

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 16254

SHOWING A DIVISION OF A PORTION OF PARCEL 4 AS SHOWN BY MAP ON FILE IN BOOK 7 OF PARCEL MAPS AT PAGE 22 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND A PORTION OF LOT 3 OF BLOCK 3 OF THE RIVERSIDE LAND AND IRRIGATING COMPANY LANDS AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS AT PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA, SECTION 6, T.3S., R.5W., S.B.B. & M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

MAY 1980

RECORDER'S CERTIFICATE

FILED THIS 15 DAY OF JAN 1981 AT 9:00 A.M. IN BOOK 87 OF PARCEL MAPS AT PAGES 25426 AT THE REQUEST OF THE CITY ENGINEER.

FEES \$7.00
NO 7552

DONALD D. SULLIVAN
COUNTY RECORDER

BY: Dellie Ann Stager
SUSAN GIBBE STEWART TITLE COMPANY

ENGINEER'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS COMPILED FROM RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF WILLIAM L. DIETERLE ON OCTOBER 19, 1978. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED: MAY 29, 1980

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

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 7TH DAY OF JANUARY, 1981, 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: William D. Gardner, R.C.E. 11405

SIGNATURE OMISSION

PURSUANT TO SECTION 90436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

1. AN EASEMENT FOR SANITARY SEWER FACILITIES AND STORM DRAIN FACILITIES, AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, IN INSTRUMENT REC. JAN. 10, 1978 AS INSTRUMENT NO 4131 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. AN EASEMENT AND RIGHT OF FLIGHT FOR PASSAGE OF AIRCRAFT IN THE AIR SPACE ABOVE THE SURFACE OF SAID REAL PROPERTY, AS CONVEYED TO THE CITY OF RIVERSIDE, RECORDED JAN. 27, 1978 AS INST. NO 17247, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIF.
3. AN EASEMENT FOR SEWER AND STORM DRAIN FACILITIES, AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED JAN. 11, 1979, AS INST. NO 17951 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIF.
4. AN EASEMENT AND RIGHT OF FLIGHT FOR PASSAGE OF AIRCRAFT IN AIR SPACE ABOVE THE SURFACE OF SAID REAL PROPERTY, AS CONVEYED TO THE CITY OF RIVERSIDE, RECORDED AUG. 24, 1979 AS INST. NO 17909 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIF.
5. AN EASEMENT FOR DRAINAGE PURPOSES, AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, IN INST. RECORDED AUG. 18, 1899 IN BOOK 88, PAGE 230 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIF.
6. EASEMENTS FOR SEWERS, STORM DRAINS, GAS LINES AND TELEPHONE FACILITIES AS RESERVED BY INSTRUMENT NO 269386, RECORDED DEC. 1, 1979 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

UTILITIES EASEMENT

THE CITY OF RIVERSIDE BEING 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 RIVERSIDE WATER COMPANY, ITS SUCCESSORS OR ASSIGNS FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER FLUMES, DITCHES OR PIPES, FOR IRRIGATION AND DOMESTIC USE. BY DEED RECORDED JULY 1, 1885 IN BOOK 42 PAGE 296 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. 6' R.U.E. IN FAVOR OF THE CITY OF RIVERSIDE BY INST. NO 4131 RECORDED JAN. 10, 1978 O.R. RIVERSIDE CO., CALIF.

DATED: Dec. 17, 1980

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

BY: Pow Campbell for E.C. Ross

OWNERS CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND WE CONSENT TO THE PREPARATION AND RECORDED OF THIS PARCEL MAP AS SHOWN WITHIN THE COLORED BORDERED LINE, AND FURTHER, WE HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS "5' R.U.E.", "10' R.U.E.", "15' R.U.E.", "20' R.U.E." AND "32' R.U.E.". WE ALSO HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF WATERLINE FACILITIES THE EASEMENT DESIGNATED AS "43' WATER LINE EASEMENT".

WILLIAM LEE DIETERLE, TRUSTEE UNDER THE DIETERLE FAMILY TRUST, UNDER TRUST AGREEMENT DATED AUGUST 9, 1977.

William L. Dieterle
WILLIAM L. DIETERLE

RIVERSIDE ESCROW COMPANY, INC., A CALIF. CORP., AS TRUSTEE

Louise V. Morrison PRES. _____ SECY.

William L. Dieterle Jacqueline M. Dieterle
WILLIAM L. DIETERLE JACQUELINE M. DIETERLE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE

ON THIS 2nd DAY OF October, 1980, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED Louise V. Morrison AND _____ KNOWN TO ME TO BE THE President AND _____ 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 ACKNOWLEDGES 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.

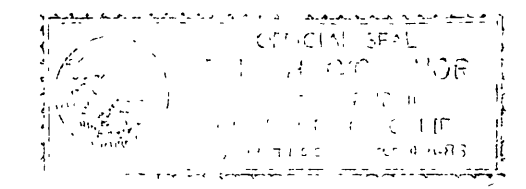
Fred H. O'Connor
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 4-8-83

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE

ON THIS 6th DAY OF NOV, 1980, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WILLIAM L. DIETERLE AND JACQUELINE M. DIETERLE 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.

Fred H. O'Connor
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 4-8-83



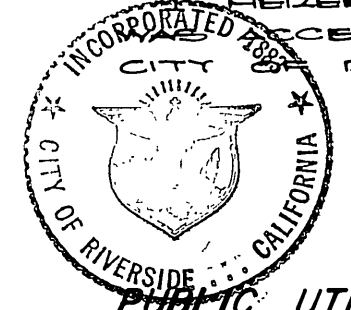
CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO 16254 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 THEREON AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF THE CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 13th DAY OF January, 1981.

ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Karen E. Dabley
Asst. City Clerk



PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES
NO WATER FEES AND CHARGES COLLECTED FOR PARCELS NO 1 THROUGH NO 8.

ELECTRIC FACILITIES
NO ELECTRIC FEES COLLECTED FOR PARCELS NO 1 THROUGH NO 8.

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: Dec. 17, 1980

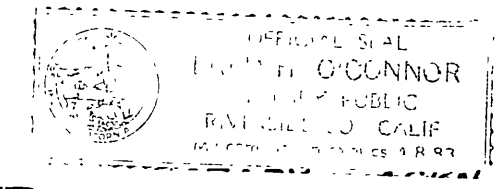
BY: Pow Campbell for E.C. Ross

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE

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WITNESS MY HAND AND OFFICIAL SEAL.

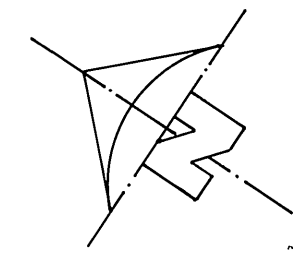
Fred H. O'Connor
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 4-8-83



PARCEL MAP NO. 16254

SHOWING A DIVISION OF A PORTION OF PARCEL 4 AS SHOWN BY MAP ON FILE IN BOOK 7 OF PARCEL MAPS AT PAGE 22 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND A PORTION OF LOT 3 OF BLOCK 3 OF THE RIVERSIDE LAND AND IRRIGATING COMPANY LANDS AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS AT PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, SECTION 6, T.3S., R.5W., S.B.B. & M.

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

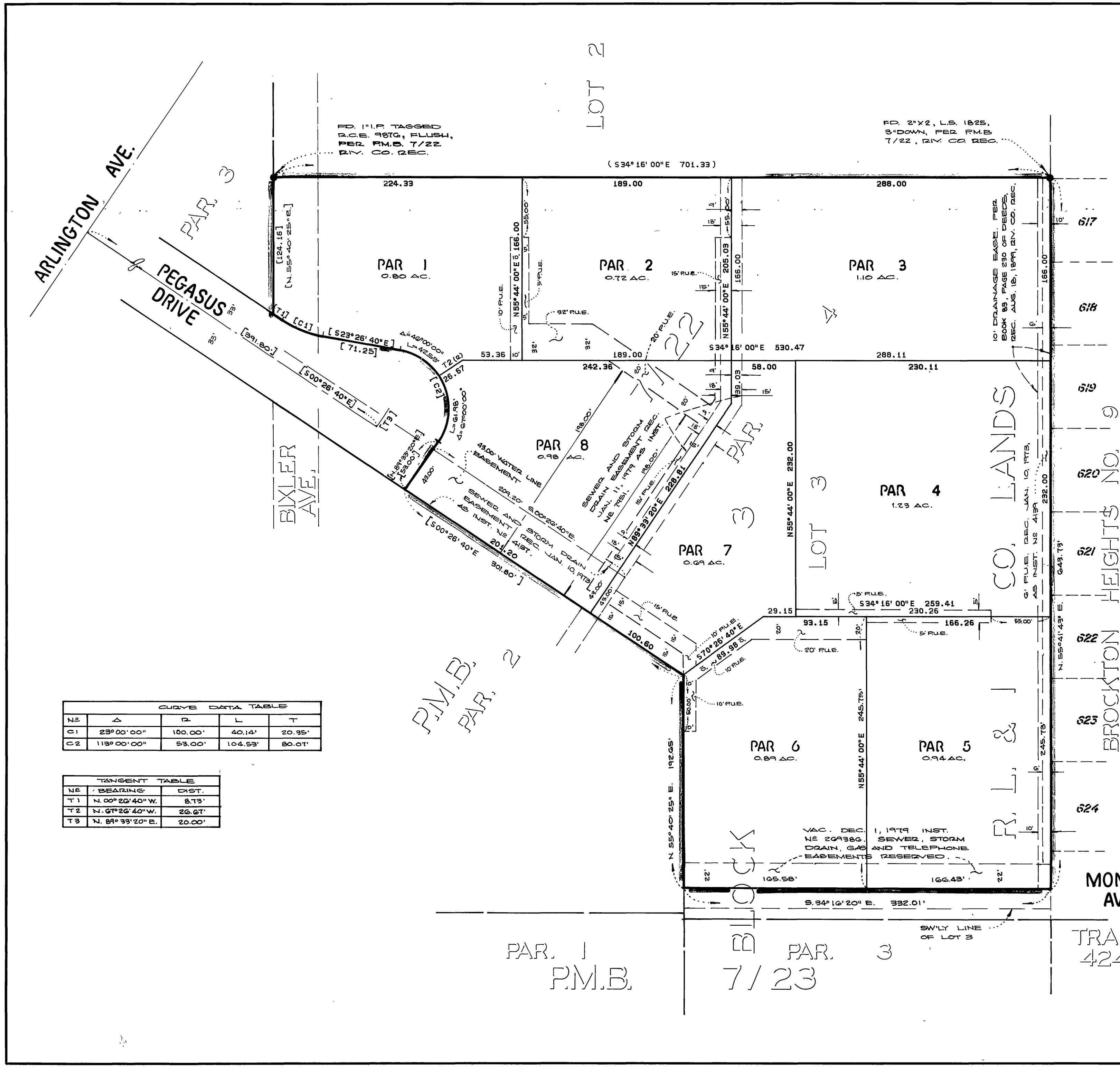


MAY 1980

SCALE: 1" = 60'

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE NORTHEASTERLY LINE OF PARCEL 4 TAKEN AS N. 34° 16' 00" W. AS SHOWN BY PARCEL MAP ON FILE IN BOOK 7 OF PARCEL MAPS AT PAGE 22 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. —●— DENOTES FOUND MONUMENTS AS NOTED.
3. () DENOTES RECORD DATA OR COMPILED FROM RECORD DATA PER F.M.B. 7/22 RIV. CO. REC.
4. [] DENOTES RECORD DATA OR COMPILED FROM RECORD DATA PER INST. NO. 158803 DECEMBER 27, 1979 RIV. CO. REC.
5. THIS PARCEL MAP CONTAINS 7.34 ACRES GROSS.
6. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.



NO	Δ	R	L	T
C1	23° 00' 00"	100.00'	40.14'	20.35'
C2	113° 00' 00"	53.00'	104.53'	80.01'

NO	BEARING	DIST.
T1	N. 00° 20' 40" W.	8.73'
T2	N. 07° 26' 40" W.	26.67'
T3	N. 89° 33' 20" E.	20.00'

87/26
P.M. 87/26

P.M. 87/26