OWNERS 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 PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE FOR THE INSTALLATION AND MAINTENANCE OF TREES THE EASEMENT DESIGNATED AS 5' TREE PLANTING EASEMENT.

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR ACCESS RIGHTS TO BRADLEY STREET ADJACENT TO PARCEL 1 OF PARCEL MAP NO. 28722.

WE HEREBY REQUEST THAT A PORTION OF BRADLEY STREET, WHICH IS NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 64499.20-1/4 OF THE SUBDIVISION MAP ACT: THE NORTHERLY 11 FEET OF THE SOUTHERLY 24 FEET OF THE EASTERLY 296.08 FEET OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEEDS RECORDED MAY 14, 1971 AS INSTRUMENT NUMBERS 51305 AND 51306, OFFICIAL RECORDS OF RIVERSIDE COUNTY,

WE HEREBY REQUEST THAT THE WAIVED VEHICULAR ACCESS RIGHTS ALONG BRADLEY STREET, WAIVED BY PARCEL MAP NO. 18579, P.M.B. 149/85-86, BE RELEASED AND RELINQUISHED BY THE CITY OF RIVERSIDE.

KMK 1, A CALIFORNIA LIMITED LIABILITY COMPANY

BENEFICIARY

CITIZENS BUSINESS BANK, A CALIFORNIA CORPORATION BENEFICIARY UNDER DEED OF TRUST RECORDED 1/15/99/AS INSTRUMENT NUMBER 017246, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

NOTARY ACKNOWLEDGMENT

Theke Conway 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.

MY COMMISSION EXPIRES

Carolyn Villines Comm. #1107554 TARY PUBLIC CALIFORNIA RIVERSIDE COUNTY Comm. Exp. Aug. 21, 2000

NOTARY ACKNOWLEDGMENT

STATE OF California)

COUNTY OF Son Beneratino

ON Oct 12,1999 , BEFORE ME, & Bugarin

PERSONALLY APPEARED Shelley Florer and
Marilyn Hameria

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EMDENCE) TO BE THE PERSON (S) WHOSE NAME (S) AS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE 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.

1/21garia MY COMMISSION EXPIRES May 24, 2002 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE. STATE OF CALIFORNIA

BEING A DIVISION OF PARCEL 3 OF PARCEL MAP NO. 18579 AS SHOWN BY MAP ON FILE IN BOOK 149 OF PARCEL MAPS, AT PAGES 85 & 86 THEREOF AND A PORTION OF THE WEST HALF OF THE WEST HALF OF LOT 4 OF HORTON'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 3 OF MAPS, AT PAGE 20 THEREOF, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 14, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

J.N. BEELER AND ASSOCIATES L.S. 4055 RIVERSIDE, CA.

UTILITIES CERTIFICATE

WATER SERVICE CONNECTION CHARGE AND BACKUP FACILITY CAPACITY CHARGE FOR PARCEL #1 (1-INCH SERVICE AND 1-INCH METER) HAVE BEEN PAID - ALL OTHER APPLICABLE WATER FEES AND CHARGES FOR

ALL APPLICABLE WATER FEES AND CHARGES WERE PREVIOUSLY PAID FOR

THE SUBDIVIDER NAMED ON THIS PARCEL MAP HAS NOT DEPOSITED WITH THE CITY OF RIVERSIDE, PUBLIC UTILITIES DEPARTMENT, SUFFICIENT FUNDS

BUT HAS MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO

ALL PUBLIC UTILITIES EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISIONS. PUBLIC UTILITIES

I HEREBY CERTIFY AS FOLLOWS:

PARCEL #1 WERE PREVIOUSLY PAID.

**ELECTRIC FACILITIES:** 

PARCEL #2 (1-INCH SERVICE AND 1-INCH METER).

ALL PARCELS AS SHOWN ON THIS PARCEL MAP.

EXISTING ELECTRICAL SERVICE TO PARCEL #2.

DEPARTMENT OF THE CITY OF RIVERSIDE.

**WATER FACILITIES:** 

PARCEL #1

PARCEL #1

PARCEL #2

**EASEMENTS:** 

DATED DEC 17, 1179

**AUGUST 1999** 

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$1100 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 THIS MAP WITH THE COUNTY RECORDER ARE TILIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE, AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: 3-2-2000, 1999

GERALD A. MALONEY, CLERK OF THE BOARD OF SUPERVISORS

DEPUTY

PAUL McDONNELL, COUNTY TAX COLLECTOR

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 THE PARCEL MAP 28722,

THE FOLLOWING PORTION OF BRADLEY STREET IS HEREBY ABANDONED IN CONFORMANCE WITH SECTION 64499.20-1/4 OF THE SUBDIVISION MAP ACT: THE NORTHERLY 11 FEET OF THE SOUTHERLY 24 FEET OF THE EASTERLY 296.08 FEET OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEEDS RECORDED MAY 14, 1971 AS INSTRUMENT NUMBERS 51305 AND 51306, OFFICIAL RECORDS OF RIVERSIDE COUNTY,

THE WAIVED VEHICULAR ACCESS RIGHTS PER PARCEL MAP 18579, P.M.B. 149/85 AND 86 ARE HEREBY RELEASED AND RELINQUISHED.

THE WAIVED VEHICULAR ACCESS RIGHTS PER PARCEL MAP 28722 ARE HEREBY ACCEPTED.

THE EASEMENT DESIGNATED AS 5' TREE PLANTING EASEMENT IS HEREBY ACCEPTED FOR THE INSTALLATION AND MAINTENANCE OF PALM TREES.

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

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 47 DAY OF JANUARY 2000.

COLLEEN J. NICOL CITY CLERK OF THE CITY OF RIVERSIDE,

UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENT, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP.

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; SAID EASEMENT IS BLANKET IN NATURE.

DATED 12 17 99

SHEET 1 OF 2 SHEETS

RECORDER'S STATEMENT

FILED THIS 3 rd DAY OF MARCH 2000, 1999, AT 8:00 A.M. IN BOOK 196 OF PARCEL MAPS, AT PAGES 3-4 , AT THE REQUEST OF THE CITY CLERK.

NO. 2000 - 080 266 FEE:\$ 8.00

GARY L. QRSQ COUNTY CLERK, ASSESSOR, RECORDER

SUBDIVISION GUARANTEE: STEWART TITLE INSURANCE COMPANY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF KMK 1 A LIMITED LIABILITY COMPANY IN AUGUST 1999.

I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY
THE POSITIONS INDICATED, OR WILL BE IN PLACE WITHIN ONE YEAR FROM
THE RECORDATION DATE OF THIS MAP, AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

JOSEPH N. BEELER L.S. 4055 LIC. EXP. JUNE 30, 2000

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 2340 DAY OF DEC. , 1999, FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

BY: RICHARD D. MC GRATH, CITY ENGINEER Richard D. me Grat LIC. EXPIRES 12/31/2000

TENTATIVE MAP APPROVED: DECEMBER 17, 1998

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 THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE

BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY. DATED: 4/13/99

JERRY ROGERS Hausen

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

3-2-2000

PAUL McDONNELL, COUNTY TAX, COLLECTOR BY Fail lishinkust

DEPUTY

99-710-05

BEING A DIVISION OF PARCEL 3 OF PARCEL MAP NO. 18579 AS SHOWN BY MAP ON FILE IN BOOK 149 OF PARCEL MAPS, AT PAGES 85 & 86 THEREOF AND A PORTION OF THE WEST HALF OF THE WEST HALF OF LOT 4 OF HORTON'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 3 OF MAPS, AT PAGE 20 THEREOF, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 14, TOWNSHIP 3 SOUTH, RANGE

> LOT 2 M.B. 228/44-46

# SURVEYORS' NOTES:

0 10 20 30 40 50

BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF BRADLEY STREET BEING NORTH 89°59'24" EAST PER PARCEL MAP NO. 18579 ON FILE IN BOOK 149 OF PARCEL MAPS AT PAGES 85 AND 86, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

FEET

**METRES** 

SCALE  $1 = 40^\circ$ 

- DENOTES FOUND MONUMENTS AS NOTED
- DENOTES SET 1 1/4" O.D. IRON PIPE FLUSH, TAGGED L.S. 4055, UNLESS OTHERWISE NOTED.
- DENOTES RECORD DATA PER P.M. 149/85-86, UNLESS OTHERWISE NOTED.

/////// DENOTES VEHICULAR ACCESS RIGHTS WAIVED.

## SIGNATURE OMISSIONS:

IN ACCORDANCE WITH SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE:

1. H.E. MORIER IN INSTRUMENT RECORDED NOVEMBER 17, 1924, IN BOOK 620, PAGE 575 OF DEEDS, RIVERSIDE COUNTY RECORDS. EASEMENT IS FOR IRRIGATION PURPOSES AND CANNOT BE LOCATED FROM THE RECORDS.

2. HENRY W. HERRIMAN ETUX IN INSTRUMENT RECORDED OCTOBER 5, 1935, IN BOOK 253, PAGE 417 OF DEEDS, RIVERSIDE COUNTY RECORDS. EASEMENT IS FOR PIPELINES AND CANNOT BE LOCATED FROM THE RECORDS.

WAS DESTROYED DURING CONSTRUCTION OF TRACT 23896-1, MB 229/58-59. 5 WEST, SAN BERNARDINO MERIDIAN. J.N. BEELER AND ASSOCIATES **AUGUST 1999** L.S. 4055 RIVERSIDE, CA. VENU FD. 1" O.D. IRON PIPE, FLUSH TAGGED RCE 26943 PER PM 149/85-86.  $\triangleleft$ PARCEL 2 GA P.M. 149/85-86 WHITE( FD. 1" O.D. IRON PIPE, DN. 0.8' NO TAG, FOR N.W. CORNER PARCEL 3 PER PM 149/85-86. SET LS 4055 TAG. FD. 1" O.D. IRON PIPE, DN. 0.2' TAGGED RCE 26943 PER PM  $\bigcirc$ 329.15' (329.06') 296.14' (296.06') 149/85-86, BENT S'LY. S 03'04'09"W 0.36' OF CALCULATED POSTION. N 89'58'39" W (0)137 148.07 148.07 PAR. PE, DN. 0.8' CORNER PARCEL SET LS 4055 33'  $\triangleleft$ מ מ' PARCEL 1 PARCEL 2 0.55 AC. NET 0.55 AC. NET PER S FD. 1" O.D. IRON PIPE, DN. 1.0' TAGGED RCE 26943 PER PM PORTION OF LOT 4 M.B. 3/20, RIV. CO. N 47°28'11" W 18.22' 296.10' (296.08') FD. 1 1/4" O.D. IRON PIPE, DN. 0.15' TAGGED RCE 9876 PER MB 228/44-46. BRADLEY STREET 46.37 329.09' (329.08') 329.99' (330.00') N 89'59'24" E FD. 1" O.D. IRON PIPE, DN. 0.15'
TAGGED RCE 26943 PER PM — WAY FD. 1 1/2" O.D. IRON PIPE, DN. 0.20'. NO TAG W/ NAIL IN CENTER PER PM 149/85-86. SET LS 4055 TAG. 149/85-86. LOT 24 R M.B. 91/59-60 30' 30'

FD. 1 1/4" O.D. IRON PIPE, FLUSH LS 4055 IN LIEU OF 3/4" O.D. TAGGED

RCE 26943 PER PM 149/85-86 THAT

9 0

 $\square$