

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 16865

SHOWING A DIVISION OF PARCEL 1 AS SHOWN BY MAP ON FILE
IN BOOK 48 OF PARCEL MAPS PAGE 33 THEREOF, RECORDS OF
RIVERSIDE COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
SEPTEMBER, 1980

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES
HAVING ANY RECORD OF 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
DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL
DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS
"10' P.U.E.'S".

RECORDER'S CERTIFICATE

FILED THIS 29 DAY OF OCT 1980
AT 12:30 P.M. IN BOOK 84 OF PARCEL
MAPS AT PAGES 9410 AT THE REQUEST OF
THE CITY ENGINEER.

FEE \$700
NO. 201298

DONALD B. SULLIVAN
COUNTY RECORDER
BY: Debbie Ann Stager
DEPUTY

SUB'N. G'TEE FIRST AMERICAN TITLE CO.

ZELLNER COMMUNITIES, INC., A CALIFORNIA CORPORATION

D. Zellner, Pres. P. Weir, Sec.
D.G. ZELLNER L.R. WEIR

TORONTO DOMINION BANK OF CALIFORNIA, A CALIFORNIA
CORPORATION, AS TRUSTEE

George W. Somers C.R. Klugheuz
VICE PRES. SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } s.s.
COUNTY OF Orange

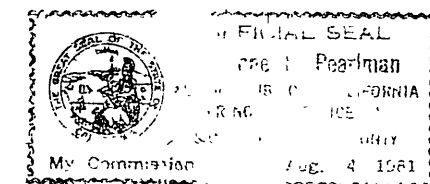
ON THIS 8th DAY OF October, 1980, BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE,
PERSONALLY APPEARED D. Zellner AND
L.R. Weir KNOWN TO ME TO BE THE
President AND Secretary RESPECTIVELY OF
THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT,
AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE
WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN
NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION
EXECUTED THE SAME, 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.

Margie M. Morgan
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 7/22/83

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } s.s.
COUNTY OF SAN FRANCISCO

ON THIS 30th DAY OF October, 1980, BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE,
PERSONALLY APPEARED George W. Somers AND
C.R. Klugheuz KNOWN TO ME TO BE THE VICE
President AND SECRETARY RESPECTIVELY OF
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 SAME, 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.

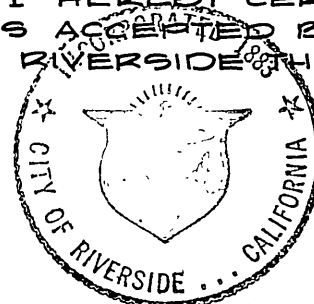


Christine L. Pearlman
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES Aug. 24, 1981

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (?) SHEETS
BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL
MAP OF PARCEL MAP 16865 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
THERE TO 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 28th DAY OF Oct, 1980.



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE
BY: Alice A. Hare

PUBLIC UTILITY CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES
NO WATER FEES AND CHARGES COLLECTED FOR PARCELS NO. 1 AND 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 PARCELS 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
DIRECTOR OF PUBLIC UTILITIES

DATED: Oct. 8, 1980 BY: Don Campbell for E. Ross

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. A RIGHT OF WAY IN FAVOR OF THE RIVERSIDE WATER COMPANY, ITS
SUCCESSORS OR ASSIGNS, RECORDED AUGUST 14, 1885 IN BOOK 42,
PAGE 294 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY,
CALIFORNIA. SAID EASEMENT IS FOR THE CONSTRUCTION AND
MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES
AND APPARATUS FOR THE PURPOSE OF IRRIGATION AND DOMESTIC
USE; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY
RECORD.
2. AN EASEMENT 20' WIDE OVER SAID LAND FOR THE HEREINAFTER
SPECIFIC PURPOSES AND INCIDENTAL PURPOSES, IN FAVOR OF THE
UNITED STATES OF AMERICA, IN INSTRUMENT RECORD MARCH 3, 1943
IN BOOK 573, PAGE 119 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA, SAID EASEMENT IS FOR WATER PIPELINES. SAID EASEMENT
IS NOW OWNED BY THE CITY OF RIVERSIDE.

EVERETT C. ROSS
PUBLIC UTILITIES DIRECTOR

DATED Oct 8, 1980 BY: Don Campbell for E. Ross

ENGINEER'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY
DIRECTION AND IS BASED UPON FIELD SURVEY
IN CONFORMANCE WITH THE REQUIREMENTS OF THE
SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE
REQUEST OF ZELLNER COMMUNITIES, INC. ON AUGUST,
1980. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY
CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED
TENTATIVE MAP, IF ANY.
DATED SEPT. 10, 1980

Ernest N. Webb
ERNEST N. WEBB R.C.E. 9876

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 22nd DAY OF
October, 1980 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 SEPTEMBER 4, 1980

PM. 84/9

PM. 84/9

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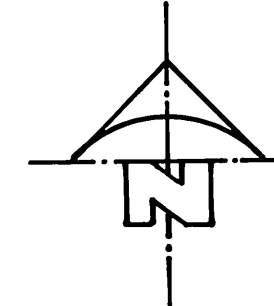
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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

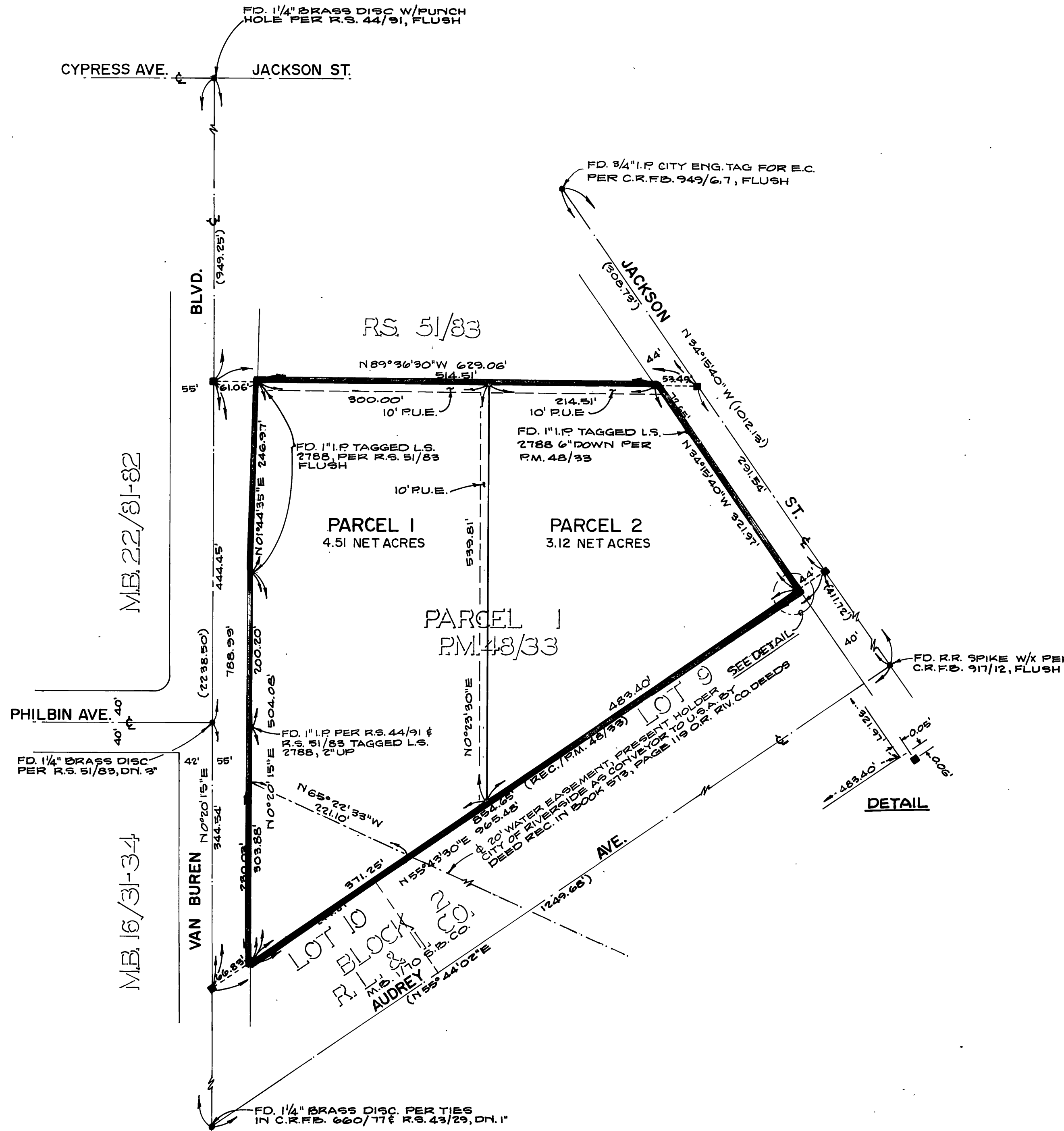
SEPTEMBER, 1980

SCALE: 1" = 100'



ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE NORTHEAST LINE OF PARCEL 1 AS TAKEN AS N.24°15'40"W. AS SHOWN ON PARCEL MAP ON FILE IN BOOK 48 OF PARCEL MAPS AT PAGE 33 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND 1" IRON PIPE TAGGED L.S. 3259, FLUSH, SHOWN THUS ■ PER P.M. 48/33, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
3. FOUND MONUMENTS SHOWN THUS ● AS NOTED ON PLAN.
4. SET 1" I.P., TAGGED R.C.E. 9876, SHOWN THUS ○, FLUSH.
5. BEARINGS AND DISTANCES SHOWN THUS () REFER TO THOSE RECORDED ON PARCEL MAP BOOK 48, PAGE 33, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



M.B. 22/81-82

M.B. 16/31-34

P.M. 84/10

P.M. 84/10