

OWNER'S STATEMENT

We hereby state that we are the owners of or have some right, title, or interest in the land included within the land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Subdivision Map as shown within the distinctive border line. We hereby dedicate to public use for street and public utility purposes, Lots "A" and "I". We hereby dedicate for construction and maintenance of electrical and sewer facilities, Lots "B" through "H" inclusive. We hereby dedicate for construction and maintenance of sewer facilities, the easement designated as "12' SEWER EASEMENT". We hereby dedicate for construction and maintenance of electrical energy distribution facilities, the easements designated as "12' P.U.E.", "5' P.U.E.", "6' P.U.E.", "8' P.U.E.", "5x16' P.U.E.", "5x20' P.U.E.", "5x25' P.U.E.", AND "5x30' P.U.E.". We hereby dedicate for the construction and maintenance of landscaping, the easements designated as "LANDSCAPE EASEMENT". REGIONAL PROPERTIES, INC., A CALIFORNIA CORPORATION

[Signatures]

TRACT 27721-1

BEING A SUBDIVISION OF A PORTION OF PARCELS 5, 6 AND 11 OF PARCEL MAP 4806 AS SHOWN BY MAP ON FILE IN BOOK 7 OF PARCEL MAPS AT PAGES 8 THROUGH 12 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 17, T. 3S., R. 4W., S.B.M.

JANUARY 1994

J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

RECORDER'S STATEMENT

Filed this 4th day of MAY, 1994, at 8:00 A.M. in Book 248 of Maps, at Pages 20-23, at the request of the CITY CLERK Fee: \$12.00 No. 185010 FRANK K. JOHNSON County Recorder By: Santa Regan Deputy Subdivision Guarantee: CONTINENTAL LAWYERS TITLE COMPANY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) COUNTY OF Los Angeles)

On this 7th day of April, 1994, before me, E. Thompson, a Notary Public in and for said State personally appeared Mark Rubin and Jack A. Sweeney, personally known to me (or proved to me on the basis of satisfactory evidence) 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(ies), 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.

My commission expires 8/13/1997. Witness my hand and official seal E. Thompson, Notary Public in and for said State

My principal place of business is in Los Angeles County.

SIGNATURE OMISSION

Pursuant to section 66436 of the Subdivision Map Act, the following signatures have been omitted.

- (A) Indicates an easement for a pipeline in favor of Four Corners Pipe Line Company recorded Jan. 10, 1958 in book 2205, pages 147-156 O.R. Riv. Co., Ca. (SEE SHEET 3)

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 electric facilities necessary to provide service to all lots as shown on this map; and that all public utilities easements shown are sufficient for all requirements of the Electric Division of the Department of the Public Utilities of the City of Riverside. Arrangements for water service must be made with the Western Municipal Water District.

Dated 4/19/94, BILL D. CARNAHAN, Director of Public Utilities, By Dieter P. Wirtzfeld

SOIL REPORT

A preliminary soils report was prepared on June 7, 1993, as required by the Health and Safety Code of California, Section 17943 by John R. Byerly, Inc.

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, except for the bonds of Community Facilities District 86-1. This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.

Dated 4/12/94, BARBARA J. STECKEL, City Treasurer, By W. Hansen

CITY ENGINEER CERTIFICATE

I hereby certify that I have examined the within map; that the subdivision as shown hereon is substantially the same as it appeared on the tentative map of tract 27721 which was approved by the Riverside City Planning Commission on Apr. 22, 1993 and any approved alteration 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 Department of Public Works 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: 4/20/94, BARRY BECK, R.C.E. 20900, City Engineer Lic. Exp. 9/30/97, By Barry Beck

WATER CERTIFICATION

I certify that the design of the water system in Tract No. 27721-1 is in accordance with the Water System expansion plans of the Western Municipal Water District and that the water service, storage and distribution system will be adequate to provide water service to such tract. This certification does not constitute a guarantee that it will supply water to such tract at any specific quantities, flows or pressures for fire protection and any other purpose.

[Signature], 4/19/94, PRINCIPAL ENGINEER RCE 21643, DATE

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.

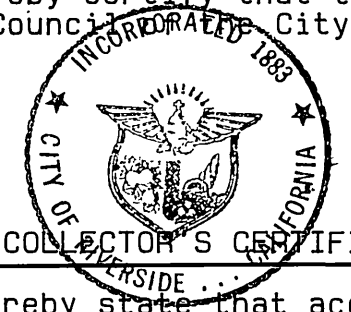
- (B) Indicates an easement for electric transmission lines and cables in favor of the City of Riverside, recorded Jan. 20, 1966 as Inst. No. 7276, O.R. Riv. Co., Ca. (SEE SHEET 3)
(C) Indicates an easement for electric facilities in favor of the City of Riverside, recorded Dec. 14, 1990 as Inst. No. 454049, O.R. Riv. Co., Ca. (SEE SHEET 3)
(D) Indicates an easement for electric transmission facilities in favor of the City of Riverside, recorded July 29, 1993 as inst. No. 294950; Recorded Aug. 25, 1993 as inst. No. s 332543 and 332544, all O.R. Riv. Co., Ca. (SEE SHEET 3)

DATE 4/19/94, By Dieter P. Wirtzfeld, BILL D. CARNAHAN, DIRECTOR OF PUBLIC UTILITIES

CITY CLERK CERTIFICATE

RESOLVED: That this map, consisting of FOUR (4) sheets be, and the same is hereby accepted as the final map of Tract 27721-1 and the streets and easements are hereby accepted as public streets and easements, except Lot "I" which is hereby accepted as 1' barrier strip to deny access from adjoining private property to Lot "A". 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 April, 1994.



KAREN E. LINDQUIST, City Clerk of the City of Riverside, California, By Karen E. Lindquist

TAX COLLECTOR'S CERTIFICATE

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 \$126,700.00.

Date 4-12-94, R. WAYNE WATTS, County Tax Collector, by Gail Ashmurst, Deputy

TAX BOND CERTIFICATE

I hereby state that a bond in the sum of \$126,700.00 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.

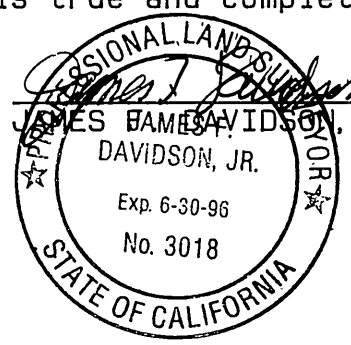
Date 5/3/94, GERALD A. MALONEY, Clerk of the Board of Supervisors, Maria Brown, Deputy

CASH TAX BOND, R. WAYNE WATTS, County Tax Collector, by [Signature], Deputy

SURVEYOR'S STATEMENT

I hereby state that I am a Licensed Land surveyor of the State of California and that this map consisting of FOUR (4) sheets correctly represents a survey made under my supervision during NOVEMBER of 1987; that all monuments shown hereon actually exist and their positions are correctly shown, or will be in place within one 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: 3-11-1994, JAMES BAMES DAVIDSON, JR., L.S. 3018



MB. 248/20

MB. 248/20

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 27721-1

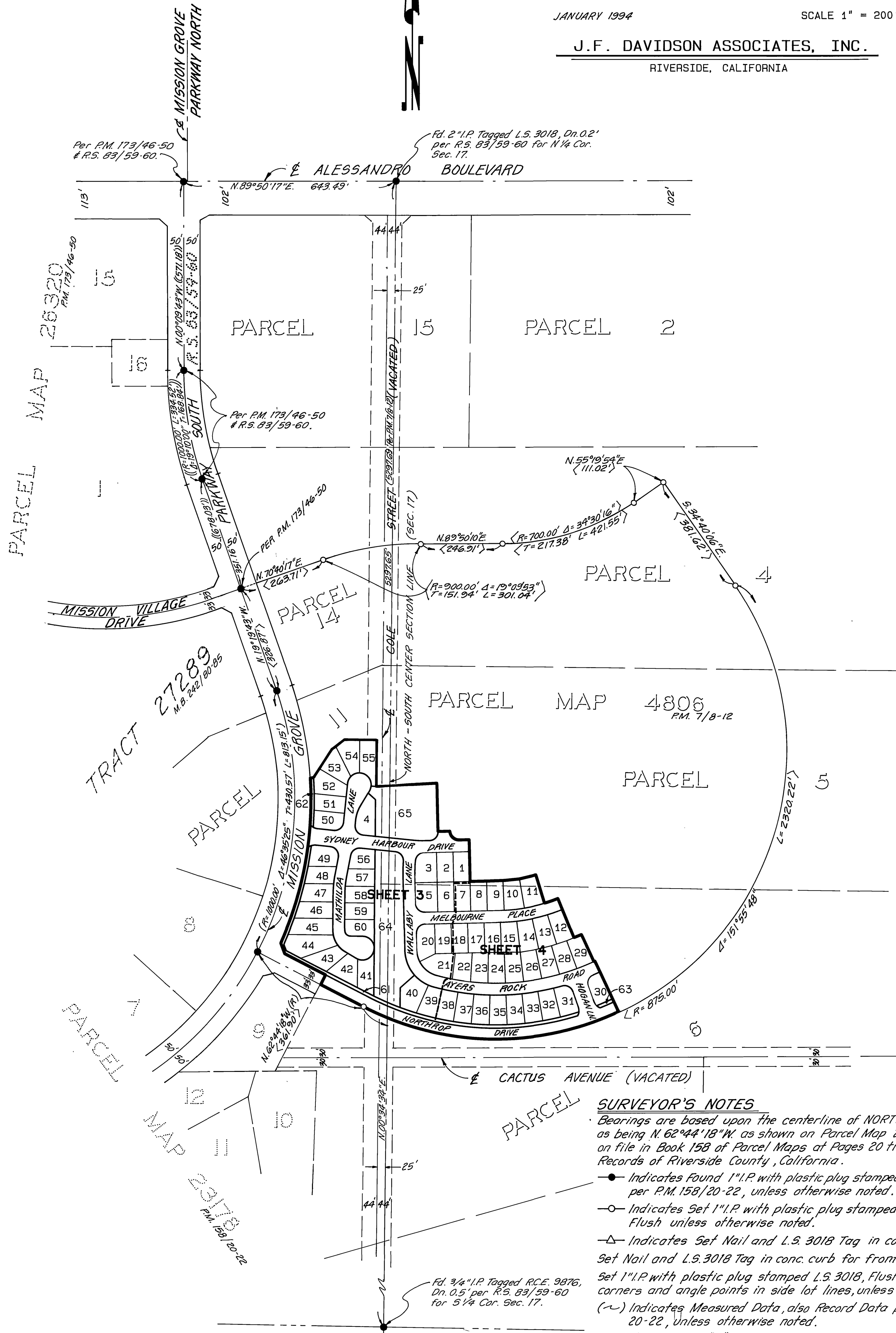
BEING A SUBDIVISION OF A PORTION OF PARCELS 5, 6 AND 11 OF PARCEL MAP 4806 AS SHOWN BY MAP ON FILE IN BOOK 7 OF PARCEL MAPS AT PAGES 8 THROUGH 12 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 17, T. 3S., R. 4W., S.B.M.

JANUARY 1994

SCALE 1" = 200'

J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA



SURVEYOR'S NOTES

- Bearings are based upon the centerline of NORTHROP DRIVE as being N. 62°44'18"W, as shown on Parcel Map 23178 by map on file in Book 158 of Parcel Maps at Pages 20 through 22 thereof, Records of Riverside County, California.
- Indicates Found 1" I.P. with plastic plug stamped L.S. 3018, Flush per P.M. 158/20-22, unless otherwise noted.
- Indicates Set 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted.
- △ Indicates Set Nail and L.S. 3018 Tag in conc. curb. Set Nail and L.S. 3018 Tag in conc. curb for front lot corners. Set 1" I.P. with plastic plug stamped L.S. 3018, Flush at all rear lot corners and angle points in side lot lines, unless otherwise noted.
- (~) Indicates Measured Data, also Record Data per P.M. 158/20-22, unless otherwise noted.
- LOTS "B" through "H": BLANKET SEWERLINE AND ELECTRICAL EASEMENTS.
- <~> Indicates Measured Data, also Record Data per P.M.W. 13-912 Certificate of Compliance rec. 5-4-94 as inst. no. 185008, O.R. Riv. Co., Ca.
- (~) Indicates Measured Data, also Record Data per P.M. 173/46-50. This Tract contains 11.953 Acres.

W.O. 921281801

SURVEYOR'S NOTES

LOTS "B" through "H": BLANKET SEWERLINE AND ELECTRICAL EASEMENTS.

See Sheets 2 or 4 for the remainder of the Surveyor's notes.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 27721-1

BEING A SUBDIVISION OF A PORTION OF PARCELS 5, 6 AND 11 OF PARCEL MAP 4806 AS SHOWN BY MAP ON FILE IN BOOK 7 OF PARCEL MAPS AT PAGES 8 THROUGH 12 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 17, T. 3S., R. 4W., S.B.M.

JANUARY 1994

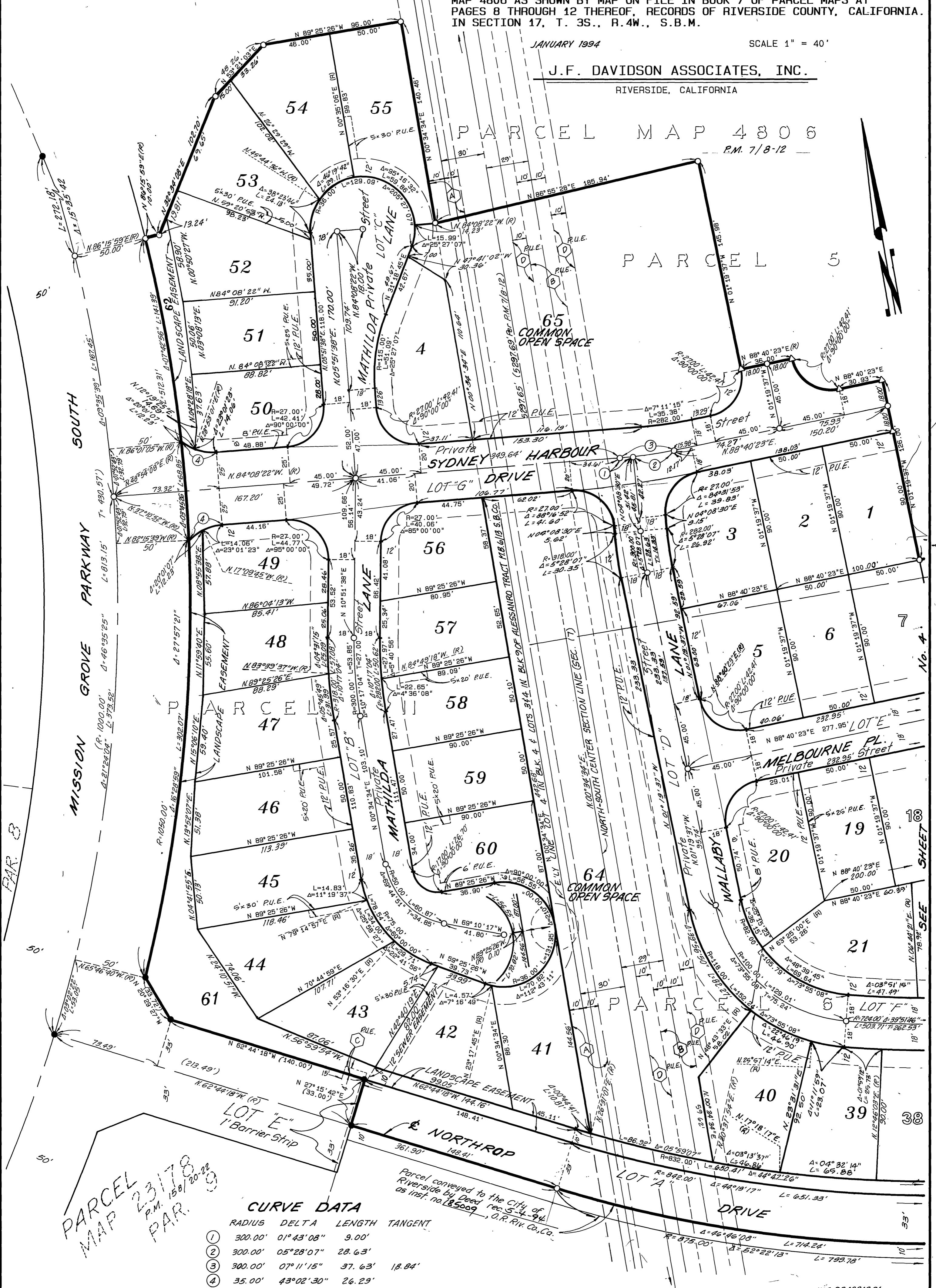
SCALE 1" = 40'

J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

PARCEL MAP 4806

P.M. 7/8-12



CURVE DATA

| RADIUS | DELTA | LENGTH | TANGENT |
|-----------|-------------|--------|---------|
| ① 300.00' | 01° 43' 08" | 9.00' | |
| ② 300.00' | 05° 28' 07" | 28.63' | |
| ③ 300.00' | 07° 11' 15" | 37.63' | 18.84' |
| ④ 35.00' | 43° 02' 30" | 26.23' | |

PARCEL MAP 23178
P.M. 15/20-22
PAR. 15/20-22

Parcel conveyed to the City of Riverside by Deed rec. 5-4-94 as inst. no. 185009, O.R. Riv. Co., Ca.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 27721-1

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JANUARY 1994

SCALE 1" = 40'

J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

SURVEYOR'S NOTES

BEARINGS ARE BASED UPON THE CENTERLINE OF NORTHRUP DRIVE AS BEING N 62° 44' 18" W AS SHOWN ON PARCEL MAP 23178 BY MAP ON FILE IN BOOK 158 OF PARCEL MAPS AT PAGES 20 THROUGH 22, THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

● INDICATES FOUND 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH PER P.M. 158/20-22, UNLESS OTHERWISE NOTED.

○ INDICATES SET 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH UNLESS OTHERWISE NOTED.

△ INDICATES SET NAIL AND L.S. 3018 TAG IN CONC. CURB.

SET NAIL AND L.S. 3018 TAG IN CONC. CURB FOR FRONT LOT CORNERS.

SET 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.

(~) INDICATES MEASURED DATA, ALSO RECORD DATA PER P.M. 158/20-22, UNLESS OTHERWISE NOTED.

LOTS "B" THROUGH "H": BLANKET SEWERLINE AND ELECTRICAL EASEMENTS.

THIS TRACT CONTAINS 11.953 ACRES.

(- - -) INDICATES MEASURED DATA, ALSO RECORD DATA PER P.M. 13-912 CERTIFICATE OF COMPLIANCE RECORDED 5-4-94 AS INST. NO. 185008 O.R. Riv. Co., CA.

(- - -) INDICATES MEASURED DATA, ALSO RECORD DATA PER P.M. 173/46-50.



CURVE DATA

| DELTA | RADIUS | LENGTH |
|---------------|--------|--------|
| ① 26° 39' 57" | 35.00' | 16.29' |
| ② 46° 36' 45" | 35.00' | 28.47' |
| ③ 19° 56' 48" | 35.00' | 12.18' |

Parcel conveyed to the City of Riverside by Deed rec. 5-4-94 as inst. no. 185009, O.R. Riv. Co., CA.

CITY

SEE SHEET No. 3