

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 15312

SHOWING A DIVISION OF A PORTION OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 18, T. 2 S., R. 4 W., S. B. M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA
NOVEMBER 1979

RECORDER'S CERTIFICATE

Filed this 20 day of Dec 1979 at 11:45 AM in Book 73 of Parcel Maps at pages 53+54 at the request of the City Engineer

Fee \$7.00

No. 270383 Donald D. Sullivan County Recorder

By: D. A. Stages Deputy

Sub'n G'tee First American Title Insur. Co.

OWNER'S CERTIFICATE

We hereby certify that we are 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 border and we hereby offer for dedication for street purposes Lot "A", and we further hereby offer for dedication for construction and maintenance of electrical distribution facilities, the easements designated as "10' P.U.E."

Wallace J. Partridge
Wallace J. Partridge

Melvinia E. Partridge
Melvinia E. Partridge

CITY CLERK CERTIFICATE

RESOLVED: That this map consisting of two (2) sheets be, and the same is hereby accepted as the final map of Parcel Map 15312 and the street and easements are hereby accepted as public street and 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 accepted by the Mayor and Council of the City of Riverside this 18th day of December 1979.



Alice A. Hare
City Clerk of City of Riverside
By: Alice A. Hare

ENGINEER'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 and Local Ordinance at the request of Turner Development on August 1979. I hereby state that this Parcel Map substantially conforms to the approved or conditionally approved tentative map, if any.

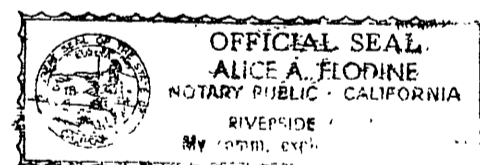
Dated November 9, 1979 Ernest N. Webb
Ernest N. Webb R.C.E. 9876

NOTARY ACKNOWLEDGEMENT

State of California } s.s.
County of Riverside }

On this 3rd day of December, 1979, before me, the undersigned, a Notary Public in and for said State, personally appeared Wallace J. Partridge and Melvinia E. Partridge 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.



Alice A. Florine
Notary Public in and for said state
My Commission expires Sept. 16, 1980

PUBLIC UTILITY CERTIFICATE

I hereby certify as follows:

WATER FACILITIES

Frontage fees and water connection charges have been paid for Parcel No. 1. No water fees and charges collected for Parcel No. 2.

ELECTRIC FACILITIES

The subdivider has not installed electric facilities, has not deposited fees nor made arrangements and provisions for installation of electric facilities necessary to provide electric service to Parcel No. 1 and No. 2.

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 Dec. 5 1979 By: Everett C. Ross

CITY ENGINEER'S CERTIFICATE

This map has been examined this 11th day of December 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 Sept. 20, 1979

P.M. 73/53

P.M. 73/53

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RIVERSIDE, CALIFORNIA
NOVEMBER 1979.

ENGINEER'S NOTES

1. Basis of Bearings is the centerline of Spruce Street taken as N. 89° 45' 05" W. as shown on Parcel Map on file in Book 4 of Parcel Maps of page 100, Records of Riverside County, California.
2. Found monuments as noted at all points shown thus ●.
3. Set 1" iron pipe tagged R.C.E. 9876, flush, at all lot corners, unless otherwise noted.
4. This Parcel Map contains 6.05 Acres.

P.M. 4/100

R.S. 10/6

MARLBOROUGH AVE.

Fd. 1" I.P. tag R.C.E. 862, 6" down, no ref. Accepted as intersection of North line SE 1/4, SE 1/4, SW 1/4, of Sec. 18 and NLY prolongation of East line Parcel 1 per P.M. 18/99 Riv. Co. rec.

Fd. 3" Brass marker marked "JB-A" in capped well per C.R.F.B. 942/64

Fd. 3/4" I.P. tagged R.C.E. 862, 4" down, no ref, accepted as intersection of North line SE 1/4, SE 1/4, SW 1/4, Sec 18 and west line of Iowa Avenue.

Did not find 3/4" I.P. per P.M. 18/99 Riv. Co. rec.

PARCEL 1
3.02 Acres

PAR. 1
R.S. 50/81

PARCEL 1
P.M. 18/99

PAR. 1

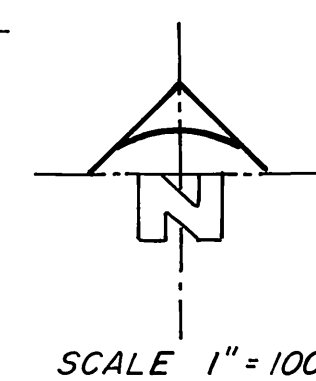
R.S. 55/18

PARCEL 2
3.03 Acres

PAR. 2

Fd. nail & tag L.S. 3134 per P.M. 18/99

Fd. 3/4" I.P. 8" down, per P.M. 18/99
N. 45° 00' 02" E. 32.67'
N. 55° 28' 31" W. 107.68'



ATLANTA STREET

662.00' N. 89° 45' 05" W. 180.00' 482.00' 1324.00' SPRUCE STREET

Fd. 3/4" I.P. no tag, flush per C.R.F.B. 951/16

TRACT NO. 4528

M.B. 14/5-6 Riv. Co. rec.

Fd. City Engineer tag & 60d spike over 1/2" steel rod in capped well per C.R.F.B. 942/64 for S 1/4 corner Sec. 18

Ⓐ Δ = 20° 57' 12"
R = 28.00'
L = 10.24'