

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 and that we consent to the preparation and recording of this subdivision map as shown within the distinctive border line. We hereby dedicate to public use for public street and public utility purposes, Lots 'A' through 'F' inclusive, together with lots 'G' through 'I' inclusive. We hereby dedicate to the City of Riverside for construction and maintenance of electric energy distribution facilities, the easements designated as '5' X 30' P.U.E.' We hereby dedicate to the public an avigation easement and right of flight for the passage of aircraft over Lots 1 through 77 inclusive. We hereby request that the following easements be abandoned in conformance with Section 66499.20 1/2 of the Subdivision Map Act: Those certain easements for storm drain facilities and roadway slopes granted to the City of Riverside, Recorded May 19, 1994 as Inst. No. 206032 and Recorded January 15, 1997 as Inst. No. 14161 both D.R. Riv. Co., CA.

BLACKMON RIVERSIDE, LLC, A California Limited Liability Company

Jeffrey L. Blackmon
Jeffrey L. Blackmon

CITY NATIONAL BANK, A National Banking Association, as Beneficiary under Deeds of Trust recorded November 14, 1997 as Inst. No.'s 418228, 418229 and 418230, all Official Records of Riverside County, California

William E. Koenig, V.P.
William E. Koenig, V.P.

NOTARY ACKNOWLEDGMENT

STATE OF California SS
County of Riverside

On January 7, 1998 before me, Karen Stanley, Notary Public personally appeared Jeffrey L. Blackmon

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 11/5/2001

Karen Stanley
Notary Public in and for said State Karen Stanley Print Name

My principal place of business is in Riverside County

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA SS
County of LOS ANGELES

On 1/12/98 before me, NORA ANILIAN, Notary Public personally appeared WILLIAM E. KOENIG

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 2/7/99

Ma Quiha
Notary Public in and for said State NORA ANILIAN Print Name

My principal place of business is in LOS ANGELES County

SOIL REPORT

A preliminary soils report was prepared on September 7, 1994, as required by the Health and Safety Code of California, Section 17943 by Sid Geotechnical Inc.

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

TRACT 27982

BEING A SUBDIVISION OF A PORTION OF PARCELS 1, 2, 3, 4 AND 5 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. 3 S., R. 4 W., S. B. M.

OCTOBER 1997

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

CITY TREASURER'S CERTIFICATE

I hereby certify that according to the records of this office as of the 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 the bonds of Communities 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 12/31/97

BARBARA J. STECKEL

City Treasurer

By WR Hammen

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 27982 which was approved by the Riverside City Planning Commission on July 21, 1994 and any approved alteration thereof that all provisions of the Subdivision Map Act (Division 2 of Title 7 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 1/19/98

RICHARD D. McGRATH RCE 31952

City Engineer Lic. Exp. 12/31/00

By Richard D. McGrath

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of four (4) sheets be, and the same is hereby accepted as the final map of Tract 27982. Lots 'A' through 'F' inclusive are hereby accepted for public street and public utility purposes and Lots 'G' through 'I' inclusive are hereby accepted as Barrier Strips.

The easements designated as '5' X 30' P.U.E.' are hereby accepted for the construction and maintenance of electric energy distribution facilities. The avigation easement and right of flight for the passage of aircraft over Lots 1 through 77 inclusive is hereby accepted.

The following easements are hereby abandoned in conformance with Section 66499.20 1/2 of the Subdivision Map Act: Those certain easements for storm drain facilities and roadway slopes granted to the City of Riverside, Recorded May 19, 1994 as Inst. No. 206032 and Recorded January 15, 1997 as Inst. No. 14161, D.R. Riv. Co., CA.

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 27th day of January, 1998.

COLLEEN J. NICOL
City Clerk of the City of Riverside, California

By Colleen Nicol

SIGNATURE OMISSION

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

Indicates an easement for Water Lines in favor of Eastern Municipal Water District, recorded June 19, 1981 as Inst. No. 114837, D.R. Riv. Co., Ca., (SEE SHEET 4)

RECORDER'S STATEMENT

Filed this 6th day of FEB, 1998,

at 8:00 AM in Book 267 of

Maps, at Pages 41-44, at the request of the

CITY CLERK

Fee: \$12.00

No. 43999

GARY L. ORSD, County Assessor - Clerk - Recorder

By: Shagan Deputy

Subdivision Guarantee: CHICAGO TITLE COMPANY

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 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 \$35,300.00 (REVISED)

Dated 1-13-98

R. WAYNE WATTS
County Tax Collector

by Dail Ashburn
Deputy

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$35,300.00 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.

Dated 2/5/1998

Marie Brass, Deputy
GERALD A. MALONEY
Clerk of the Board of Supervisors

CASH TAX BOND
R. WAYNE WATTS
County Tax Collector

by _____
Deputy

WATER CERTIFICATION

I hereby state that the subdivider named on this map has not deposited with the Western Municipal Water District of Riverside County, sufficient funds to cover required fees. Once the fire hydrants, water mains and service laterals have been installed and accepted by the District and required fees have been paid, the District will supply water to each lot. The easements as shown are sufficient for all requirements of water distribution.

Dated 1/30/97

Jeffrey D. Sims
JEFFREY D. SIMS RCE 46212

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 JAN 16, 1998

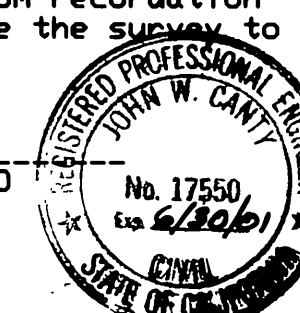
Dieter P. Wirtzfeld
BILL D. CARNAHAN
Director of Public Utilities

ENGINEER'S STATEMENT

I hereby state that I am a Registered Civil Engineer of the State of California and that this map consisting of four (4) sheets correctly represents a survey made under my supervision during September of 1994 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 December 31, 1997

John W. Canty
JOHN W. CANTY R.C.E. 17550



IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 27982

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OCTOBER 1997

SCALE 1"=200'

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

ENGINEER'S NOTES

Bearings are based upon the centerline of Northrop Drive as being N 62°44'18" W as shown on Tract 27721 by Map on File in Book 262 of Maps at Pages 53 through 57 thereof, Records of Riverside, County, California.

- Indicates found monuments as noted.
- Indicates found 1" I.P. with plastic plug stamped L.S. 3018, flush per Tract 27721 M.B. 262 153-57, unless otherwise noted.
- △— Indicates Set 1/2" Spike and R.C.E. 17550 Tag, Flush unless otherwise noted.
- () Indicates Record Data per P.M. 7/8-12.
- Indicates set 1" I.P. with plastic plug stamped R.C.E. 17550, flush, unless otherwise noted.

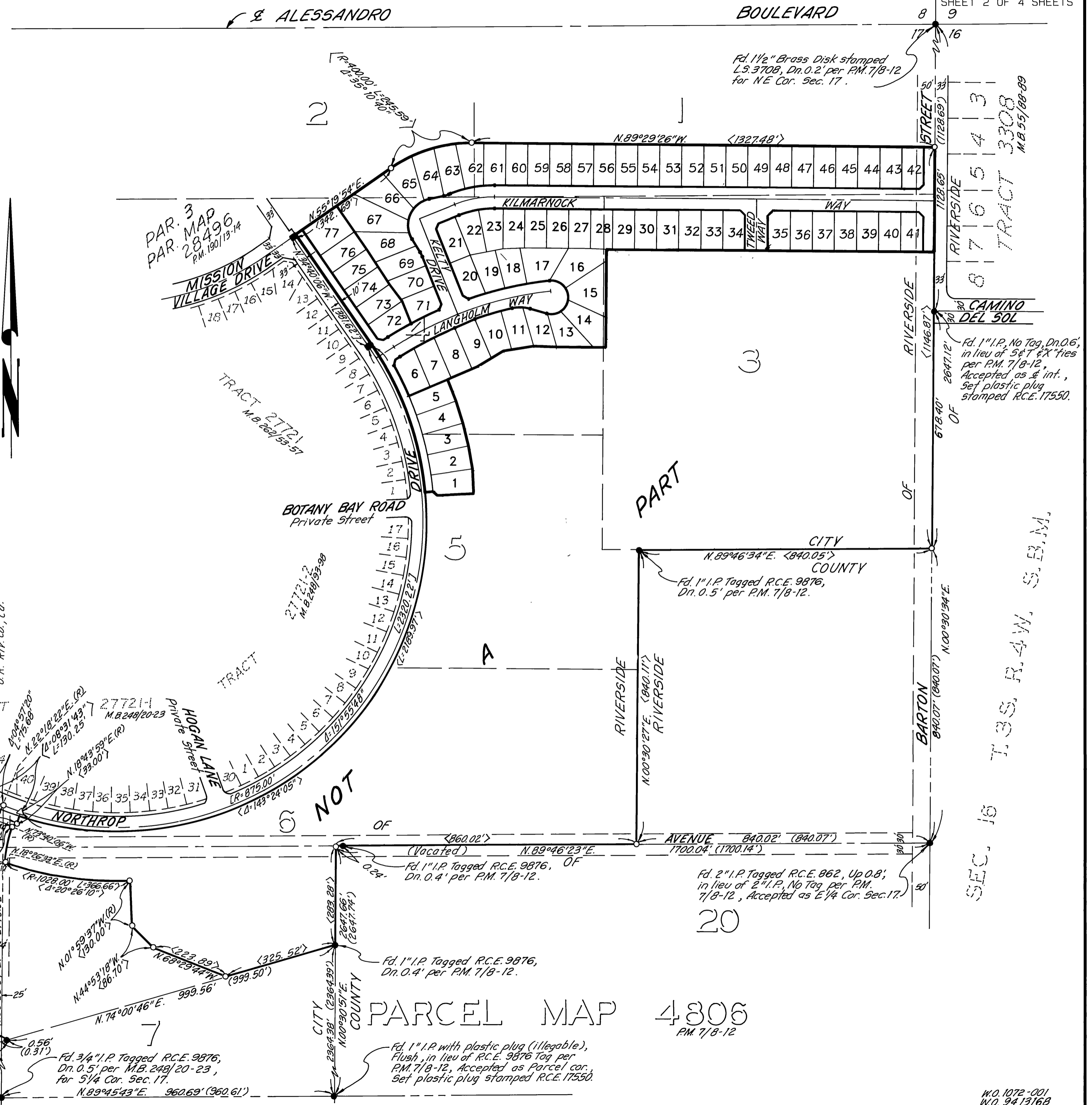
Set 1" I.P. with plastic plug stamped R.C.E. 17550, flush at all rear lot corners and angle points in side lot lines, unless otherwise noted.

Set nail and R.C.E. 17550 tag in top of concrete curb at the prolongation of side lot lines.

< > Indicates measured data also record data per P.M.W. 9-945 Certificate of Compliance Rec. Mar. 12, 1997 as Inst. No. 82505, O.R. Riv. Co., Co.

[] Indicates measured data also record data per Tract 27721 M.B. 262 153-57, unless otherwise noted.

This tract contains 18.094 acres.



M.B. 267/42

T.3 S., R.4 W., S.B.M.

SEC. 16

M.B. 267/42

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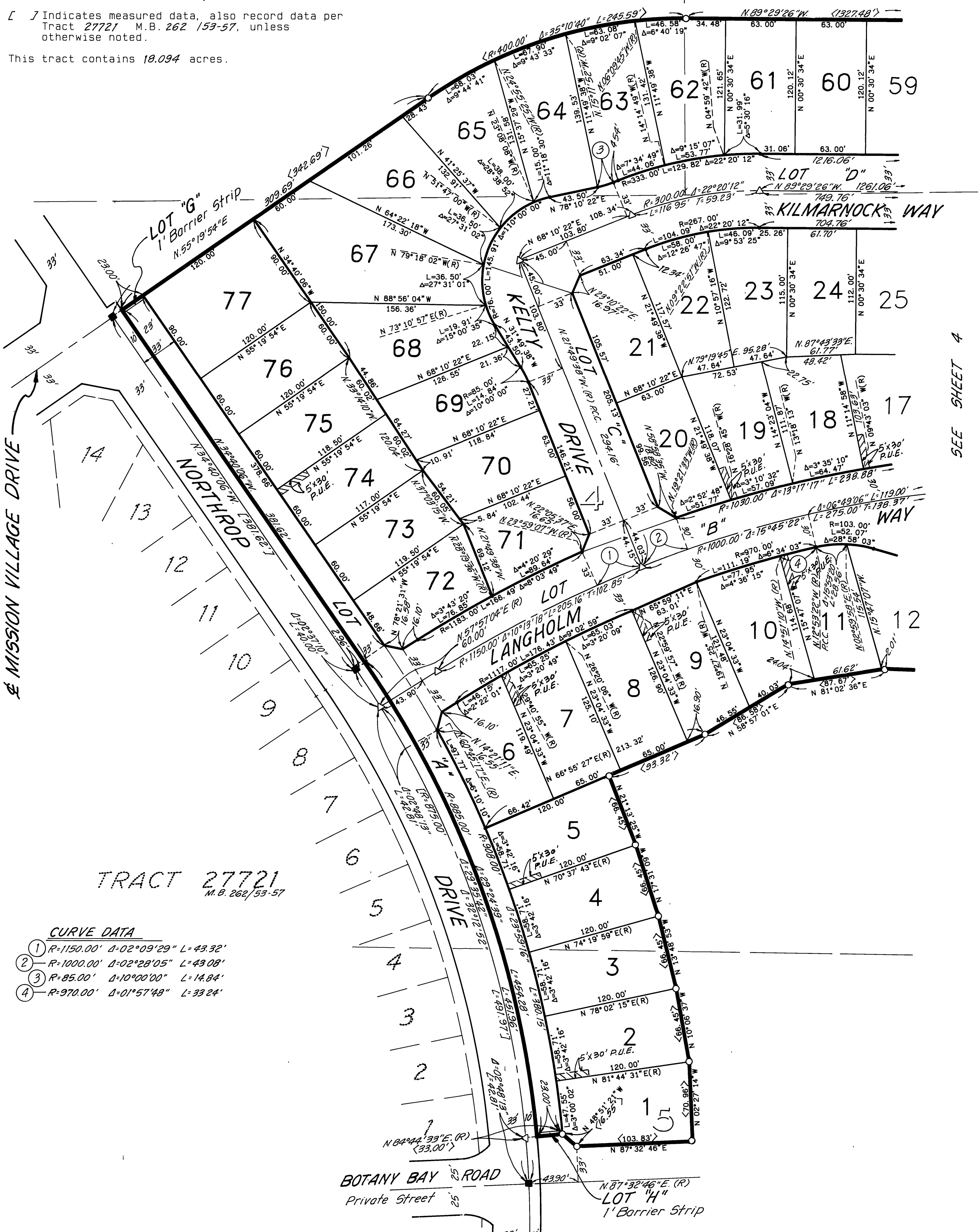
OCTOBER 1997

SCALE 1" = 60'

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

PARCEL MAP 4806 PM 7/8-12



TRACT 27721 M.B. 262/53-57

CURVE DATA

- 1 R=1150.00' Δ=02°09'29" L=43.32'
2 R=1000.00' Δ=02°28'05" L=43.08'
3 R=85.00' Δ=10°00'00" L=14.84'
4 R=970.00' Δ=01°57'48" L=33.24'

SEE SHEET 4

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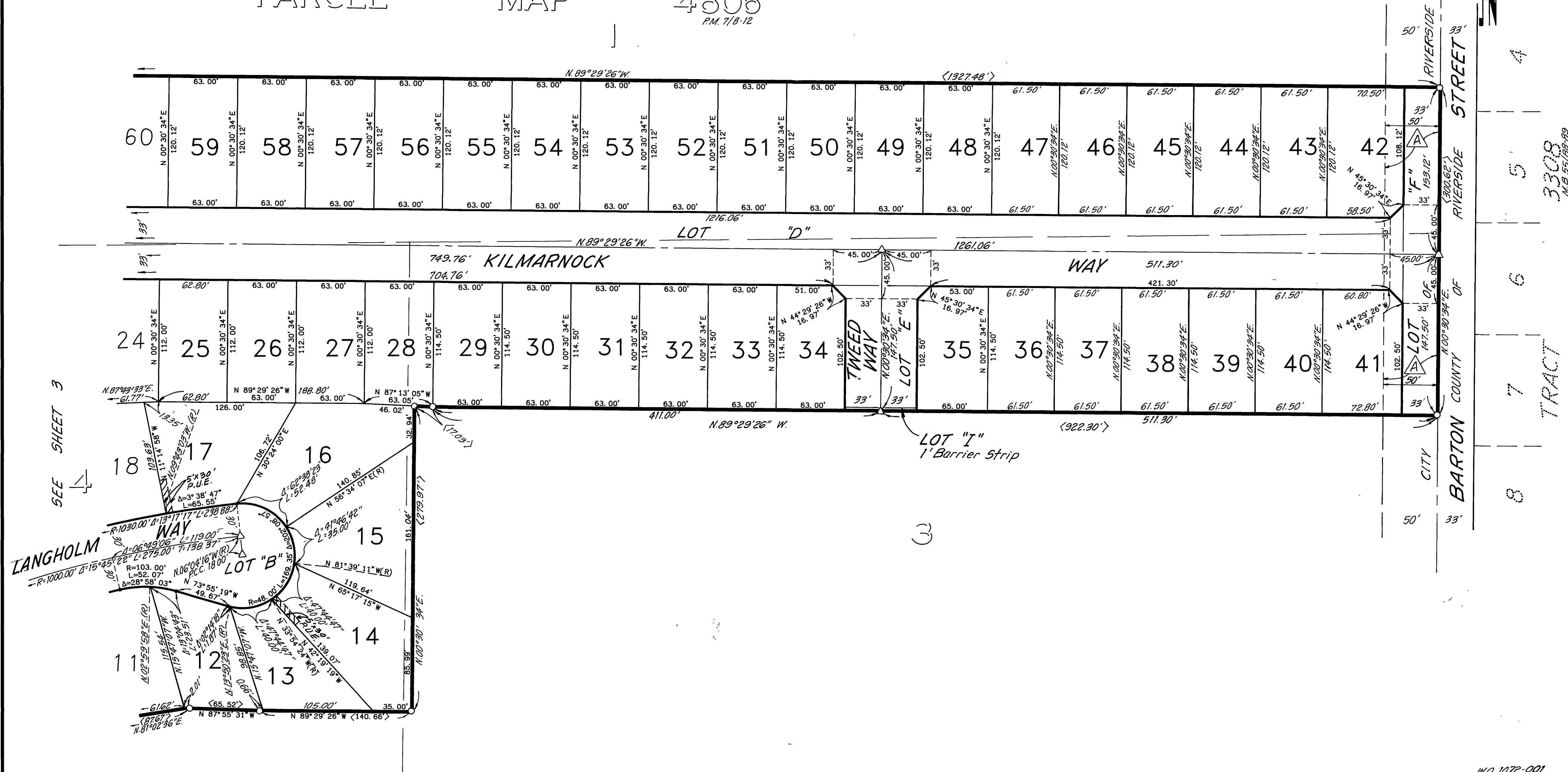
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△ Waterline Easement (See Sheet 1)

PARCEL MAP 4806

P.M. 7/8-12



267/44

M.B. 267/44

3308
M.B. 55/188-89

TRACT

8

7

6

5

4

M.B. 267/44

SEE SHEET 3