

PARCEL MAP 8171

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA
BEING A DIVISION OF A PORTION OF LOT 49 OF EAST
RIVERSIDE LAND COMPANY, M.B. 6/44, RECORDS OF
SAN BERNARDINO COUNTY, CALIFORNIA - LOCATED IN
SEC. 19, T.2S., R.4W., S.B.B. & M.

JUNE 1976

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIF.

RECORDER'S CERTIFICATE
Filed this 23 day of February
1977, at 3:00 P.M. in Book 32
of Parcel Maps at Page 26-27
at the request of the City Engineer
W.D. BALOGH County Recorder
By Harold C. Beale
DEPUTY
No. 29994
Fee \$ 7.00
Sub. G'tee Safeco Title Co.

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 that we are the only persons whose consent is necessary to pass clear title to said land, we consent to the preparation and recordation of this Parcel Map, we further offer for public use for public street purposes Lot "A" and Lot "B."

Charles Franklin Coffee III Gwendolyn Coffee
CHARLES FRANKLIN COFFEE, III Gwendolyn Coffee

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, A CALIFORNIA PUBLIC CORPORATION

Jack N. Schappell
Asst. Treasurer - Real Estate

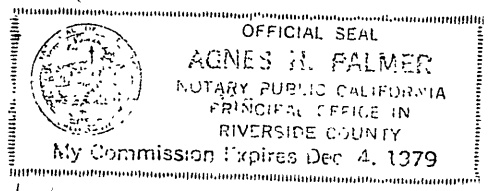
TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE

Keith A. Gregory
Asst Sec'y

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
On December 10 1976, before me the undersigned, a Notary Public in and for said County and State personally appeared CHARLES FRANKLIN COFFEE III and Gwendolyn Coffee known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and seal
My Commission expires 12/4/79

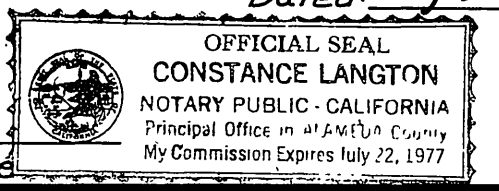


Agnes H. Palmer
Notary Public in and for said County and State

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
On February 10 1977 before me the undersigned, a notary public in and for said county and state, personally appeared Jack N. Schappell known to me to be the and Asst. Treasurer - Real Estate known to me to be the _____ of the Regents of the University of California, the California public corporation that executed the within instrument on behalf of the corporation herein named and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal
my commission expires on 7-22-77

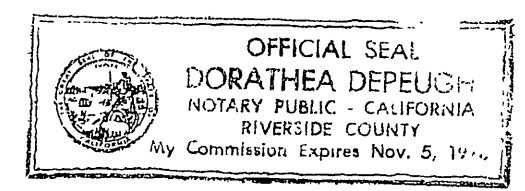


Constance Langton
Notary Public in and for said County and State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
On December 29 1976 before me the undersigned a notary public in and for said county and state, personally appeared _____ known to me to be the _____ and Keith A. Gregory known to me to be the Asst Sec'y of the Title Insurance and Trust Company the corporation that executed the within instrument on behalf of the corporation herein named and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal
my commission expires _____



Dorathea Depeugh
Notary Public in and for said County and State

UTILITIES CERTIFICATE

I hereby certify as follows:
Water Facilities
All frontage fees and acreage fees have been paid EXCEPT for Parcels No. 2 and No. 3.

Electric Facilities
Electric Underground Front Footage Fees not Required.

Easements
All Public Utility easements shown are sufficient for all requirements of Water and Electric Divisions of the Department of Public Utilities of the City of Riverside.

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

Dated: Feb. 15, 1977 By: Everett C. Ross

UTILITIES EASEMENT

The City of Riverside, being the owner of an Easement for Public Utility Purposes, Recorded February 20, 1970, As Instrument No. 16670, Official Records Riverside County, California.

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

Dated: Feb. 15, 1977 By: Everett C. Ross

CITY ENGINEER'S CERTIFICATE

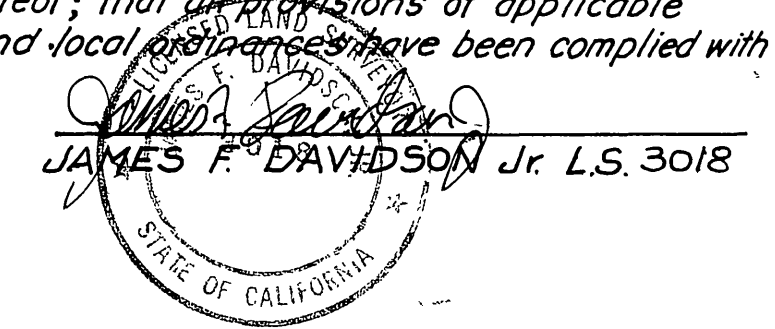
This map has been examined this 17 day of Feb. 1977, for conformance with the requirements of Section 11575 of the Subdivision Map Act and Title 18 of the Riverside Municipal Code.

JAMES F. MARTINEK
City Engineer RCE 8134

By [Signature]
Tentative Map Approved July 22, 1976

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 Charles Coffee III on June 16 1976, 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 F. Davidson Jr.
JAMES F. DAVIDSON Jr. L.S. 3018

CITY CLERKS CERTIFICATE

Resolved that this Map consisting of two (2) sheets be and the same is hereby accepted as the Final Map of Parcel Map 8171. Streets are hereby accepted as public streets and the City Clerk is hereby authorized and directed to attest said Map by signing her name thereto as City Clerk to 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 the Council of the City of Riverside this 22 day of February 1977.

ALICE A. HARE
City Clerk
By Alice A. Hare



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IN SEC. 19, T2S., R4W., S.B.B. & M.

JUNE 1976 SCALE: 1"=100'

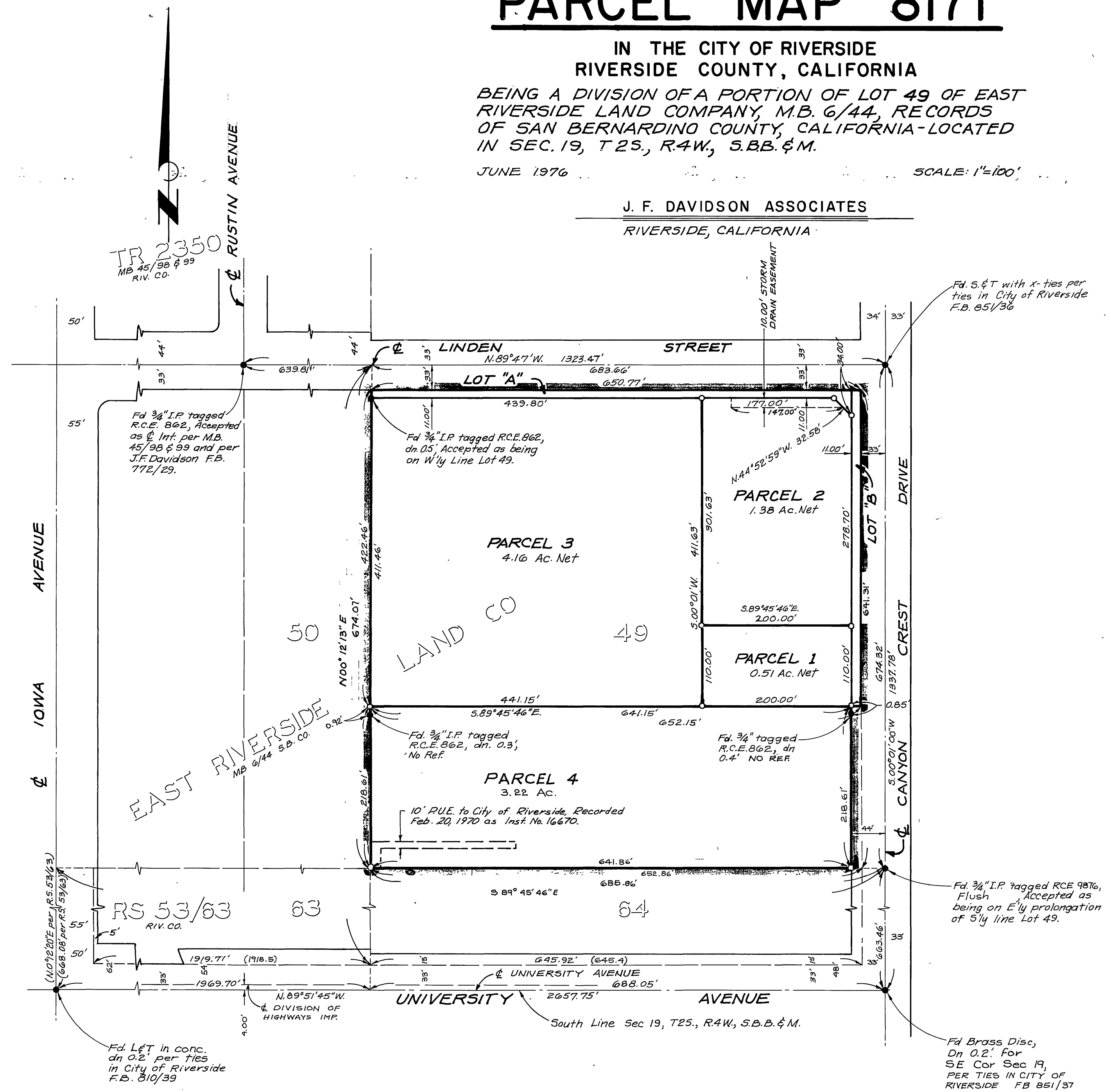
J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

SURVEYOR'S NOTES

- Indicates Set 3/4" I.P. with plastic plug stamped R.C.E. 862 unless otherwise indicated.
- Indicates Found Monument as indicated.
- () Indicates Calculated from record data per M.B. 6/44

BASIS OF BEARINGS

Bearings are based on the centerline of Linden Street as being N.89°47'W. as shown on map of Tract 2350, M.B. 45/98 & 99, Records of Riverside County, California.



PM. 32/27

PM. 32/27