

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP

OF A PORTION OF LOT A, LOTS F, 8 & 9 DUFFERIN HEIGHTS M.B. 12/7 RECORDS OF RIVERSIDE COUNTY - IN SECTION 22 T.3S., R.5W., S.B. B&M.

OCTOBER 1975
J. F. DAVIDSON ASSOCIATES
RIVERSIDE CALIFORNIA
SCALE: 1"=100'

RECORDER'S CERTIFICATE

Filed this 10 day of MARCH 1976, at 3:20 P.M. in Book 672 of Parcel Maps at Page 67 at the request of the City Engineer
W. D. BALOGH, County Recorder
By Deon Vaughan DEPUTY

No. 31624

Fee \$ 5.00

Subdn. Fee Safeco

CITY ENGINEER'S CERTIFICATE

This map has been examined this 10th day of MARCH 1976, for conformance with Title 18 of the Riverside Municipal Code and with the requirements of the Subdivision Map Act.

JAMES F. MARTINEK R.C.E. 8134
City Engineer

By William D. Anderson, R.C.E. 11405

TENTATIVE MAP APPROVED October 9, 1975

SURVEYOR'S CERTIFICATE

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 at the request of Tom Mazzetti on August 14, 1975. I hereby certify that it conforms to the approved Tentative Map and the conditions of approval thereof; that all provisions of applicable state law and local ordinances have been complied with.

James E. Davidson, Jr.
James E. Davidson, Jr. L.S. 3018

SURVEYOR'S NOTES

- Bearings are based on the east line of the N 1/2 of Section 22 T.3S., R.5W., S.B. B&M as being S-00° 03' W as shown on Dufferin Heights M.B. 12/7 Records of Riverside County, CA.
- Indicates Found 1" I.P. Tagged R.E. 862, up 0.6 unless otherwise noted. Per J.F. Davidson Associates F.B. 490 / 71 & 72
- Set 3/4" I.P. Tagged R.C.E. 862 flush, unless otherwise noted.
- (-) Indicates Record Data per M.B. 12/7

SIGNATURE OMISSIONS

Under the provisions of Section 66436 of the Subdivision Map Act, the following signature has been omitted - An easement for utility purposes to the City of Riverside per Inst. No. 86607 recorded Aug. 16, 1963 cannot ripen into fee.
F.B. 1096-137 W.O. 4576 P.M. 245

OWNER'S CERTIFICATE

We hereby certify that we are all of and the only parties having any record title interest in the land subdivided as shown hereon and we consent to the preparation and recordation of this Parcel Map.

Thomas L. Mazzetti THOMAS L. MAZZETTI
Anita H. Mazzetti ANITA H. MAZZETTI
Pauline Janet Brandon PAULINE JANET BRANDON

ALEXANDER GROVES, a co-partnership
Mel Alexander MEL ALEXANDER
Melbourne Gerald Alexander MELBOURNE GERALD ALEXANDER

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
On this 22 day of January, 1976 before me Blenda A. Bright, a Notary Public in and for said county and state, personally appeared Thomas L. Mazzetti, Anita H. Mazzetti and Pauline Janet Brandon known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.
WITNESS my hand and official seal My Commission expires March 14, 1978
Blenda A. Bright
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

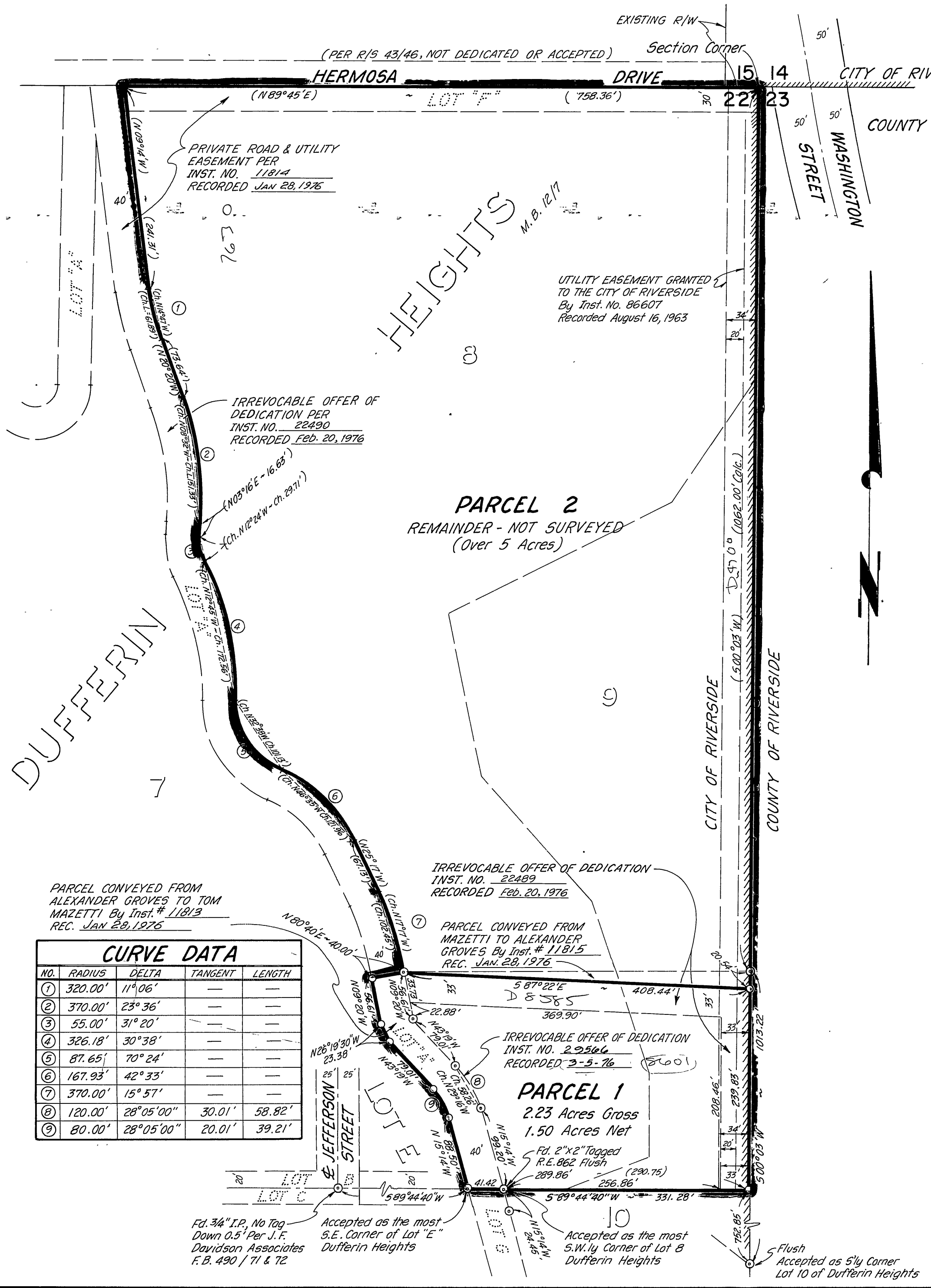
NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
On this 6 day of February, 1976 before me Glenna F. White, a Notary Public in and for said county and state, personally appeared Mel Alexander and Melbourne Gerald Alexander known to me to be the General Partners of Alexander Groves the co-partnership that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the co-partnership herein named and acknowledged to me that such co-partnership executed the same.
WITNESS my hand and Official seal My Commission expires November 4 - 1979
Glenna F. White
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

UTILITIES CERTIFICATE

I hereby certify as follows:
WATER FACILITIES
Frontage fees and acreage fees have not been paid on parcels 1 and 2.
EASEMENTS
All Public Utility easements shown are sufficient for all requirements of Electric and Water Divisions of the Department of Public Utilities of the City of Riverside.

David C. Rom
Public Utilities Director



CURVE DATA				
NO.	RADIUS	DELTA	TANGENT	LENGTH
1	320.00'	11° 06'		
2	370.00'	23° 36'		
3	55.00'	31° 20'		
4	326.18'	30° 38'		
5	87.65'	70° 24'		
6	167.93'	42° 33'		
7	370.00'	15° 57'		
8	120.00'	28° 05' 00"	30.01'	58.82'
9	80.00'	28° 05' 00"	20.01'	39.21'

P.M. 22/67

P.M. 22/67-3