

M.B. 251/67

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 27653

BEING A SUBDIVISION OF A PORTION OF LOT 1 IN BLOCK 4 AND A PORTION OF WOOD ROAD OF ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 13 THEREOF. RECORDS OF SAN BERNARDINO COUNTY, CALIF. IN SECTION 8. T.3 S., R.4 W., S.B.M.

OCTOBER 1994

J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

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 for the construction and maintenance of drainage facilities, the easement designated as "30' Drainage Easement". We hereby dedicate for the construction and maintenance of electrical energy distribution facilities, the easements designated as "Blanket P.U.E.", "10' P.U.E.", "5' P.U.E.", "5'x20' P.U.E.", "5x25' P.U.E.", and "5'x35' P.U.E." We hereby dedicate for construction and maintenance or Sewer Facilities lots "A" and "B".

MISSION VILLAGE HOMES, L.P., a California limited partnership
By: JAMCO DEVELOPMENT CORPORATION, General partner

[Signatures]

HEMET SERVICE CORPORATION
Trustee under deed of trust, recorded November 15, 1993 as instrument No. 453931 O.R. Riverside County, CA

[Signatures]
Robert I. Robie, Pres. Targie Elaine Miller, A.V.P.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS
County of Los Angeles)
On November 3, 1994 before me, E Thompson, Notary Public
personally appeared Alexander S. Lowy and Mark Rubin

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand: My commission expires 8/13/97
E Thompson E Thompson
Notary Public in and for said State Print Name
My principal place of business is in Los Angeles County.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS
County of Riverside)
On Nov. 18, 1994 before me, Cheryl M. Burns
personally appeared Robert I. Robie and Targie Elaine Miller

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand: My commission expires 6-19-95
[Signature] Cheryl M. Burns
Notary Public in and for said State Print Name
My principal place of business is in Riverside County.

SOIL REPORT

A preliminary soil report was prepared on Feb. 9, 1993, as required by the Health and Safety Code of California, Section 17943 by LEIGHTON AND ASSOCIATES, 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 CFD 86-1.

This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.

Dated 12/21/94
BARBARA J. STECKEL
City Treasurer
By WR Hansen

WATER CERTIFICATION

I certify that the design of the water system in Tract NO. 27653 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] 12/21/94
PRINCIPAL ENGINEER RCE 21643 DATE

CITY ENGINEER'S 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 27653 which was approved by the Riverside City Planning Commission on Dec. 17, 1992 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: 12/27/94
BARRY BECK R.C.E. 20900
City Engineer Lic. Exp. 9/30/97
By Barry Beck

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 easement 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 12/23/94
BILL D. CARNAHAN
Director of Public Utilities
By Dieter P. Wirtzfeld

RECORDER'S STATEMENT

Filed this 9th day of JANUARY, 1994
at 2:00 P.M. in Book 251 of

Maps, at Pages 67-70 at the request of the

CITY CLERK
Fee: \$1200
No. 6582

FRANK K. JOHNSON, County Recorder
By: Santa Ragan Deputy

Subdivision Guarantee: CONTINENTAL LAWYERS TITLE COMPANY

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 27653 and the easements are hereby accepted as public easements, 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 3rd day of January, 1995



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

TAX INSPECTOR'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 \$~~

Date Dec. 21, 1994
R. WAYNE WATTS
County Tax Collector
by Audrey Barton Deputy

TAX BOND STATEMENT

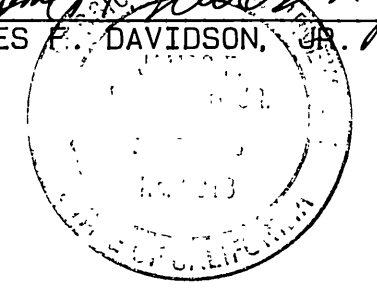
I hereby state that a bond in the sum of \$ _____ has been executed and filed with the Board of Supervisors of the County of Riverside, California, conditioned upon the payment of all taxes, State, County, Municipal, or local, and all special assessments collected as taxes which at the time of filing 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.

Date _____
GERALD A. MALONEY
Clerk of the Board of Supervisors
CASH TAX BOND
R. WAYNE WATTS
County Tax Collector
by _____ 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 APRIL of 1988; 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: 12-21 1994
[Signature]
JAMES P. DAVIDSON, JR. L.S. 3018



M.B. 251/67

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OCTOBER 1994

SCALE: 1"=100'

J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

SURVEYOR'S NOTES

Bearings are based upon the centerline of PORT ROYAL WAY as being N.89°41'01"E. as shown on Tract 27653-2 by map on file in Book 249 of maps at Pages 73-75 thereof, Records of Riverside County, California.

- Indicates Found 1" I.P. with plastic plug stamped L.S. 3018, Flush per Tract 27653-2 M.B. 249/73-75, unless otherwise noted.
- ▲ Indicates Found Nail and L.S. 3018 Tag in conc. curb per Tract 27653-2 M.B. 249/73-75, 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 Tract 27653-2 M.B. 249/73-75, unless otherwise noted.

This Tract contains 6.725 Acres.

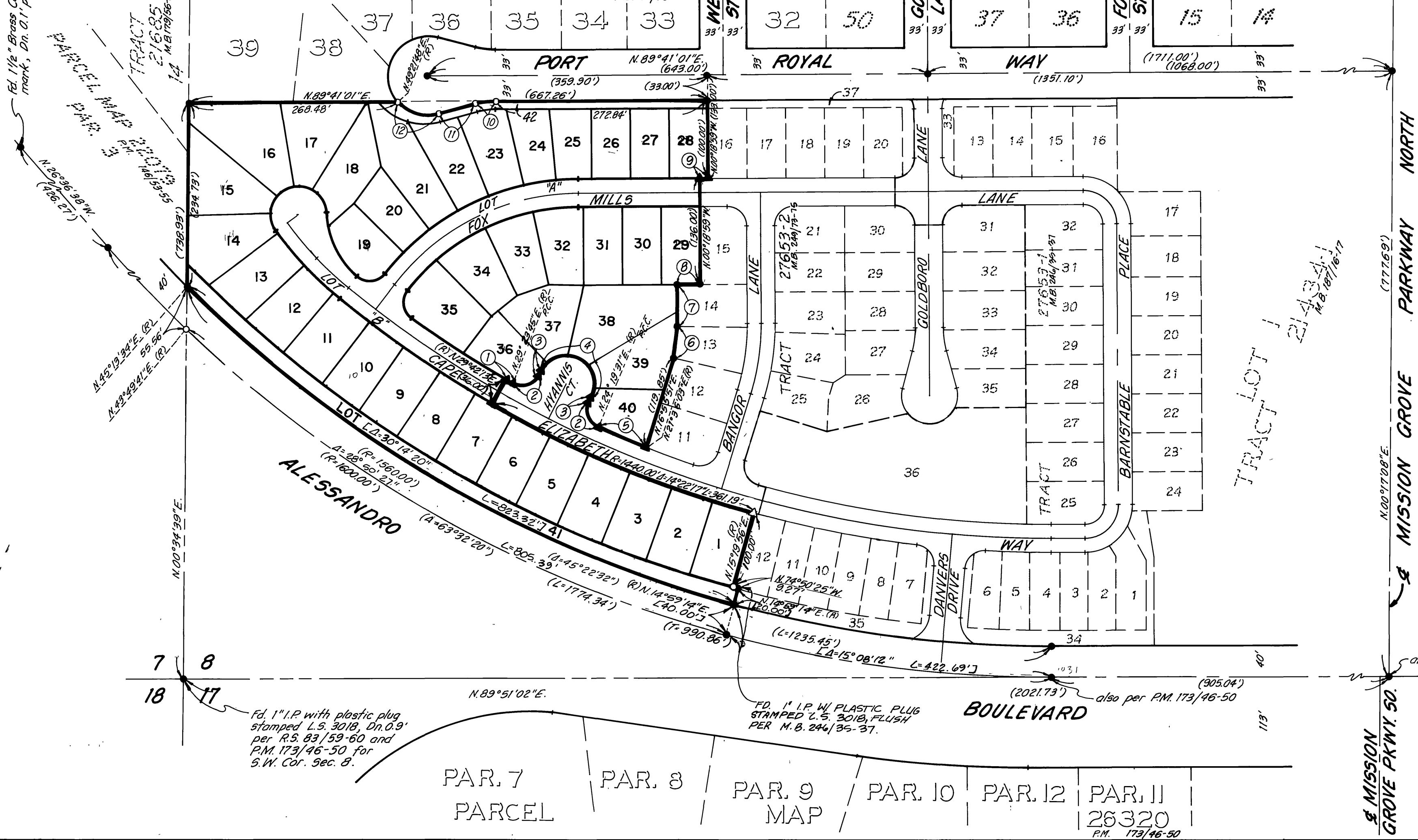
[-] Indicates Measured data also Record data Per Tract 27653-1 M.B. 246/35-37.

SIGNATURE OMISSION

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

- △ Indicates an easement for drainage facilities in favor of the City of Riverside, Recorded April 10, 1987 as Inst. No. 100217, O.R. Riv. Co., Ca. (See Sheet 3)
 - △ Indicates an easement for waterlines in favor of Western Municipal Water District, Recorded April 8, 1987, as Inst. No. 96986, O.R. Riv. Co., Ca. (See Sheet 3)
 - △ Indicates an easement for public utilities in favor of Western Municipal Water District, Recorded April 22, 1965, as Inst. No. 47066, O.R. Riv. Co., Ca. (See Sheet 3)
- An easement for underground facilities in favor of Pacific Bell Recorded June 12, 1989 as Inst. No. 192104, O.R. Riv. Co., Ca. (Blanket in Nature)

Pl. 1 1/2" Brass Cap with punch mark, Dn. 0.1" per M.B. 187/16-17.



BOUNDARY DATA

- ① (R=1404.00' Δ=00°18'28" L=7.54')
- ② (R=25.00' Δ=92°32'07" L=40.38')
- ③ N.26°51'38"E. (5.65')
- ④ (R=36.00' Δ=180°00'00" L=113.10')
- ⑤ (R=1404.00' Δ=02°43'28" L=66.76')
- ⑥ N.06°47'41"E. (40.77')
- ⑦ N.00°17'35"W. (53.71')
- ⑧ N.89°41'01"E. (30.01')
- ⑨ N.89°41'01"E. (10.90')
- ⑩ R=100.00' Δ=15°00'00" L=26.18'
- ⑪ N.74°41'01"E. 49.87'
- ⑫ R=51.00' Δ=64°40'47" L=57.57'

M.B. 251/68

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OCTOBER 1994

SCALE: 1"=40'

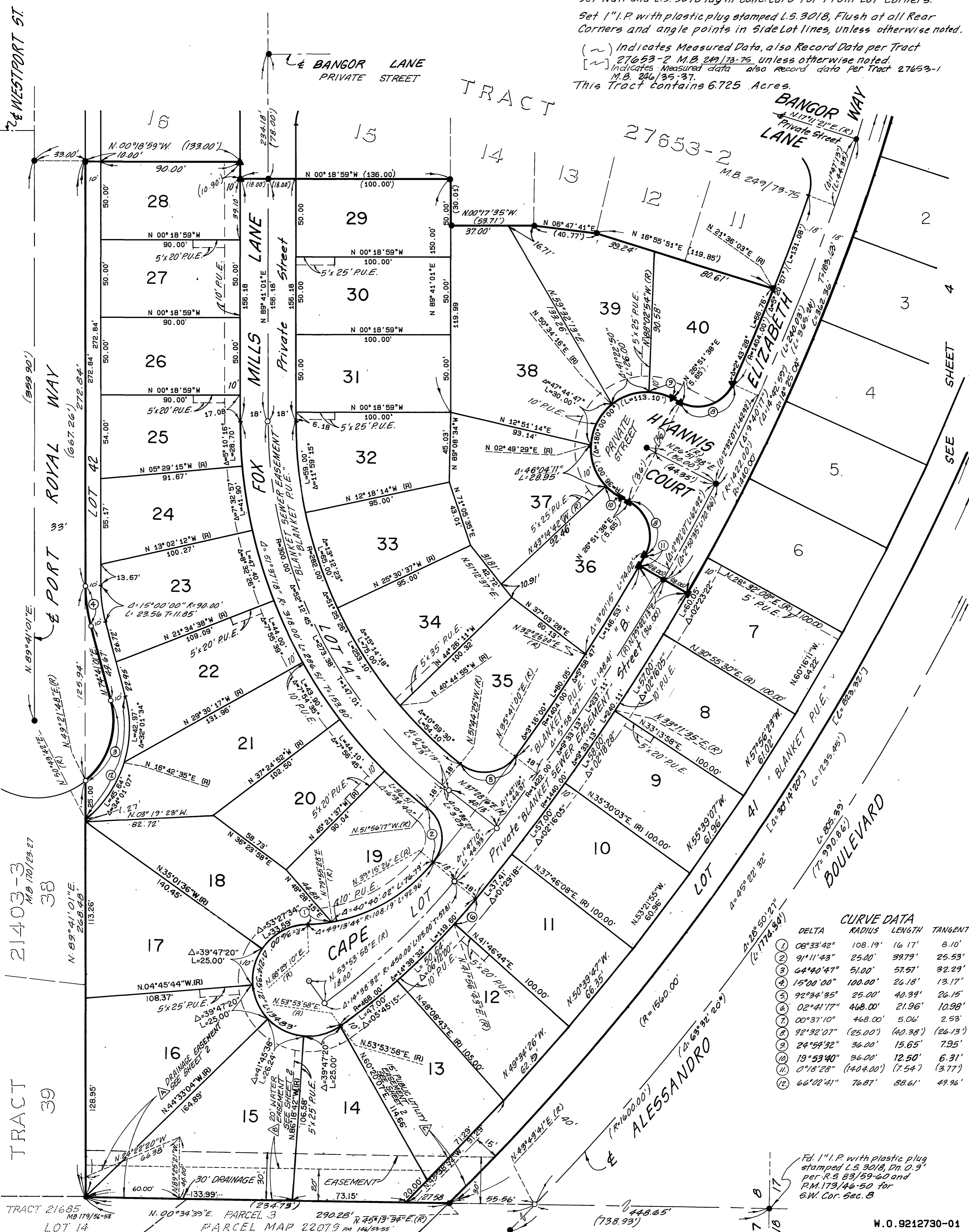
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RIVERSIDE, CALIFORNIA

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 - △ Indicates Set Nail and L.S. 3018 Tag in concrete 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 Corners and angle points in Side Lot lines, unless otherwise noted.
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CURVE DATA				
DELTA	RADIUS	LENGTH	TANGENT	
①	08°33'42"	108.19'	16.17'	8.10'
②	91°11'43"	25.00'	59.79'	25.53'
③	64°40'47"	51.00'	57.57'	32.29'
④	15°00'00"	100.00'	26.18'	13.17'
⑤	92°34'35"	25.00'	40.39'	26.15'
⑥	02°41'17"	468.00'	21.96'	10.98'
⑦	00°37'10"	468.00'	5.06'	2.53'
⑧	92°32'07"	(25.00')	(40.38')	(26.13')
⑨	24°54'32"	36.00'	15.65'	7.95'
⑩	19°53'40"	96.00'	12.50'	6.31'
⑪	01°18'28"	(1404.00')	(7.54')	(3.77')
⑫	66°02'41"	76.87'	88.61'	49.96'

Fd. 1" I.P. with plastic plug stamped L.S. 3018, Dn. O. 9' per R.S. 83/59-60 and P.M. 173/46-50 for 6W. Cor. Sec. 8

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RIVERSIDE, CALIFORNIA



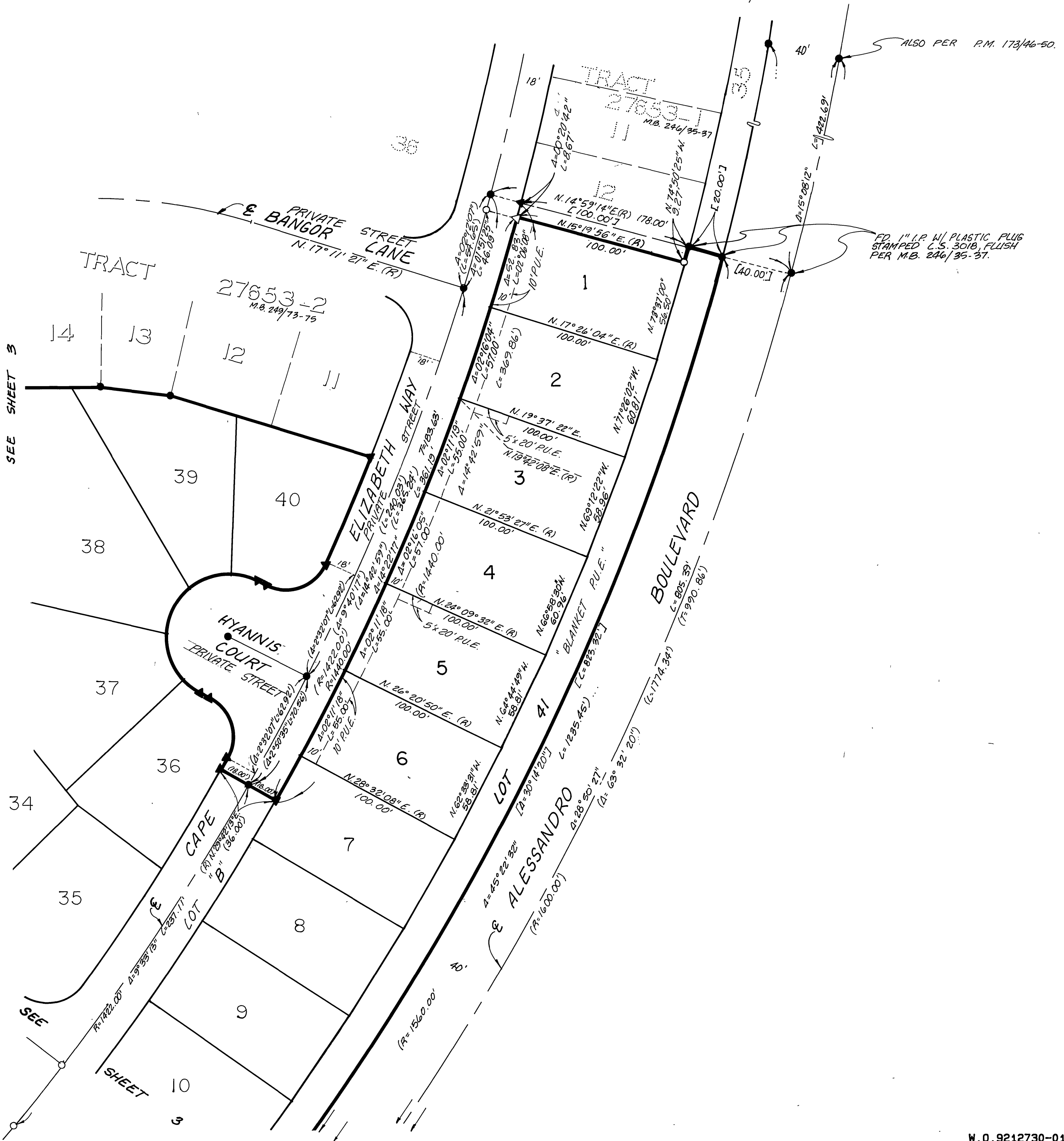
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This Tract contains 6.725 Acres.

[~] Indicates Measured data also Record data per Tract 27693-1 M.B. 246/35-37.



SEE SHEET 3

SEE

SHEET