAX BOND
R. Wayne Watts, County Tax Collector
By: _____ Deputy
By: _____ Deputy

SIGNATURE OMISSIONS

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

John Fletcher Moulton and Herbert Bulkley Praed, owners of an easement for public utility purposes per Deed recorded August 13, 1891, in Book 55, page 359 of Official Records of Riverside County, California.

NOTICE OF ELECTION BY LAND DIVIDER TO DEFER PAYMENT OF DRAINAGE FEES

Notice is hereby given that this property is located in the southwest Riverside Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq. of the Government Code and said property is subject to fees for said Drainage Area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, the land divider has elected to defer payment of the Drainage Fee to the time of issuance of a Grading or Building Permit for said parcels and that the owner of each parcel, at the time of issuance of either a grading or building permit, shall be required to pay the fee required at the rate in effect at the time of issuance of the actual permit.

COUNTY SURVEYOR'S STATEMENT

This map conforms with the requirements of the Subdivision Map Act and local ordinances. I hereby state that this map has been examined by me or under my supervision and found to be substantially the same as it appeared on the tentative map of Tract map 20612 as filed, amended, and approved by the Board of Supervisors on May 31, 1986 the expiration date being October 28, 1991, and that I am satisfied this map is technically correct.

Dated: Nov. 30, 1992

Gerald A. Stayner
GERALD A. STAYNER, County Surveyor
L.S. 3739



BOARD OF SUPERVISORS' STATEMENT

The County of Riverside, State of California, by its Board of Supervisors, hereby approves the Tract Map and accepts the offers of dedications made hereon for public road and public utility purposes, and as part of the County Maintained Road System, subject to improvements in accordance with County Standards. All other dedications are hereby not accepted.

Dated 12/14, 1992
County of Riverside, State of California
By: Robert Abraham
Chairman of the Board of Supervisors

ATTEST:
Gerald A. Maloney
Clerk of the Board of Supervisors
By: Maui Brass Deputy

TAX COLLECTOR'S CERTIFICATE

I hereby certify 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 November 25, 1992
R. WAYNE WATTS, County Tax Collector
By: Carolyn Shellman Deputy

420
21
70
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MB 242/72

11/19/91

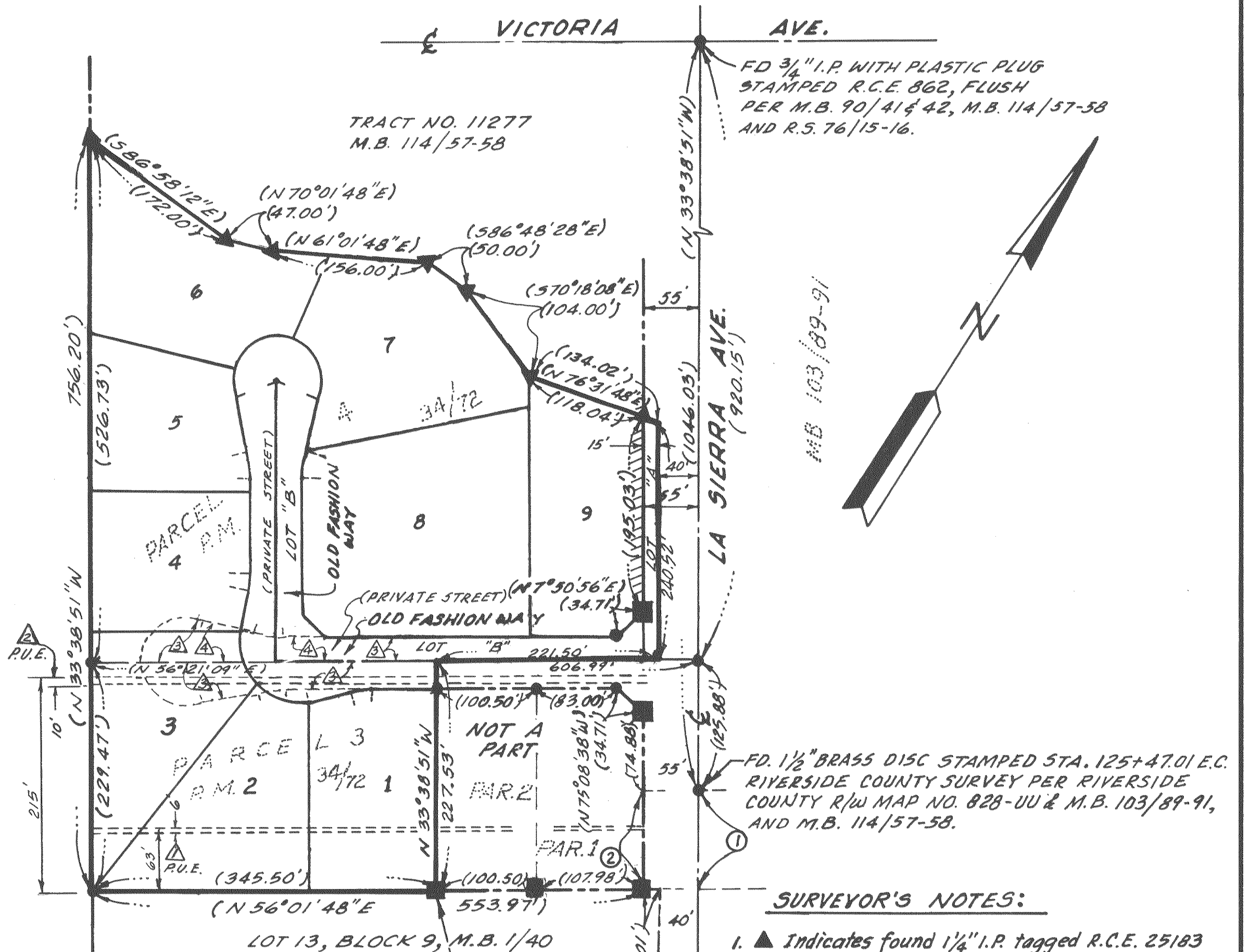
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IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA

TRACT NO. 20612

BEING A SUBDIVISION OF PARCELS 3 AND 4 OF PARCEL MAP NO. 8175 AS SHOWN BY MAP ON FILE IN BOOK 34 OF PARCEL MAPS, PAGE 72, RECORDS OF RIVERSIDE COUNTY, LYING IN SECTION 25, T.3S., R.6W., S.B.B.M.

ALCAM ASSOCIATES JULY, 1991 SCALE: 1" = 100'



MB 103/89-91

CURVE DATA

- ① $R = 2500'$
 $\Delta = 2^\circ 17' 46''$
 $L = 100.19'$
- ② $R = 2555'$
 $\Delta = 2^\circ 15' 13''$
 $L = 100.50'$

EASEMENT NOTES:

- 1. A 6' WIDE EASEMENT TO SOUTHERN CALIFORNIA P.U.E. EDISON COMPANY FOR PUBLIC UTILITIES PER INSTRUMENT NO. 108753, RECORDED JULY 26, 1976, OFFICIAL RECORDS, AND PER INSTRUMENT NO. 108560, RECORDED JUNE 13, 1977, OFFICIAL RECORDS.
- 2. A 10' WIDE EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH P.U.E. COMPANY PER INSTRUMENT NO. 138724, RECORDED SEPTEMBER 17, 1976, OFFICIAL RECORDS.
- 3. AN EASEMENT TO JOHN FLETCHER MOULTON AND HERBERT BULKLEY PRAED FOR PUBLIC UTILITIES RECORDED AUGUST 13, 1891, IN BOOK 55, PAGE 359, OF DEEDS OF OFFICIAL RECORDS. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORDS.
- 4. AN EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH P.U.E. COMPANY PER INSTRUMENT NO. 188454, RECORDED SEPTEMBER 23, 1977, OFFICIAL RECORDS.
- 5. AN EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY FOR PIPELINES, INGRESS AN EGRESS, PER INSTRUMENT NO. 167432, RECORDED SEPTEMBER 15, 1980, OFFICIAL RECORDS.

SURVEYOR'S NOTES:

- 1. ▲ Indicates found 1/4" I.P. tagged R.C.E. 25183 in concrete, down 0.5' per P.M. 34/72 and M.B. 114/57-58.
- 2. ● Indicates found 1/4" I.P. tagged R.C.E. 25183 in concrete, down 0.5' per P.M. 34/72.
- 3. ■ Indicates found 2"x2" wood hub tagged R.C.E. 25183 flush per P.M. 34/72 unless otherwise noted.
- 4. () Indicates record and measured data per P.M. 34/72 unless otherwise noted.
- 5. ○ Indicates 3/4" I.P. tagged L.S. 5483 flush.
- 6. LLLLLL Indicates Restricted Access.
- 7. All monuments set per Riverside County Ordinance No. 461.7.
- 8. All monuments shown "Set" shall be set in accordance with the Monumentation Agreement for this map, unless otherwise noted.
- 9. Gross Area within the distinctive border is 6.79 Acres.

ENVIRONMENTAL CONSTRAINT NOTE

Environmental Constraint Sheet affecting this map is on file in the Office of the Office of the Riverside County Surveyor, in E.C.S. Book 23 Page 42. This affects all Lots.

BASIS OF BEARINGS

The basis of bearings for this Survey is the centerline of La Sierra Avenue, N 33° 38' 51" W, as shown on Riverside County R/w Map 828-UU, La Sierra Avenue, and per P.M. 34/72.

MB 242/73

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IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA

TRACT NO. 20612

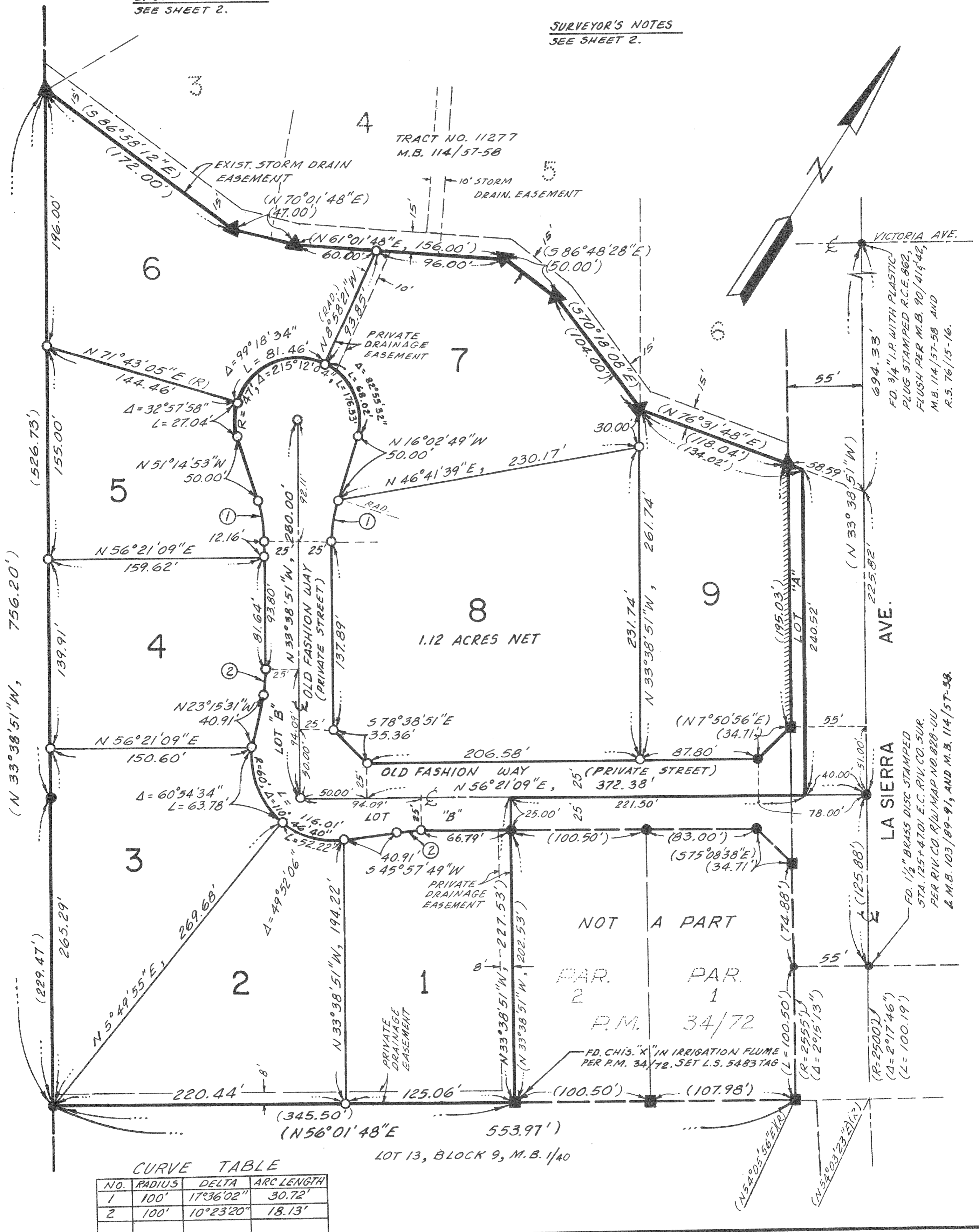
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ALCAM ASSOCIATES JULY, 1991 SCALE: 1"=50'



EASEMENT NOTES SEE SHEET 2.

SURVEYOR'S NOTES SEE SHEET 2.



CURVE TABLE

NO.	RADIUS	DELTA	ARC LENGTH
1	100'	17°36'02"	30.72'
2	100'	10°23'20"	18.13'

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