

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 LINE AND WE HEREBY DEDICATE FOR STREET PURPOSES AND PUBLIC UTILITY FACILITIES...

CASHMAN DEVELOPMENT CORPORATION A CALIFORNIA CORPORATION J. C. CASHMAN, PRES. E. G. CASHMAN, SEC.

MERCURY SAVINGS & LOAN ASSOCIATION A CALIFORNIA CORPORATION GEORGE ROBERTSON, VICE PRESIDENT KATHERINE M. MONTERO, ASSISTANT SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } COUNTY OF RIVERSIDE } ss ON THIS 6th DAY OF July, 1981, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED J. C. CASHMAN, KNOWN TO ME TO BE THE PRESIDENT AND E. G. CASHMAN, KNOWN TO ME TO BE THE SECRETARY OF CASHMAN DEVELOPMENT CORPORATION...

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } COUNTY OF ORANGE } ss ON THIS 9th DAY OF June, 1981, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GEORGE ROBERTSON, KNOWN TO ME TO BE THE VICE PRESIDENT AND KATHERINE M. MONTERO, KNOWN TO ME TO BE THE ASSISTANT SECRETARY OF MERCURY SAVINGS & LOAN, A CALIFORNIA CORPORATION...



PARCEL MAP 15771

BEING A DIVISION OF A PORTION OF LOTS 17, 18, 19 AND 21 OF OSBORNE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 39, 40, AND 41 OF MAPS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

JUNE 1981 HAWKINS, ROBERTSON & ASSOCIATES RIVERSIDE, CALIFORNIA

PUBLIC UTILITY CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS: WATER FACILITIES: FRONTAGE FEES, ACREAGE FEES, WATER CONNECTION CHARGES, RELOCATION OF WATER MAIN DEPOSIT AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCELS 1 & 2. NO WATER FEES AND CHARGES COLLECTED FOR PARCEL 3. ELECTRIC FACILITIES: ELECTRIC FEES HAVE BEEN PAID FOR PARCELS 1 & 2. THE SUBDIVIDER HAS NOT INSTALLED ELECTRIC FACILITIES... 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.

DATED: Aug 26, 1981 BY: P. Ross, EVERETT C. ROSS, DIRECTOR OF PUBLIC UTILITIES

UTILITIES EASEMENT CERTIFICATE

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 IN FAVOR OF THE CITY OF RIVERSIDE RECORDED FEBRUARY 9, 1971 AS INST. NO. 13024, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR WATER LINES. 2. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE RECORDED NOVEMBER 5, 1971 AS INST. NO. 127378, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR UNDERGROUND ELECTRICAL FACILITIES. 3. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE RECORDED JAN. 9, 1959 BOOK 2394, PAGE 90 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR WATER LINES, ELECTRIC AND TELEPHONE LINES AND PUBLIC ROAD PURPOSES. 4. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE RECORDED OCTOBER 26, 1962 AS INST. NO. 99712, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR WATER LINES. 5. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED, AUG. 10, 1984 IN BK 42 PG. 296 OF DEEDS OF SAN BERNARDINO COUNTY RECORDS. SAID EASEMENT IS FOR WATER LINES.

DATE Aug 26, 1981 BY: P. Ross, EVERETT C. ROSS, DIRECTOR OF PUBLIC UTILITIES

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436(C)(1) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED, THEIR INTEREST BEING SUCH THAT IT CANNOT RIPEN INTO FEE: AN EASEMENT IN FAVOR OF HETTY J. JAMESON AND JOY G. JAMESON REC. FEB. 6, 1925 IN BK. 629, PG. 34-35 OF DEEDS REC. RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR ROAD PURPOSES AND INCIDENTAL PURPOSES AND IS BLANKET IN NATURE. AN EASEMENT IN FAVOR OF C.K. ADAMS REC. NOV. 8, 1962 IN BOOK 3256, PAGE 260 OR RIVERSIDE COUNTY, CALIFORNIA. FOR WATERLINE PURPOSES. ALL OIL AND MINERAL RIGHTS CONVEYED TO HERBERT D. TOBIN AND LIBBY TOBIN, AND W.J. BORTNER AND HELEN B. BORTNER, BY DEED REC. APRIL 15, 1957 IN BOOK 2072, PAGE 246, OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS, AND AMENDED BY DEED REC. SEP. 10, 1958 AS INST. NO. 65038 IN BOOK 2330, PAGE 583, OFFICIAL RECORDS.

RECORDER'S CERTIFICATE

FILED THIS 2 DAY OF SEPT 1981 AT 3:00 P.M. IN BOOK 92 OF PARCEL MAPS AT PAGES 51 & 52 AT THE REQUEST OF THE CITY ENGINEER.

FEE: \$ 8.00 DONALD D. SULLIVAN COUNTY RECORDER

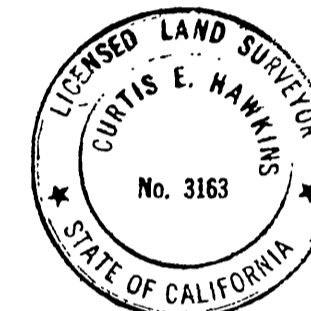
NO. 167197 BY: Debbie Ann Steger DEPUTY

SUB'N. G'TEE: CALIFORNIA LAND TITLE COMPANY

SURVEYOR'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 CASHMAN DEVELOPMENT CORP. IN JUNE 1981 I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE MAY 12 1981 BY: Curtis E. Hawkins, CURTIS E. HAWKINS L.S. 3163



CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 26th DAY OF August, 1981 FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

ROBERT C. WALES RCE. 18793

BY: Robert C. Wales

TENTATIVE MAP APPROVED DEC. 6, 1979

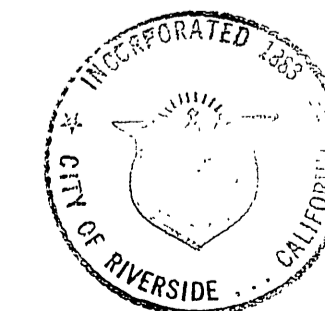
CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 15771, 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 COUNCIL OF THE CITY OF RIVERSIDE THIS 1st DAY OF September, 1981.

ALICE A. HARE CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare



PARCEL MAP 15771

BEING A DIVISION OF A PORTION OF LOTS 17, 18, 19 AND 21 OF OSBORNE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 39, 40 AND 41 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

JUNE 1981

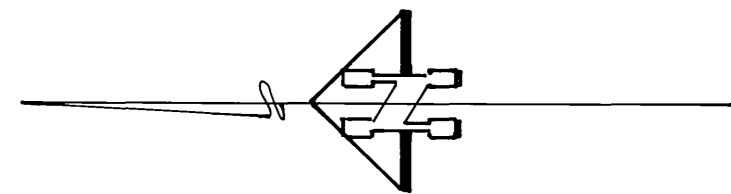
SCALE: 1" = 80'

HAWKINS, ROBERTSON & ASSOCIATES
RIVERSIDE • CALIFORNIA

SURVEYOR'S NOTES

BEARINGS ARE BASED ON THE CENTERLINE OF WESTMINSTER DRIVE BEING N. 54° 06' 00" W PER P.M. 3/40 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- INDICATES MONUMENTS FOUND AS NOTED.
- INDICATES SET 3/4" I.P. WITH LS 3163 TAG, FLUSH.
- THIS PARCEL MAP CONTAINS 15.46 ACRES GROSS
- [] INDICATES RECORD INFORMATION PER M.B. 45/5-8.
- < > INDICATES RECORD INFORMATION PER P.M. 3/40.
- () INDICATES RECORD INFORMATION PER RS 46/34.



OSBORNE

LOT 18

LOT 19

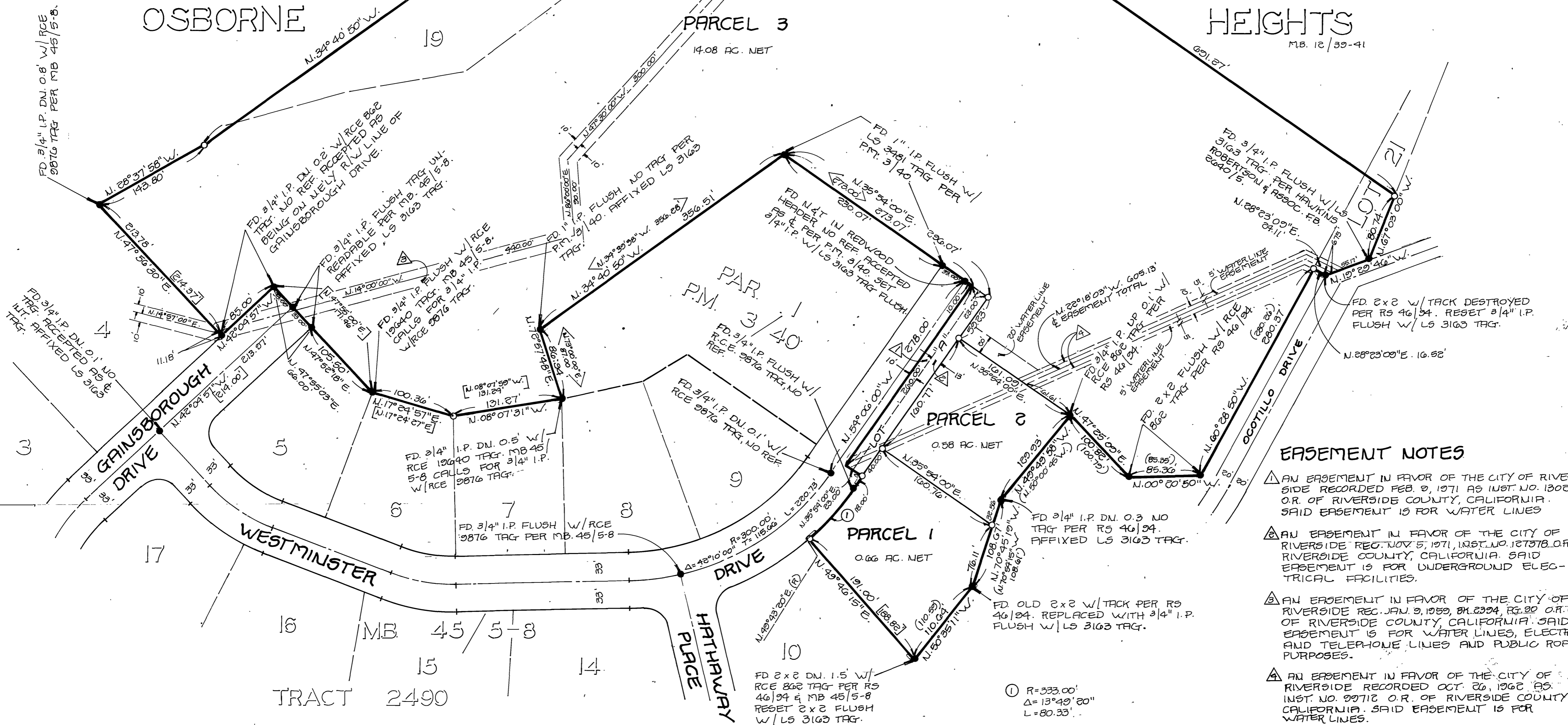
LOT

LOT 17

PARCEL 3
14.08 AC. NET

HEIGHTS

M.B. 12/39-41



EASEMENT NOTES

- △ AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE RECORDED FEB. 9, 1971 AS INST. NO. 13084 O.R. OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR WATER LINES.
- △ AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE REC. NOV. 5, 1971, INST. NO. 12738 O.R. OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR UNDERGROUND ELECTRICAL FACILITIES.
- △ AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE REC. JAN. 2, 1959, 81.2924, 82.20 O.R. OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR WATER LINES, ELECTRIC AND TELEPHONE LINES AND PUBLIC ROAD PURPOSES.
- △ AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE RECORDED OCT. 26, 1962 AS INST. NO. 29712 O.R. OF RIVERSIDE COUNTY CALIFORNIA. SAID EASEMENT IS FOR WATER LINES.

① R=533.00'
Δ=13°49'20"
L=80.33'

Copy 95/52
P.M.B.95/52

P.M.B. 95/52