

72/26 PM. 72/26

PARCEL MAP No. 13979

SHOWING A DIVISION OF A PORTION OF THE N.W. 1/4 OF SEC. 1, T. 3 S., R. 5 W. S. B. M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA
AUGUST, 1979

UTILITIES EASEMENT

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP.

- 1) AN EASEMENT FOR WATER LINE FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE BY DEED REC. MAY 21, 1977 AS INSTRUMENT NO 97149 O.R. RIV. CO. CA.
- 2) AN EASEMENT FOR PUBLIC UTILITIES FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE BY DEED REC. JAN. 31, 1968 AS INSTRUMENT NO 9399 O.R. OF RIV. CO. CA.

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

DATED 10-28, 1979

BY: Edmund C. Ross

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 AS SHOWN WITHIN THE COLORED BORDERLINE. We hereby offer for dedication for construction and maintenance of electrical facilities, the area designated as "5' P.U.E."

SUNSET RANCH, A LIMITED PARTNERSHIP

Sam Harmatz
SAM HARMATZ

B.R. Hodowski
B.R. HODOWSKI

SAFECO TITLE INSURANCE COMPANY, A CALIF. CORP. AS TRUSTEE

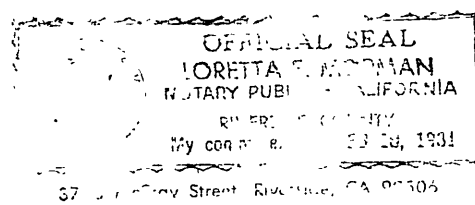
Philip J. Whitehead
PRESIDENT

Cassy L. Jones
ASST. SECRETARY

NOTARY ACKNOWLEDGEMENT

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

ON THIS 16th DAY OF OCT., 1979, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED SAM HARMATZ B.R. HODOWSKI KNOWN TO ME TO BE TWO (2) OF THE PARTNERS OF THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL.



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

NOTARY ACKNOWLEDGEMENT

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

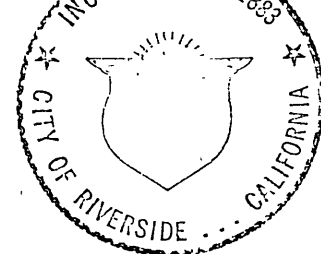
ON THIS 30th DAY OF Oct., 1979, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Philip J. Whitehead KNOWN TO ME TO BE THE President AND Cassy L. Jones KNOWN TO ME TO BE THE Asst. Secretary OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN 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 TRUSTEE. WITNESS MY HAND AND OFFICIAL SEAL.

Norm Burdick
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 8-1-81

CITY CLERK CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF FOUR (4) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 13979 AND THE EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC EASEMENTS AND 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 SAID CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 6th DAY OF November, 1979.



ALICE A. HARE
CITY CLERK OF CITY OF RIVERSIDE

BY: Alice A. Hare

PUBLIC UTILITY CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

FRONTAGE FEES, ACREAGE FEES, WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCELS NO. 1, NO. 2, AND NO. 3. WATER FEES AND CHARGES HAVE NOT BEEN COLLECTED FOR PARCEL NO. 4.

ELECTRIC FACILITIES

ELECTRIC FEES HAVE BEEN PAID FOR PARCELS NO. 1, NO. 2 AND NO. 3, BUT DEVELOPER INSTALLED FACILITIES HAVE NOT BEEN INSTALLED. NO ELECTRIC FEES COLLECTED FOR PARCEL NO. 4.

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
PUBLIC UTILITIES DIRECTOR

DATED Oct 28 1979 BY: Edmund C. Ross

RECORDER'S CERTIFICATE

FILED THIS 13 DAY OF NOV 1979 AT 2:15 P.M. IN BOOK 72 OF PARCEL MAPS AT PAGES 26-27 AT THE REQUEST OF THE CITY ENGINEER

FEES \$11.00
NO. 242006

DONALD D. SULLIVAN
COUNTY RECORDER

BY: Debbie Ann Stager DEPUTY

SUBIN G'TEE FIRST AMERICAN TITLE CO.

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF A. C. NEJEDLY ON August 1978. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED August 30, 1979

John H. Staaf
JOHN H. STAUF L.S. 3481

SIGNATURE OMISSION

UNDER THE PROVISIONS OF SECTION 66436 (C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED.

- 1) A 16.50' EASEMENT FOR PIPELINES GRANTED TO SOUTHERN CALIF. GAS CO. AND SOUTHERN COUNTIES GAS CO. BY DEED RECORDED APR. 24, 1950 IN BOOK 1166 PAGE 436 OF O.R. OF RIVERSIDE CO. CA.
- 2) AN EASEMENT FOR EXISTING IRRIGATION FACILITIES IN FAVOR OF FRANK BURKE, JR. BY DEED RECORDED FEB. 5, 1960 AS INSTRUMENT NO 10445 O.R. RIV. CO. CA. AND CANNOT BE LOCATED FROM THE RECORDS.
- 3) AN EASEMENT FOR EMERGENCY ACCESS BY THE PUBLIC IN FAVOR OF SUNSET RIDGE OWNERS ASSOCIATION, INC. BY DEED REC. JULY 10, 1979, AS INSTRUMENT NO 143635 O.R. RIV. CO. CA.

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 31st DAY OF October, 1979, FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

ROBERT C. WALES, R.C.E. 18793
CITY ENGINEER

BY: Robert C. Wales

TENTATIVE MAP APPROVED JUNE 7, 1979

PM. 72/26

CITY'S COPY

PARCEL MAP No. 13979




SHOWING A DIVISION OF A PORTION OF THE N.W. 1/4 OF SEC. 1, T. 3 S., R. 5 W. S. B. M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

JUNE 1979

SCALE 1" = 100'

SURVEYOR'S NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF CENTURY AVE., TAKEN AS N. 37° 30' 08" W AS SHOWN ON MAP OF TRACT NO. 5657 ON FILE IN MAP BOOK 91, PAGES 64-67 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND 1" I.P., TAGGED R.C.E. 9876, FLUSH AT ALL POINTS SHOWN THUS  PER M.B. 91/64-67 RIV. CO. REC. UNLESS OTHERWISE NOTED.
3. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS .
4. SET 1" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS .
5. THIS PARCEL MAP CONTAINS 39.40 ACRES.

N.W. 1/4 SECTION 1

T. 3 S. R. 5 W. S. B. M.

AN EASEMENT FOR PIPELINES IN FAVOR OF SO. CALIF. GAS CO. AND SO. CO. GAS CO. BY DEED REC. APR. 24, 1950 IN BOOK 1166 PAGE 436 O.R. RIV. CO., CA.

SEE SHEET 4

FD 1" I.P. TAGGED R.C.E. 9876 ACCEPTED AS THE MOST W'LY COR. OF LOT 91 OF TRACT NO. 4251 M.B. 71/46-50 RIV. CO. REC.

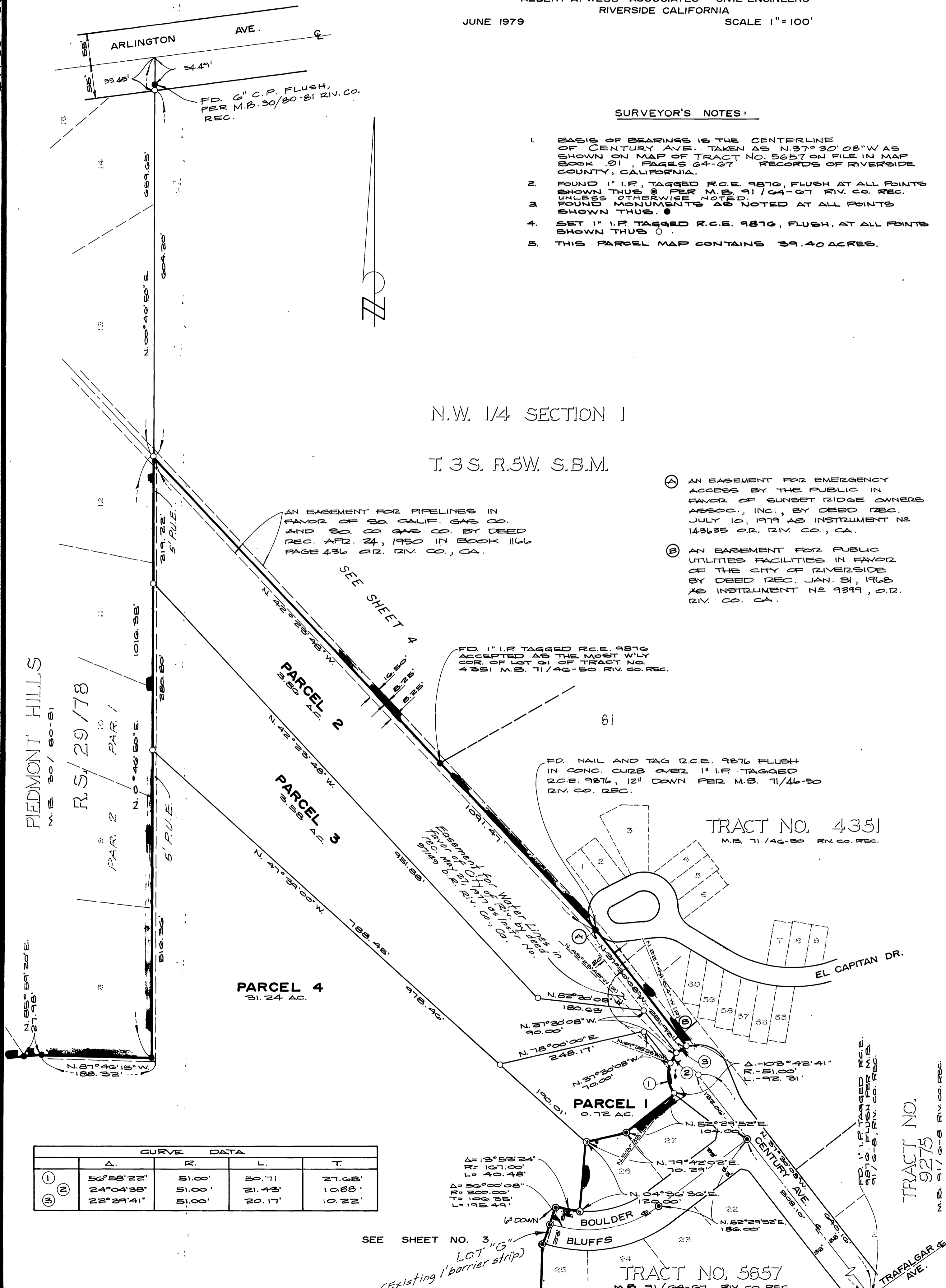
FD. NAIL AND TAG R.C.E. 9876 FLUSH IN CONC. CURB OVER 1" I.P. TAGGED R.C.E. 9876, 12" DOWN PER M.B. 71/46-50 RIV. CO. REC.

- (A) AN EASEMENT FOR EMERGENCY ACCESS BY THE PUBLIC IN FAVOR OF SUNSET RIDGE OWNERS ASSOC., INC., BY DEED REC. JULY 10, 1979 AS INSTRUMENT NO. 143635 O.R. RIV. CO., CA.
- (B) AN EASEMENT FOR PUBLIC UTILITIES FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE BY DEED REC. JAN. 31, 1968 AS INSTRUMENT NO. 9399, O.R. RIV. CO. CA.

TRACT NO. 4351
M.B. 71/46-50 RIV. CO. REC.

TRACT NO. 9275
M.B. 91/64-67 RIV. CO. REC.

TRACT NO. 5657
M.B. 91/64-67 RIV. CO. REC.



PIEDMONT HILLS
M.B. 30/80-81

R.S. 29/78
PAR. 1
PAR. 2

CURVE DATA				
	Δ	R	L	T
①	56°58'22"	51.00'	50.71'	27.68'
②	24°04'38"	51.00'	21.43'	10.88'
③	22°39'41"	51.00'	20.17'	10.22'

SEE SHEET NO. 3
LOT "G"
(Existing barrier strip)

CITY'S COPY

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA.

PARCEL MAP NO. 13979

SHOWING A DIVISION OF A PORTION OF THE N.W. 1/4 OF SEC. 1, T. 3 S., R. 5 W. S. B. M.

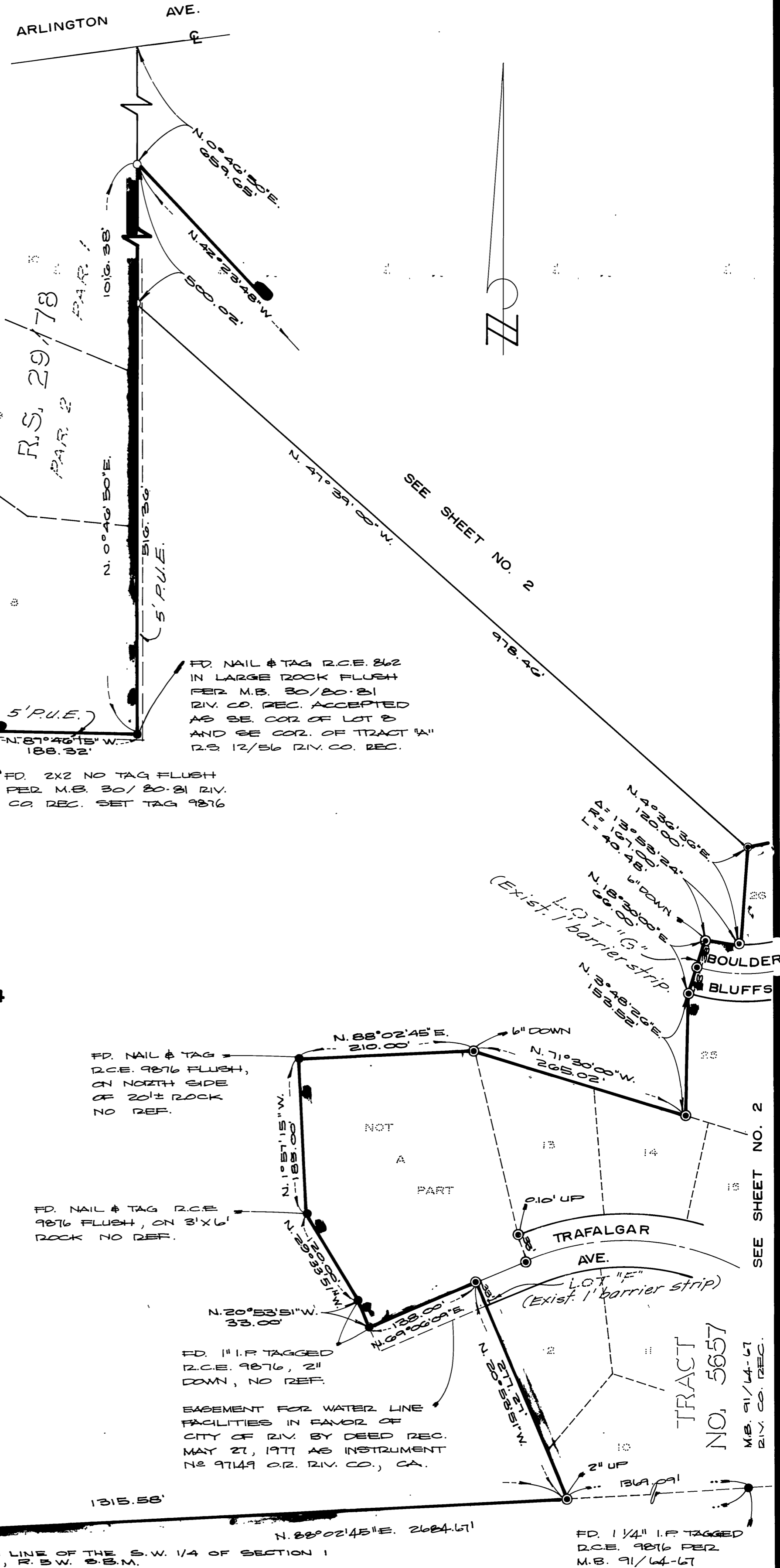
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

JUNE 1979

SCALE 1" = 100'

SURVEYOR'S NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF CENTURY AVENUE TAKEN AS N. 37° 30' 08" W AS SHOWN ON MAP OF TRACT NO. 5657 ON FILE IN MAP BOOK 91, PAGES 64-67, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND 1" I.P. TAGGED R.C.E. 9876, FLUSH AT ALL POINTS SHOWN THUS \odot PER M.B. 91/64-67 RIV. CO. REC. UNLESS OTHERWISE NOTED.
3. FOUND MONUMENT AS NOTED AT ALL POINTS SHOWN THUS \bullet .
4. SET 1" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS \circ .
5. THIS PARCEL MAP CONTAINS 39.40 ACRES.



PARCEL 4
31.24 AC.

TRACT NO. 5657
M.B. 91/64-67
RIV. CO. REC.

TRACT NO. 3269
M.B. 57/23-24
N. 0° 48' 08" E.

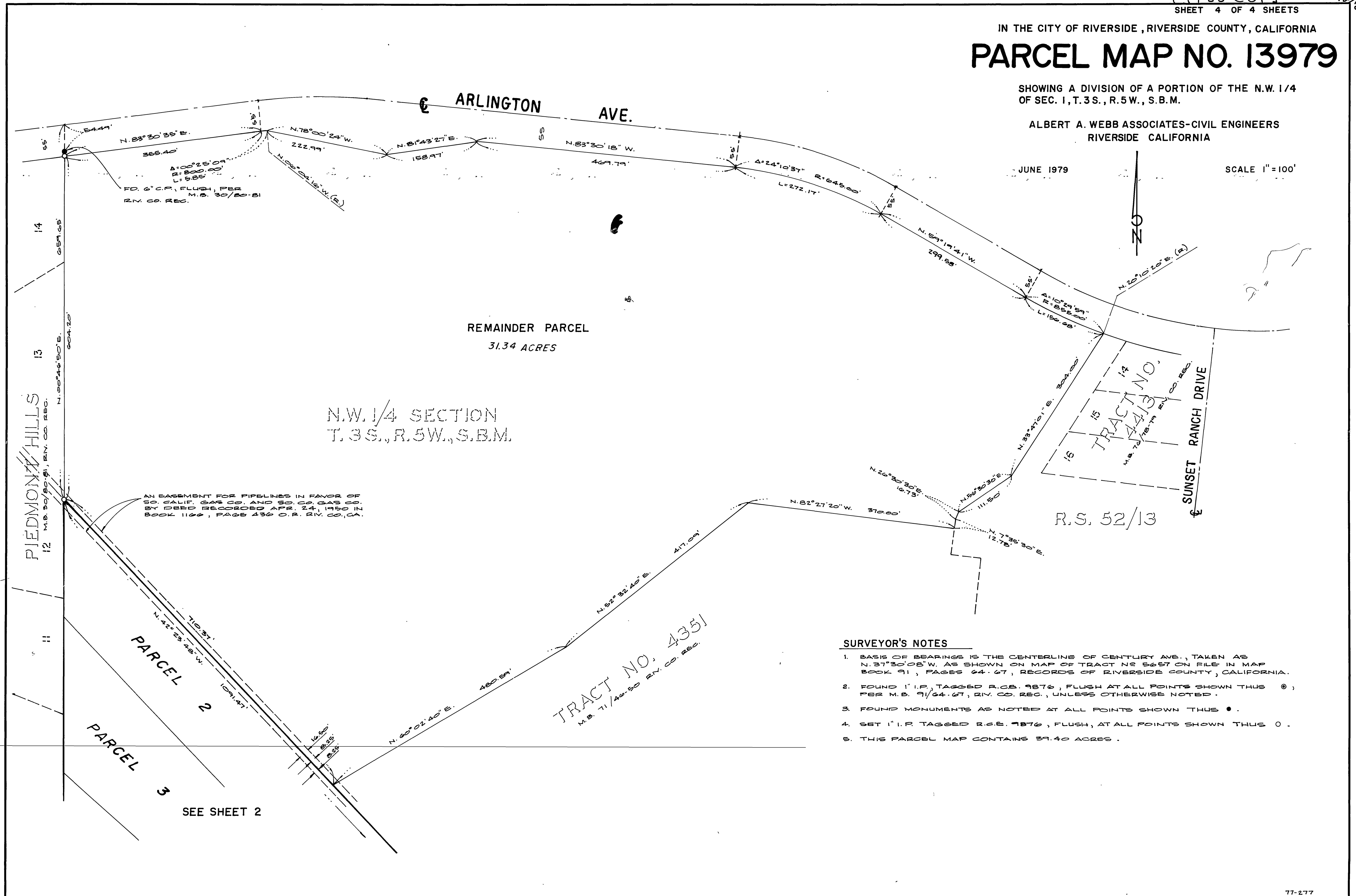
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
PARCEL MAP NO. 13979

SHOWING A DIVISION OF A PORTION OF THE N.W. 1/4
OF SEC. 1, T. 3 S., R. 5 W., S. B. M.

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

JUNE 1979

SCALE 1" = 100'



N.W. 1/4 SECTION
T. 3 S., R. 5 W., S. B. M.

REMAINDER PARCEL
31.34 ACRES

FD. 6' C.P., FLUSH, PER
M.B. 30/80-81
R.V. CO. REC.

AN EASEMENT FOR PIPELINES IN FAVOR OF
SO. CALIF. GAS CO. AND SO. CO. GAS CO.
BY DEED RECORDED APR. 24, 1950 IN
BOOK 1166, PAGE 436 O.P. R.V. CO., CA.

TRACT NO. 4351
M.B. 71/46-50 R.V. CO. REC.

TRACT NO. 4413
M.B. 70/78-79 R.V. CO. REC.

R.S. 52/13

SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF CENTURY AVE., TAKEN AS N. 37° 30' 08" W. AS SHOWN ON MAP OF TRACT NO. 5657 ON FILE IN MAP BOOK 91, PAGES 64-67, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND 1" I.P. TAGGED R.C.E. 9876, FLUSH AT ALL POINTS SHOWN THIS (O), PER M.B. 91/64-67, R.V. CO. REC., UNLESS OTHERWISE NOTED.
3. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THIS (•).
4. SET 1" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THIS (O).
5. THIS PARCEL MAP CONTAINS 39.40 ACRES.

SEE SHEET 2

PM. 72/29

PM. 72/29