

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA.

PARCEL MAP

SHOWING THE DIVISION OF LOT 7 BLOCK
32 OF LA GRANADA AS SHOWN BY MAP
ON FILE IN BOOK 12 PAGES 42 THRU 51
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
JANUARY, 1976 SCALE: 1" = 50'
ERNEST PINTOR LAND SURVEYOR
RIVERSIDE, CALIFORNIA.

RECORDER'S CERTIFICATE.

Filed this 16 day of March, 1976, at 3:10 P.M.
in Book 22 of Parcel Maps at page 691 at the
request of the City Engineer.
Fee \$7.00
No. 34384

W.D. Galogh, County Recorder
By Hained C. Beale
Deputy

Sub. G'ee. California Land Title

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 EDWARD WETZEL in August, 1975.
I hereby certify that it conforms to the approved
tentative map and the conditions of approval
thereof; that all provisions of State law and
local ordinances have been complied with.

Ernest Pintor
ERNEST PINTOR L.S. 3259

CITY ENGINEER'S CERTIFICATE.

This map has been examined this 15th day of
March, 1976, for conformance with the
requirements of the Subdivision Map Act
and Title 18 of the Riverside Municipal Code.

JAMES F. MARTINEK, R.C.E. 8134
City Engineer
By J. Martinek
Tentative Map approved 8/21/75

SURVEYOR'S NOTES.

- ⊙ Indicates set 1" I.P. tagged L.S. 3259, up 1".
- Indicates set 2" x 2" tagged L.S. 3259, up 1".
- Indicates found monuments as noted.
- C.R.F.B. Indicates City of Riverside Field Book.
- () Indicates record data per M.B. 12/42-51.
- Basis of Bearings taken from the original
E of Wells Avenue Northerly from
Tamlinson Avenue per M.B. 12/42-51, being
N 43° 56' 00" E.

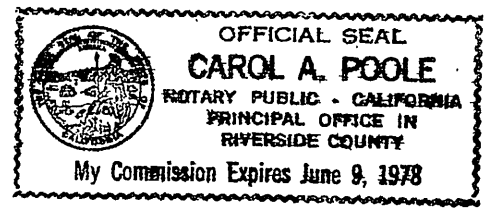
OWNERSHIP CERTIFICATE.

We hereby certify that we are the owners of or have
some interest in the land included within the subdivision
shown on this map; that we are the only persons
whose consent is necessary to pass a clear title to
said land and we hereby consent to the making and
filing of said subdivision and map as shown within
the colored border line.

<u>Edward Wetzel</u> EDWARD WETZEL	<u>Katherine Wetzel</u> KATHERINE WETZEL
<u>Kenneth C. Weldy</u> KENNETH C. WELDY	<u>Judith M. Weldy</u> JUDITH M. WELDY
<u>Lory Richard Nichols</u> LORY RICHARD NICHOLS	<u>Donna Eileen MacKinnon</u> DONNA EILEEN MACKINNON
<u>Mildred Mae Finkle</u> MILDEED MAE FINKLE	

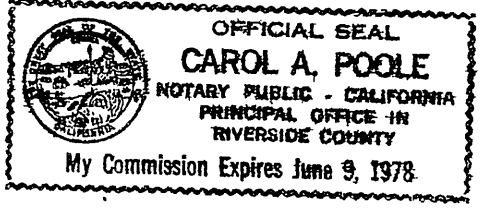
ACKNOWLEDGEMENT CERTIFICATE.

State of California } s.s.
County of Riverside
On this 23rd day of February, 1976, before me, Carol A. Poole
a Notary Public in and for said State, personally
appeared EDWARD WETZEL and KATHERINE WETZEL
known to me to be the individuals who executed the within
instrument and acknowledged to me that such individuals
executed the same.
WITNESS my hand and official seal
My commission expires JUNE 9, 1978



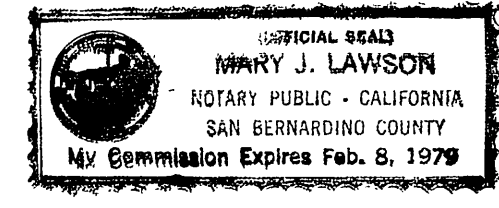
Carol A. Poole
Notary Public in and for
said County and State.

State of California } s.s.
County of Riverside
On this 23rd day of February, 1976, before me, Carol A. Poole
a Notary Public in and for said State, personally
appeared KENNETH C. WELDY, JUDITH M. WELDY,
LORY RICHARD NICHOLS, DONNA EILEEN MacKINNON
and MILDEED MAE FINKLE known to me to be the
individuals who executed the within instrument and
acknowledged to me that such individuals executed
the same.



Carol A. Poole
Notary Public in and for
said County and State.

State of California } s.s.
County of San Bernardino
On this 10th day of MARCH, 1976, before me, MARY J. LAWSON
a Notary Public in and for said State, personally appeared
Gerald E Horton known to me to be the EXEC. VICE PRES.
and Ralph D. Foley known to me to be the SENIOR VICE PRES.
of Southern Cities Escrow Company, a California corporation,
as trustee, the corporation that executed the within
instrument and known to me to be the persons who executed
the within instrument on behalf of the corporation
therein named and acknowledged to me that such
corporation executed the within instrument pursuant to
its by-laws or a resolution of its Board of Directors.
WITNESS my hand and official seal.
My commission expires Feb. 8, 1979



Mary J. Lawson
Notary Public in and for
said County and State.

SOUTHERN CITIES ESCROW COMPANY, a California
corporation, as trustee under a deed of trust.

Gerald E. Horton Ralph D. Foley
EXECUTIVE VICE PRESIDENT SENIOR VICE PRESIDENT

SIGNATURE OMISSION.

In accordance with the provisions of Section 66436
Subsection b(1) of the Subdivision Map Act, the
signatures of the following easement holders have
been omitted since their interest cannot ripen into a
fee:

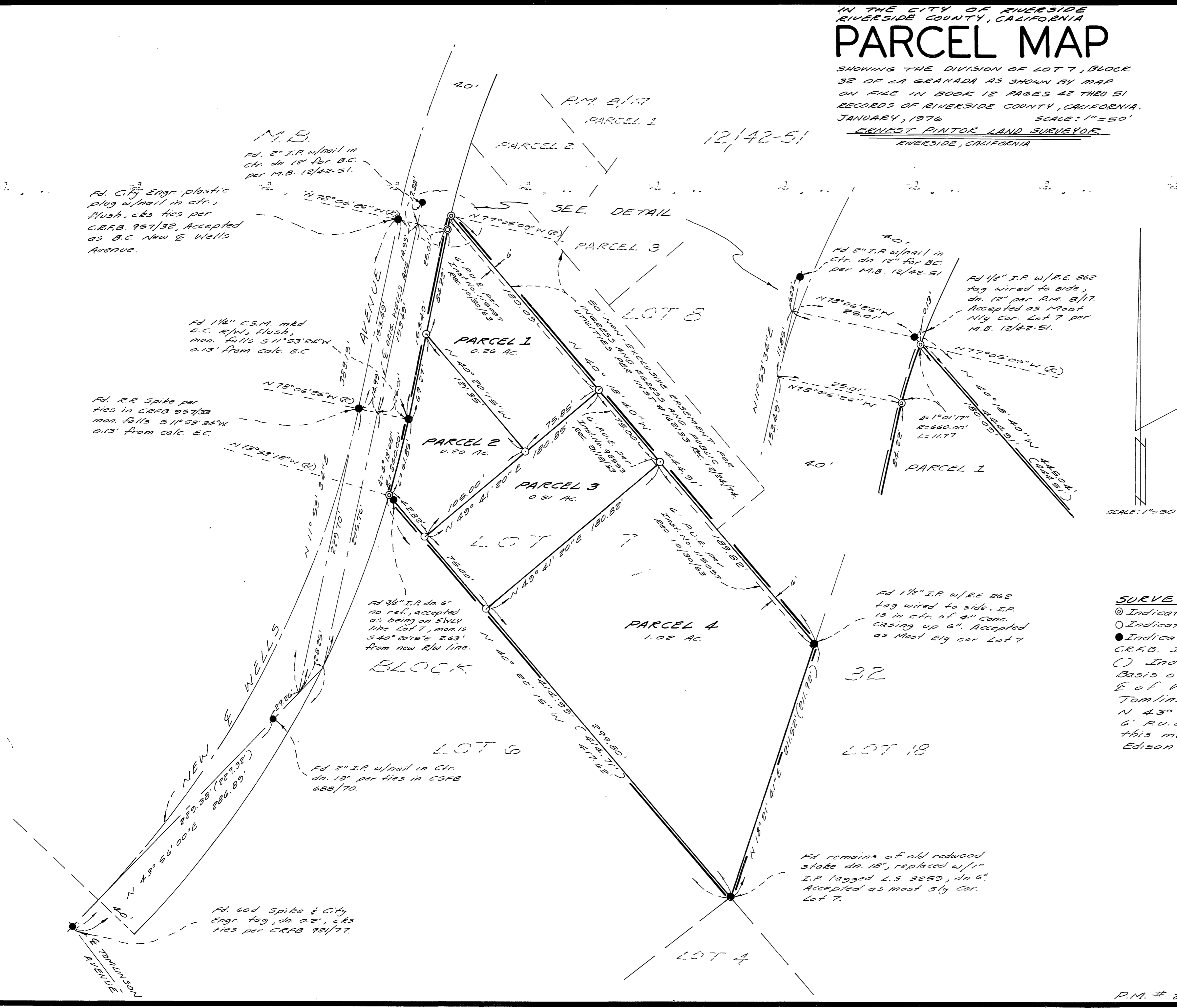
- 1) Twin Buttes Water Co., holder of an easement for
constructing and maintaining water ditches, canals
pipe lines, flumes and conduits and certain rights
pertaining to water as disclosed by Deed recorded
August 11, 1919 in Book 508, Page 101 of Deeds, Riverside
County Records.
- 2) Arlington Mutual Water Co., holder of an easement for
constructing and maintaining water ditches, canals,
conduits, poles wires and other means of conveying
water and power and certain rights pertaining to
water and power as disclosed by Deed recorded
February 13, 1925 in Book 629, Page 218 of Deeds,
Riverside County Records.
- 3) Citizens Domestic Water Co., holder of an easement for
constructing and maintaining water pipe lines, ditches
and flumes and certain rights pertaining to water as
disclosed by Deed recorded March 18, 1926 in Book
663, Page 591 of Deeds, Riverside County Records.
The above mentioned easements cannot be located
of record.
- 4) Southern Calif. Edison Co., holder of a 6 foot easement
for Public Utilities as disclosed by Deed recorded
September 18, 1963 as Instrument No 98553 and
by Deed recorded October 30, 1963 as Instrument
No. 115007, Riverside County Records.

Note: The City of Riverside is the present holder of
easements 1, 2 and 3 noted above.

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P.M. 22/92



SURVEYOR'S NOTES.
 (C) Indicates set 1" I.P. tagged L.S. 3259, up 1"
 (O) Indicates set 2"x2" tagged L.S. 3259, up 1"
 ● Indicates found monuments as noted.
 C.R.F.B. Indicates City of Riverside Field Book.
 () Indicates record data per M.B. 12/42-51
 Basis of Bearings taken from the Original
 E of Wells Avenue Northerly from
 Tomlinson Avenue per M.B. 12/42-51, being
 N 43° 56' 00" E.
 6' P.U.E.'s along the Northeasterly line of
 this map conveyed to Southern California
 Edison Co.

P.M. 22/92