

# PARCEL MAP NO. 15645

SHOWING A DIVISION OF A PORTION OF LOT 2 OF ORANGE GROWERS BANK ADDITION AS SHOWN BY MAP ON FILE IN BOOK 2 OF MAPS AT PAGE 40 THEREOF, RECORDS OF RIVERSIDE CO., CALIF., IN SEC. 13, T.2S., R.5W., S.B.B. & M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

APRIL 1980

### RECORDER'S CERTIFICATE

FILED THIS 23 DAY OF APRIL 1981 AT  
10:30 A.M. IN BOOK 91 OF PARCEL MAPS  
AT PAGES 38+39 AT THE REQUEST OF THE CITY  
ENGINEER.

FEE \$7.00  
NO 72820  
SUE N GIBBS CHICAGO TITLE INSURANCE COMPANY

DONALD D. SULLIVAN  
COUNTY RECORDER  
BY: Debbie Ann Stogner

### 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. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET PURPOSES LOT "A".

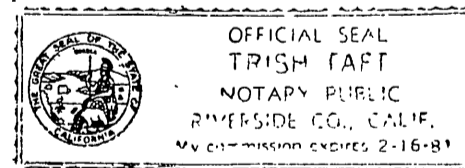
Amelia Ynda  
AMELIA YNDA

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE } S.S.

ON THIS 21<sup>ST</sup> DAY OF JULY, 1980, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED AMELIA YNDA, KNOW TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL.

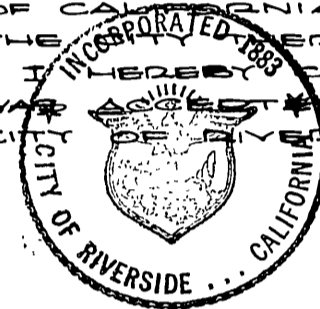
Trish Taft  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES 2-16-81



### 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 15645 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 THEREON AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF THE CITY OF RIVERSIDE, CALIFORNIA.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 21<sup>ST</sup> DAY OF April, 1981.



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

### PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

**WATER FACILITIES**  
FRONTAGE FEES ONLY HAVE BEEN PAID FOR PARCEL 1. FRONTAGE FEES AND RELOCATION CHARGES HAVE BEEN PAID FOR PARCEL 2.

**ELECTRIC FACILITIES**  
THE SUBDIVIDER HAS NOT INSTALLED ELECTRICAL FACILITIES, HAS NOT DEPOSITED FEES NOR MADE ARRANGEMENTS AND PROVISIONS FOR INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE ELECTRIC SERVICE TO PARCELS 1&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: July 28, 1980

BY: Don Campbell for E. Ross

### 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 AMELIA YNDA.

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED: 4-22-80

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

### CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 16<sup>th</sup> DAY OF April, 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: Robert C. Wales  
TENTATIVE MAP APPROVED NOVEMBER 21, 1979

### 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. AN EASEMENT TO THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO THE RIVERSIDE WATER COMPANY FOR PIPELINES, CONDUITS AND RIGHTS INCIDENTAL THERETO; SAID EASEMENT CANNOT BE LOCATED FROM EXISTING RECORDS.
2. 25' EASEMENT TO THE CITY OF RIVERSIDE FOR ELECTRIC LINE PURPOSES RECORDED DECEMBER 2, 1960 AS INSTRUMENT NO 102521, RECORDS OF RIVERSIDE CO., CALIF.

EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES

DATED: July 28, 1980 BY: Don Campbell for E. Ross

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

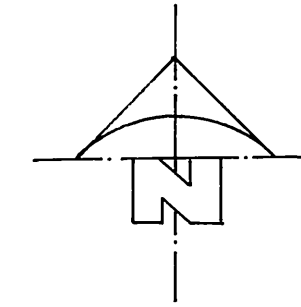
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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE - CALIFORNIA

APRIL 1980

SCALE: 1" = 50'



PANN SUBDIVISION

M.B. 7/12  
RIV. CO. REC.

LOT 30

FD. 3/4" I.P. TAGGED  
L.S. 1825, DOWN 3", NO  
REF., ACCEPTED AS A  
POINT IN THE WILY  
LINE OF RIV. WATER  
CO. AND SILY LINE  
OF PALMYRITA AVE.  
N. 89° 49' 55" W.

FD. 2" I.P. NO TAG  
FLUSH, PER C.R.F.B.  
550/23; NE. COR.  
OF SEC. 13, T.2S., R.5W.

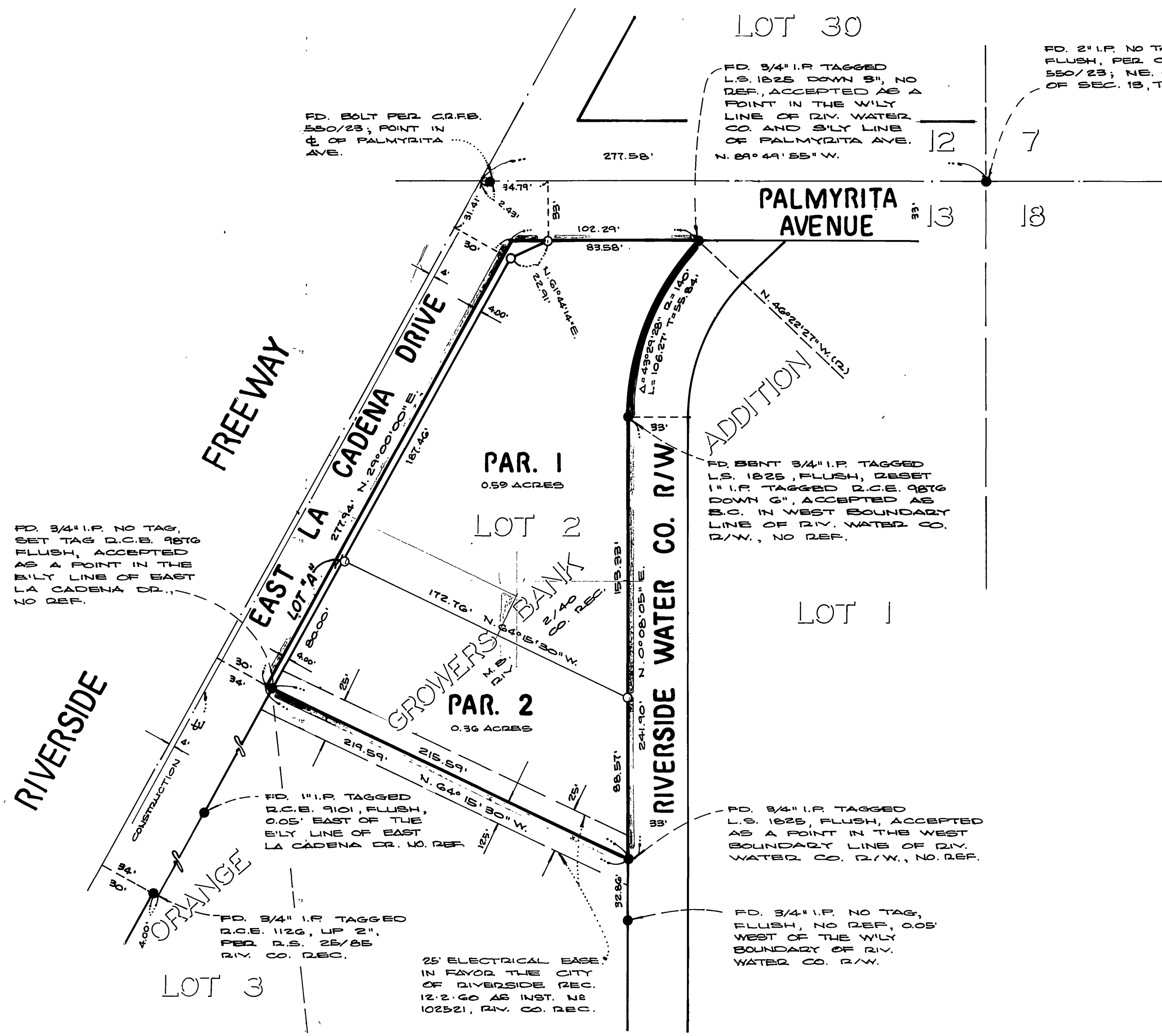
FD. BOLT PER C.R.F.B.  
550/23, POINT IN  
E. OF PALMYRITA  
AVE.

277.58'

PALMYRITA AVENUE

### ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE EASTERLY LINE OF EAST LA CADENA DRIVE TAKEN AS N. 29° 00' 00" E. AS SHOWN AS ORANGE GROWERS BANK ADDITION RECORDED IN BOOK 2 OF MAPS AT PAGE 40 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIF., UNDER THE ASSUMPTION THAT EAST LA CADENA DRIVE IS PARALLEL WITH COLTON AVENUE AS SHOWN ON SAID MAP.
2. —●— DENOTES FOUND MOUNDMENTS AS NOTED.
3. —○— DENOTES 1" IRON PIPE SET, TAGGED R.C.E. 98TG, FLUSH.
4. THIS PARCEL CONTAINS 0.97 ACRES GROSS.



FD. 3/4" I.P. NO TAG,  
SET TAG D.C.E. 98TG  
FLUSH, ACCEPTED  
AS A POINT IN THE  
WILY LINE OF EAST  
LA CADENA DR.,  
NO REF.

FD. BENT 3/4" I.P. TAGGED  
L.S. 1825, FLUSH, RESET  
1" I.P. TAGGED D.C.E. 98TG  
DOWN 6", ACCEPTED AS  
S.O. IN WEST BOUNDARY  
LINE OF RIV. WATER CO.  
R/W., NO REF.

FD. 3/4" I.P. TAGGED  
L.S. 1825, FLUSH, ACCEPTED  
AS A POINT IN THE WEST  
BOUNDARY LINE OF RIV.  
WATER CO. R/W., NO REF.

FD. 3/4" I.P. NO TAG,  
FLUSH, NO REF., 0.05'  
WEST OF THE WILY  
BOUNDARY OF RIV.  
WATER CO. R/W.

FD. 1" I.P. TAGGED  
D.C.E. 9101, FLUSH,  
0.05' EAST OF THE  
WILY LINE OF EAST  
LA CADENA DR., NO REF.

FD. 3/4" I.P. TAGGED  
D.C.E. 1126, UP 2",  
PER D.S. 25/85  
RIV. CO. REC.

25' ELECTRICAL EASE  
IN FAVOR OF THE CITY  
OF RIVERSIDE REC.  
12/2/60 AS INST. NO.  
102521, RIV. CO. REC.