

PARCEL MAP NO. 15234

BEING A DIVISION OF A PORTION OF LOT 48 & 49, SCCA LANDS
PER MB 713 SAN BERNARDINO CO. RECORDS IN SEC. 13, T.2S,
R.5W, S.B.M.

STEVEN R. SIMPSON, P. E.
RIVERSIDE, CA.

DECEMBER, 1979

OWNERS CERTIFICATE

We hereby certify that we are the owners of or have some right, title or interest in the land included within the subdivision as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Parcel Map, as shown within the colored boundary; we hereby offer for dedication for public use for street purposes Lots 'A' & 'B' and further, the undersigned owners, our successors and assigns in interest hereby release and relinquish to the City of Riverside, a municipal corporation, all vehicular access rights appurtenant to parcels 1 and 6, on, over and across Russell St. adjoining said parcels 1 and 6, and we further hereby dedicate for construction and maintenance of electrical distribution facilities those easements designated as "6' P.U.E.", "20' P.U.E.", and "35' P.U.E.'s."

William A. Eddy *Joan D. Eddy*
WILLIAM A. EDDY JOAN D. EDDY

RECORDERS CERTIFICATE

Filed this 15 day of JAN
1980 at 9:00 AM Book 87
of Parcel Maps, at Page 24
at the request of the City Engineer.
No. 1396
Fee 15.00
Donald D. Sullivan, County Recorder
By: *Debra M. Hagan* Deputy
Subdivision Guarantee Stewart T. Ho Co

CITY ENGINEER'S CERTIFICATE

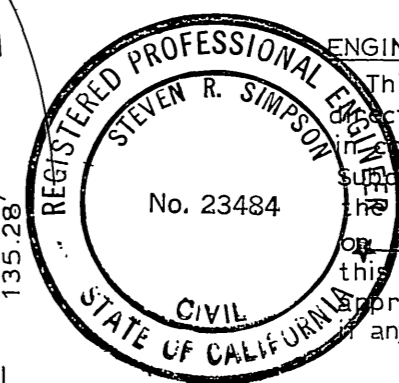
This map has been examined this 24th day of DECEMBER 1979, for conformance with the requirements of the Subdivision Map Act and Title 18 of the Riverside Municipal Code.

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

By: *Robert C. Wales*
Tentative Parcel Map approved 8/23/79

ENGINEER'S CERTIFICATE

This map was prepared by me or under my direction and was based on a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of William A. Eddy on December 12, 1979. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any.



STEVEN R. SIMPSON R.C.E. 23484

CITY CLERK CERTIFICATE

Resolved that this map consisting of one (1) sheet be and the same is hereby accepted as The Final Map of Parcel Map 15,234 and the streets and easements are hereby accepted as public streets 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 City Council of the City of Riverside this 13th day of JANUARY, 1980.

ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE
By: *Karen E. Oakley*
Asst. City Clerk

ENGINEER'S NOTES

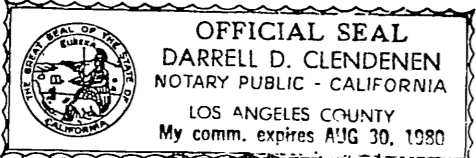
- indicates found monuments as noted
- indicates set 1" I.P. tagged R.C.E. 23484 flush unless otherwise noted.
- Basis of Bearing taken from the C of Russell Street. As being S 60° 17' 06" E per State R/W Map No. 456,572, on file with the Riv. Co Surveyor 13 August 1963.
- ////// indicates waiver of vehicular access rights

SIGNATURE OMISSIONS

- In accordance with Section 66436 of the Subdivision Map Act of the State of California, the following signatures of easement holders have been omitted since their interest cannot ripen into fee:
- An easement for pipelines and incidental purposes in favor of Dora Jones, recorded Apr. 6, 1934 in B.170 P.38 of Official Records of Riverside County, Ca. The exact location not being disclosed by the records.
 - An easement for weir boxes and field valves as shown on State of California right of way map (Riv. VIII, Route 60 Sheet 17 of 26, Map No. 456572) dated August 14, 1956.

NOTARY ACKNOWLEDGEMENT

State of California)
County of Los Angeles) S.S.
On this 10th day of MARCH 1980, before me the undersigned, a Notary Public in and for said County and State, personally appeared William A. Eddy and Joan D. Eddy, known to me to be the individuals who executed the written instruments and acknowledged to me that such individuals executed the same.
WITNESS my hand and official seal.
My commission expires August 30, 1980



Darrell D. Clendenen
Notary Public in and for said County and State

UTILITIES CERTIFICATE

I hereby certify as follows:
Water and Electric Facilities
The Owner/Developer named on this map has deposited with the City of Riverside, Public Utilities Department sufficient funds or made the required arrangements and provisions for the installation of water and electric facilities necessary to provide service to all parcels as shown on this Map.
Easements
All Public Utility easements shown are sufficient for all requirements of Water and Public Utilities of the City of Riverside.

EVERETT C. ROSS
Director of Public Utilities

Dated: July 1, 1980 By: *Everett C. Ross*

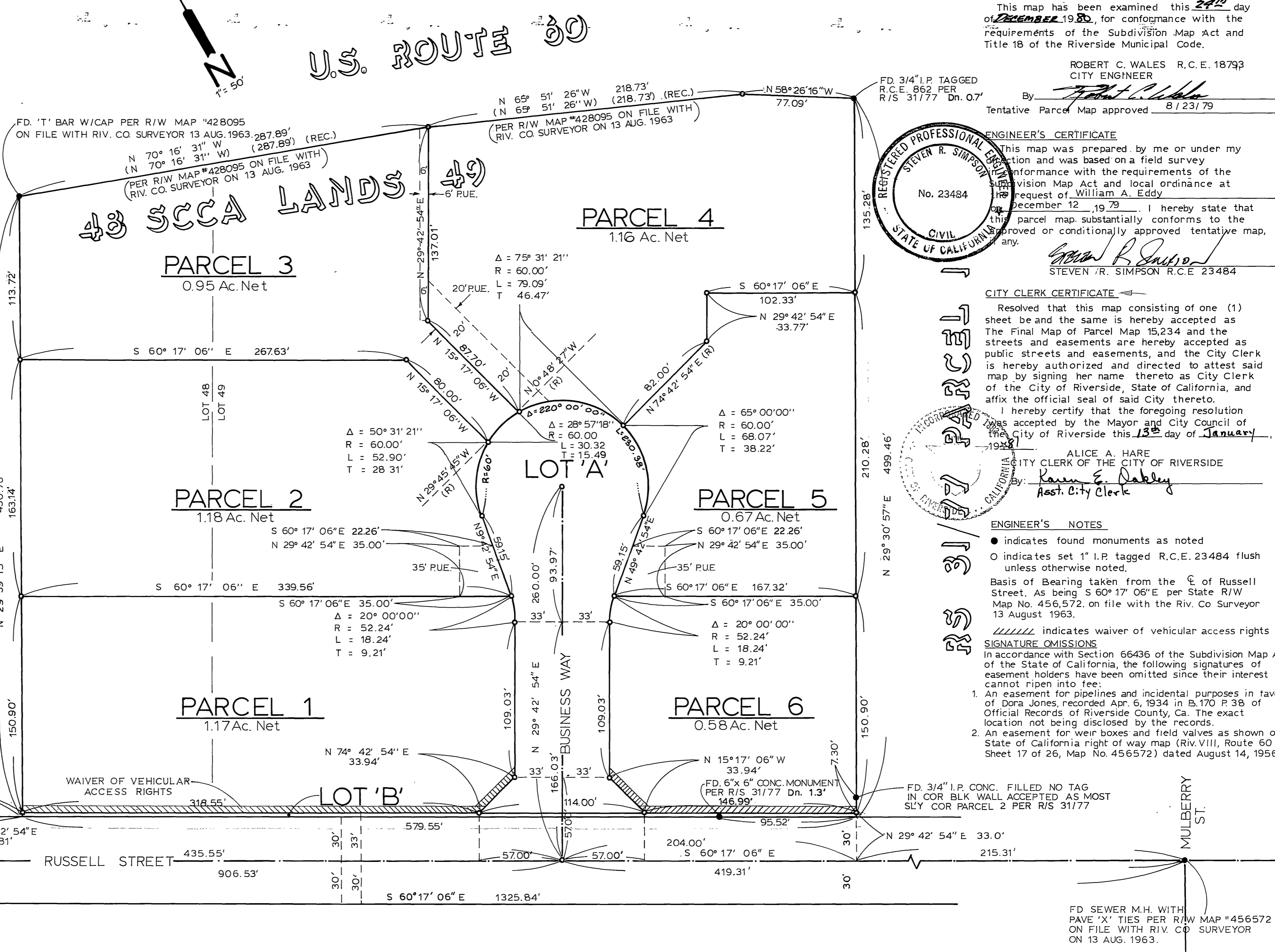
UTILITIES EASEMENT

The City of Riverside being the owner of the following described easements hereby consents to the making a filing of the annexed final map:

- A right of way for construction and maintenance of all necessary water ditches, pipes or flumes for irrigation or domestic purposes as granted to Riverside Canal Company and Riverside Water Company, in Deeds recorded April 26, 1882, in Book 28, page 635, and August 14, 1885, in book 42, pages 204 and 296, respectively, Deeds, Records of San Bernardino County. Said easement cannot be locate from the records.
- Joint use agreement between Riverside Water Company and the State of California, recorded August 8, 1949, in Book 1100, page 303 of Official Records affects recorded and unrecorded easements, recorded blanket reservations and/or prescriptive rights for irrigation pipe lines crossing highway lands that are appurtenant to said lands.
- A right of way reserved to the Riverside Water Company and its assigns 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 not disclosed, as set forth in the Deed from the State of California to Tom E. Foster et al., recorded September 4, 1963 in Book 3480, page 70 of official Records.

EVERETT C. ROSS
Director of Public Utilities

Dated: July 1, 1980 By: *Everett C. Ross*



ORANGE ST.
FD. SEWER M.H. WITH PAVE 'X' TIES PER R/W MAP #456572 ON FILE WITH RIV. CO. SURVEYOR ON 13 AUG. 1963.

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P.M. 87/24

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