

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 16814

SHOWING A DIVISION OF A PORTION OF LOTS 5, 6, 11 AND 12 IN
BLOCK 17 OF THE RIVERSIDE LAND AND IRRIGATING COMPANY LANDS
AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS PAGE 70 THEREOF,
RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

NOVEMBER 1980

RECORDER'S CERTIFICATE

FILED THIS 19 DAY OF DEC 1980 AT
9:00 A.M. IN BOOK 86 OF PARCEL MAPS
AT PAGES 32+33 AT THE REQUEST OF THE CITY
ENGINEER.

FEES \$7.00

NO 238413

SUSAN GITSB FIRST AMERICAN TITLE INSURANCE CO.

DONALD D. SULLIVAN
COUNTY RECORDER

BY: Dellie Ann Stages

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 WILLIAM E. WYBOURN ON NOV.
14, 1980. I HEREBY STATE THAT THIS PARCEL
MAP SUBSTANTIALLY CONFORMS TO THE APPROVED
OR CONDITIONALLY APPROVED TENTATIVE MAP,
IF ANY.

DATED: DEC. 2, 1980

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

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 19th DAY OF
DECEMBER, 1980 FOR CONFORMANCE WITH THE REQUIREMENTS
OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE
RIVERSIDE MUNICIPAL CODES.

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

BY: Robert C. Wales

TENTATIVE MAP APPROVED OCTOBER 9, 1980

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. CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO THE
RIVERSIDE WATER COMPANY FOR WATER DITCHES, PIPES
AND FLUMES BY DEED RECORDED AUGUST 14, 1925
IN BOOK 42 PAGE 296 OF DEEDS, RECORDS OF SAN
BERNARDINO COUNTY, CALIF. SAID EASEMENT IS
BLANKET IN NATURE AND CANNOT BE PLOTTED.
2. CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO THE
RIVERSIDE WATER COMPANY FOR PIPELINES IN INSTRUMENT
RECORDED JANUARY 7, 1952 IN BOOK 1331 PAGE 534
OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIF.
SAID EASEMENT IS BLANKET IN NATURE AND CANNOT
BE PLOTTED.

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

DATED: Dec. 17, 1980 BY: Don Campbell for E.C. Ross

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

FRONTAGE FEES ONLY 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 PARCELS NO. 1 AND NO. 2.

EASEMENTS

ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT
FOR ALL REQUIREMENTS OF WATER AND ELECTRIC
DIVISIONS OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

EVERETT C. ROSS
PUBLIC UTILITIES DIRECTOR

DATED: Dec. 17, 1980

BY: Don Campbell for E.C. Ross

SIGNATURE OMISSION

PURSUANT TO 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 RISEN INTO FEE:

1. AN EASEMENT IN FAVOR OF GEORGE GARFIELD, FOR PIPELINES,
IN INSTRUMENT RECORDED FEBRUARY 24, 1910 IN BOOK 296
PAGE 214 OF DEEDS, RECORDS OF RIVERSIDE COUNTY CALIF.
SAID EASEMENT CANNOT BE PLOTTED FROM THE RECORDS.

OWNERS 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 LINE.

William E. Wybourn
WILLIAM E. WYBOURN

Martha Wybourn
MARTHA WYBOURN

Lars de Jounge
LARS DE JOUNGE

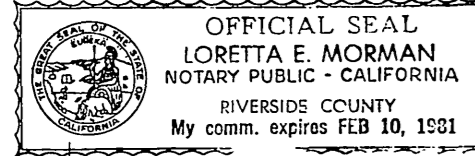
Lucie de Jounge
LUCIE DE JOUNGE

NOTARY ACKNOWLEDGEMENT

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

ON THIS 17th DAY OF OCTOBER, 1980, BEFORE ME THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID
STATE PERSONALLY APPEARED WILLIAM E. WYBOURN AND
MARTHA WYBOURN 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.



Loretta E. Morman
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 21st DAY OF OCTOBER 1980, BEFORE ME THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID
STATE PERSONALLY APPEARED LARS DE JOUNGE AND
LUCIE DE JOUNGE 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.



Loretta E. Morman
NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES 2-10-81

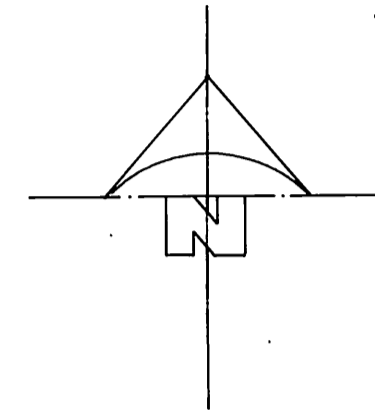
PARCEL MAP NO. 16814

SHOWING A DIVISION OF A PORTION OF LOTS 5, 6, 11 AND 12 IN BLOCK 17 OF THE RIVERSIDE LAND AND IRRIGATING COMPANY LANDS AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

NOVEMBER 1980

SCALE: 1" = 50'



ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF WESTWOOD DRIVE TAKEN AS N.56°02'00"E. AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 84 OF RECORD OF SURVEYS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● DENOTES FOUND MONUMENTS AS NOTED.
3. ○ DENOTES SET 1" IRON PIPE, FLUSH, TAGGED R.C.E. 9876, unless otherwise noted.
4. THIS PARCEL MAP CONTAINS 1.84 ACRES.

