

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP 17358

BEING A DIVISION OF A PORTION OF LOT 2 IN BLOCK 4 OF LA GRANADA TRACT AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 42 THROUGH 51 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

MAY 1981

HAWKINS, ROBERTSON & ASSOCIATES
RIVERSIDE • CALIFORNIA

RECORDER'S CERTIFICATE

FILED THIS 29 DAY OF OCT 1981 AT 4:30 P.M. IN BOOK 97 PAGES 55+56 OF PARCEL MAPS AT THE REQUEST OF THE CITY ENGINEER.

FEE \$8.00
NO 203588

DONALD D. SULLIVAN
COUNTY RECORDER

BY Debbie Ann Steger DEPUTY

SUBDIV GTEE: FIRST AMERICAN TITLE INSURANCE CO.

OWNERSHIP CERTIFICATE

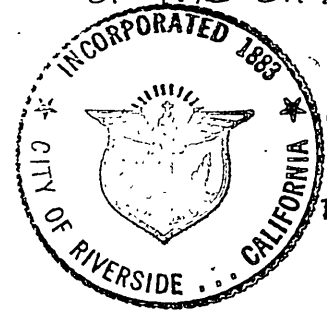
WE HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD TITLE OR INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND THAT WE CONSENT TO THE PREPARATION AND RECORDATION OF THE PARCEL MAP AS SHOWN WITHIN THE COLORED BORDER LINE. WE HEREBY DEDICATE FOR STREET PURPOSES AND PUBLIC UTILITY FACILITIES, LOT "A".

James H. Bailey
JAMES H. BAILEY
Dorothy M. Bailey
DOROTHY M. BAILEY
John M. Lanes
JOHN M. LANES
Joyce M. Lanes
JOYCE M. LANES

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 2 SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 17358 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 THEREUNTO 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 27 DAY OF October, 1981.



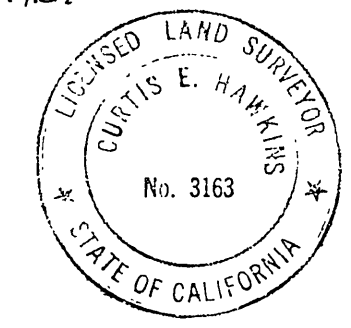
ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY Karen E. Oakley
Asst. City Clerk

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 JAMES BAILEY IN MAY 1981. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY.

Curtis E. Hawkins
CURTIS E. HAWKINS
LS 3163



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } ss

ON THIS 25th DAY OF Sept. 1981 BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED JAMES H. BAILEY AND DOROTHY M. BAILEY 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

Kjersti Andrews
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY COMMISSION EXPIRES 4-2-84



UTILITIES EASEMENTS

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.) RIGHTS OF WAY AND WATER RIGHTS IN FAVOR OF TWIN BUTES WATER COMPANY RECORDED AUGUST 11, 1919 IN BOOK 508, PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 2.) AN EASEMENT AND RIGHT OF WAY IN FAVOR OF CITIZENS DOMESTIC WATER COMPANY RECORDED MARCH 18, 1926 IN BOOK 603, PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

DATE 10-20-81 BY Everett C. Ross

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 20th DAY OF October 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 MAY 7, 1981

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

FRONTAGE FEES, WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCELS #1 AND #3. NO WATER FEES AND CHARGES COLLECTED FOR PARCEL #2.

ELECTRIC FACILITIES

NO ELECTRIC FEES COLLECTED FOR PARCELS #1, #2 AND #3.

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 10-20-81 BY Everett C. Ross

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } ss

ON THIS 25th DAY OF Sept. 1981 BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED JOHN M. LANES AND JOYCE M. LANES 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.

Kjersti Andrews
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY COMMISSION EXPIRES 4-2-84



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RIVERSIDE • CALIFORNIA

P.M.B. 97/56

FD. CHIS. MARKS ON M.H. RIM FOR ϕ INT. CYPRESS AVE. & TYLER AVE. PER CITY RIV. FB. 687/57.

FD. PUNCHED SPIKE & WASHER FLUSH NO REF. ACCEPTED AS ϕ INT. JONES AVE. & CYPRESS AVE.

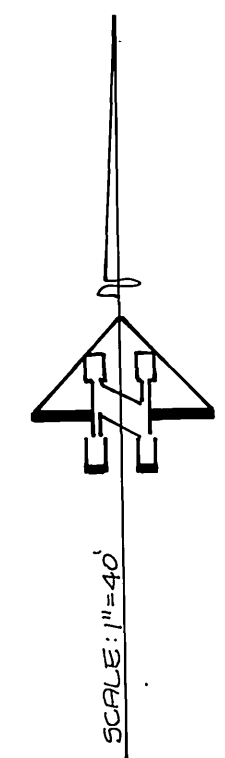
FD. 1" I.P. FLUSH NO TAG 0.72 S. ON LINE. NO REF. ACCEPTED AS BEING IN ELY LINE LOT 1.

FD. 1" I.P. FLUSH W/ R.C.E. 22502 TAG PER P.M.B. 42/32-33.

FD. 3/4" I.P. UP 4" BENT, NO TAG, NO REF. ACCEPTED AS S.W. COR. PAR. 2, P.M.B. 42/32-33

FD. 1" I.P. FLUSH W/ R.C.E. 22502 0.30 W. ON LINE PER P.M.B. 42/32-33.

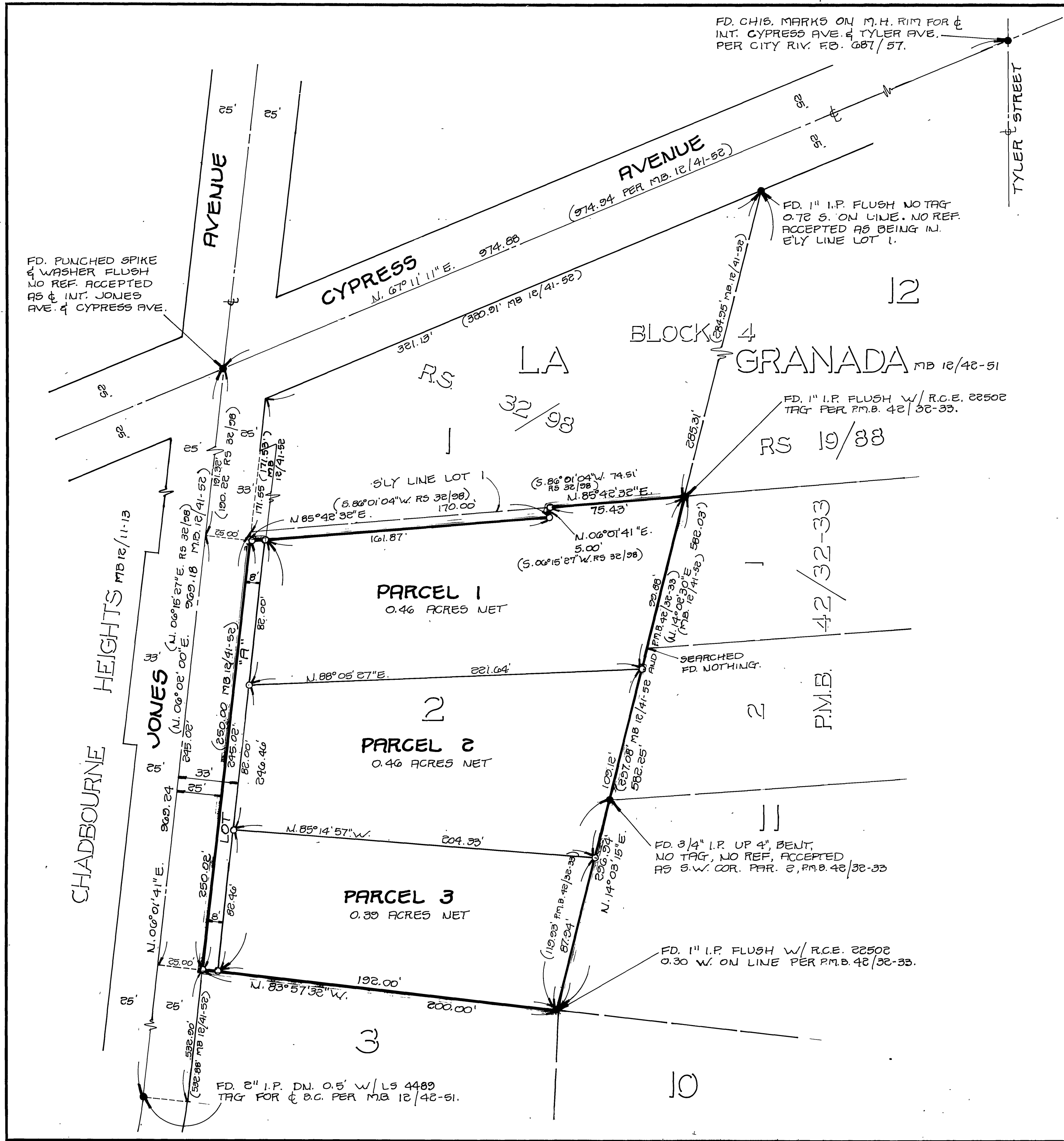
FD. 2" I.P. DN. 0.5' W/ L5 4489 TAG FOR ϕ D.C. PER M.B. 12/42-51.



SURVEYOR'S NOTES

BEARINGS ARE BASED ON THE CENTERLINE OF CYPRESS AVENUE BEING N.67°11'11"E. PER RECORD OF SURVEY RECORDED IN BOOK 32, PAGE 98 OF RECORDS OF SURVEY RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- INDICATES MONUMENTS FOUND AS NOTED.
- INDICATES SET 3/4" IRON PIPE FLUSH WITH PLASTIC PLUG STAMPED L.S. 3102.
- THIS PARCEL MAP CONTAINS 1.35 ACRES GROSS
- () INDICATES RECORD INFORMATION AS NOTED.



P.M.B. 97/56