

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 9462

SHOWING A DIVISION OF PARCEL 3 OF PARCEL MAP RECORDED IN BOOK 2 OF PARCEL MAPS, AT PAGE 90 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

JUNE 1977

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

RECORDER'S CERTIFICATE

FILED THIS 17 DAY OF November, 1977 AT 11:10 A.M. IN BOOK 42 OF PARCEL MAPS AT PAGE 14-15 AT THE REQUEST OF THE CITY ENGINEER.

FEE \$17.00 W.D. BALOGH COUNTY RECORDER.
NO. 230050 BY: Harold C. Beale DEPUTY
SUB'N. G'TEE: FIRST AMERICAN TITLE CO.

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS COMPILED FROM RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST OF RIVERSIDE NATIONAL BANK IN FEBRUARY 1977. 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.

John H. Staaf
JOHN H. STAAF - L.S. 3481

SIGNATURE OMISSION

IN ACCORDANCE WITH SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RISE INTO FEE. A RIGHT OF WAY FOR DITCHES, PIPE LINES AND OTHER APPLIANCES FOR THE DISTRIBUTION OF WATER FOR DOMESTIC AND IRRIGATION PURPOSES RESERVED TO EAST RIVERSIDE LAND COMPANY BY DEED RECORDED MAY 25, 1891 IN BOOK 133/111 OF DEEDS S.B. CO. RECS.; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED FROM RECORDS. 30' EASEMENT FOR INGRESS & EGRESS AND ROAD AND PUBLIC UTILITY PURPOSES IN FAVOR OF JAMES T. PLUMMER AND JOAN E. BOYCE ET AL. BY DEED REC. JULY 18, 1975 AS INSTR. NO. 86260 O.R., RIV. CO. CALIF. AND IN FAVOR OF HARRY H. CHAN ET UX AS PARCEL 2 BY DEED RECORDED NOV. 17, 1975 AS INSTR. NO. 142913 O.R. RIV. CO., CALIF.

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD, TITLE OR INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP.

RIVERSIDE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION.
Michael C. Billings
PRESIDENT
FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE
John P. Bell ASS'T VICE PRESIDENT
Jack Foster ASS'T SECRETARY
Harry H. Chan HARRY H. CHAN
Lisa A. Chan LISA A. CHAN

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:
WATER FACILITIES: ALL FRONTAGE FEES, ACREAGE FEES, WATER CONNECTION CHARGES (1" S - 1" M) AND BACK-UP CHARGE HAVE BEEN PAID FOR PARCEL NO. 1. ALL FRONTAGE FEES, ACREAGE FEES AND WATER CONNECTION CHARGES HAVE BEEN PAID FOR PARCELS NO. 2 AND NO. 3.
ELECTRIC FACILITIES:
NO ELECTRIC FEES REQUIRED.
EASEMENTS
ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER AND ELECTRICAL DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

DATED Oct. 20, 1977 BY: Edward Chan

UTILITIES EASEMENT

THE CITY OF RIVERSIDE BEING THE OWNERS OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP: AN EASEMENT FOR PUBLIC UTILITY FACILITIES BY DEED RECORDED MARCH 31, 1948 IN BOOK 90/384 O.R. RIV. CO. CALIF.

DATED Oct 20, 1977
EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES
BY: Edward Chan

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

ON THIS 23rd DAY OF June, 1977, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED Michael C. Billings KNOWN TO ME TO BE THE President AND KNOWN TO ME TO BE THE _____ OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID 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.

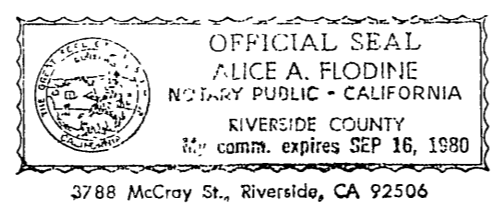


Loretta E. Morman
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 2-10-81

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

ON THIS 15th DAY OF June, 1977, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED HARRY H. CHAN & LISA A. CHAN KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.
WITNESS MY HAND AND OFFICIAL SEAL.

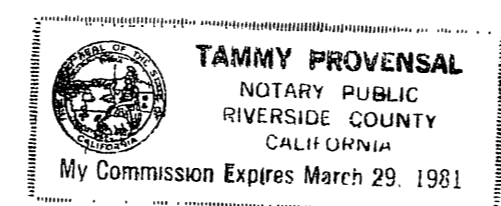


Alice A. Flodine
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 9/16/80

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

ON THIS 14 DAY OF October, 1977, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED John P. Ross KNOWN TO ME TO BE THE ASS'T V.P. AND Jack Foster KNOWN TO ME TO BE THE ASS'T SECRETARY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID 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 AS TRUSTEES.
WITNESS MY HAND AND OFFICIAL SEAL.



Tammy Provensal
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 3-29-81

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 16th DAY OF November, 1977 FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

JAMES F. MARTINEK, R.C.E. 9134
CITY ENGINEER
BY: James F. Martinek

TENTATIVE MAP APPROVED APRIL 7, 1977

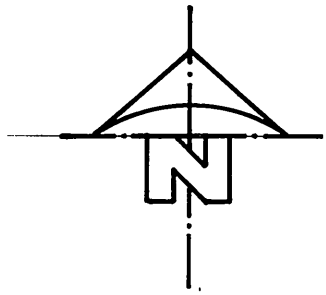
P.M. 42/14

P.M. 42/14

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 9462

SHOWING A DIVISION OF PARCEL 3 OF PARCEL MAP RECORDED IN BOOK 2 OF PARCEL MAPS, AT PAGE 90 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



JUNE 1977

SCALE: 1" = 60'

ALBERT A. WEBB ASSOCIATES — CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

TRACT NO. 2223

M.B.	42/66-67, RIV. CO. RECS.	6	7	8
2	3	4	5	

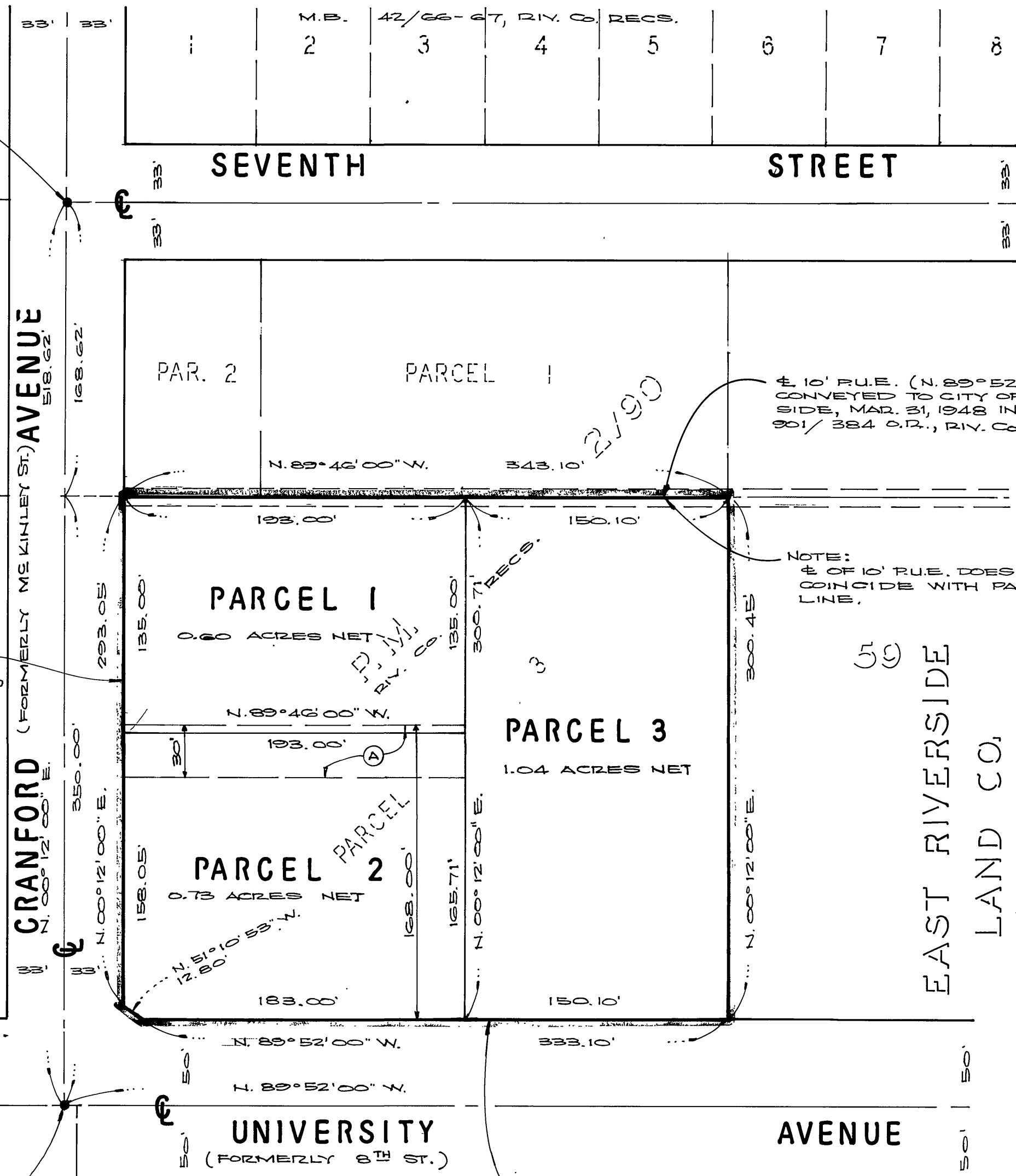
SEVENTH STREET

SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF CRANFORD AVE. TAKEN AS N. 00° 12' 00" E. AS SHOWN BY MAP ON FILE IN BOOK 2 OF PARCEL MAPS, AT PAGE 90 THEREOF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. MONUMENTS AS NOTED AT ALL POINTS SHOWN THIS ●, HAVE BEEN DESTROYED BY CONSTRUCTION.
3. PHYSICAL POSITION OF THIS MONUMENT DETERMINED BY INTERSECTION OF TIES SHOWN IN CITY OF RIVERSIDE FIELD BOOK, 652/59.
4. PHYSICAL POSITION OF THIS MONUMENT DETERMINED BY INTERSECTION OF TIES SHOWN BY CITY OF RIVERSIDE TIE SHEET.

EASEMENT NOTE

- Ⓐ 30' EASEMENT FOR INGRESS AND EGRESS AND ROAD AND PUBLIC UTILITY PURPOSES IN FAVOR OF JAMES T. PLUMMED, AND JOAN G. BOYCE ETAL, BY DEED RECORDED JULY 19, 1975 AS INSTR. NO. 80260 O.R. RIV. CO., CALIF., AND IN FAVOR OF HARRY H. CHAN, ET UX. AS PARCEL 2 BY DEED RECORDED NOV. 17, 1975 AS INSTR. NO. 142913, O.R. RIV. CO., CALIF.



DID NOT FIND 1/2" IRON PIPE, TAGGED R.C.E. 862 PER TRACT 18 2223 M.B. 42/66-67, E. R.M. 2/30, RIV. CO. RECS.; SEE NOTE 3.

4' 10" R.U.E. (N. 89° 52' 00" W.) CONVEYED TO CITY OF RIVERSIDE, MAR. 31, 1948 IN BOOK 301/384 O.R., RIV. CO.

NOTE: 4' OF 10' R.U.E. DOES NOT COINCIDE WITH PARCEL LINE.

EAST LINE OF PARCEL CONVEYED TO COUNTY OF RIVERSIDE RECORDED JULY 16, 1957 IN BOOK 2119/71 O.R., RIV. CO.

DID NOT FIND R.K. NAIL SET IN LEAD CONC. PAVEMENT PER TR. 2223, M.B. 42/66-67 & P.M. 2/20; SEE NOTE 4.

NORTH LINE OF PARCEL CONVEYED TO STATE OF CALIFORNIA, RECORDED OCT. 17, 1941 IN BOOK 518/440 O.R. RIV. CO.

P.M. 42/15

P.M. 42/15