

# PARCEL MAP NO. 17289

BEING A DIVISION OF LOT 48 OF TRACT NO. 7427 AS SHOWN BY MAP ON  
FILE IN BOOK 91 OF MAPS, PAGES 68 THRU 71 RECORDS OF RIVERSIDE  
COUNTY, LYING IN SECTION 7, T3S, R4W, S.B.M., IN THE CITY OF RIVERSIDE,  
RIVERSIDE COUNTY STATE OF CALIFORNIA.  
LUDWIG ENGINEERING  
SAN BERNARDINO, CA.

APRIL 1981

RECORDER'S CERTIFICATE:

FILED THIS 19 DAY OF FEB, 1982, AT 3:50 P.M. IN  
BOOK 101 OF PARCEL MAPS AT PAGES 67+68 AT THE  
REQUEST OF THE CITY ENGINEER.

FEE \$8.00 DONALD D. SULLIVAN  
NO. 29523 COUNTY RECORDER  
BY: Dennis J. Stager  
SUB'N G'TEE TITLE INSURANCE AND TRUST COMPANY

OWNER'S 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 RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE  
COLORED BORDER LINE.

Maurice Rhein Isabella Clowes  
MAURICE RHEIN ISABELLA CLOWES

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA )  
COUNTY OF SAN BERNARDINO ) SS:

ON THIS 2<sup>nd</sup> DAY OF December, 1981, BEFORE ME, THE UNDERSIGNED,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MAURICE  
RHEIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO  
THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED  
THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

Annui Oregon  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES 6-4-82

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS:

ON THIS 15 DAY OF DEC., 1981, BEFORE ME, THE UNDERSIGNED,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
ISABELLA CLOWES, KNOWN 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

Seatrice Deaman  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES 3-22-82

SIGNATURE OMISSION:

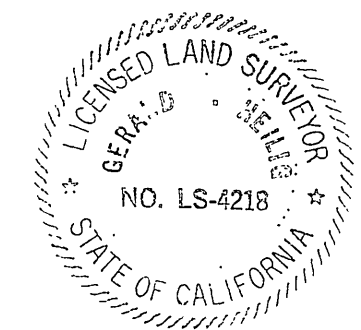
PURSUANT TO SECTION 66346 OF THE SUBDIVISION MAP ACT, THE SIGNATURES  
OF THE FOLLOWING EASEMENT HOLDER HAS BEEN OMITTED SINCE THEIR INTEREST  
CANNOT RIPEN INTO A FEE.

AN EASEMENT FOR UTILITIES AND DRAINAGE FACILITIES, IN FAVOR OF  
PRESLEY OF SOUTHERN CALIFORNIA, PER INSTRUMENT NO. 154101, RECORDED  
AUGUST 10, 1977, RIVERSIDE COUNTY RECORDS.

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 MAURICE RHEIN, IN  
APRIL, 1981. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS  
TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED: 11-30-81 Gerald W. Heilig  
GERALD W. HEILIG, S.S. 4218



CITY ENGINEER'S CERTIFICATE:

THIS MAP HAS BEEN EXAMINED THIS 15<sup>th</sup> DAY OF FEBRUARY, 1982,  
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 FEBRUARY 17, 1981

UTILITIES CERTIFICATE:

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES:

NO WATER FEES AND CHARGES COLLECTED FOR PARCELS #1 AND #2. WATER  
WILL BE SERVED BY WESTERN MUNICIPAL WATER DISTRICT.

ELECTRIC FACILITIES:

NO ELECTRIC FEES COLLECTED-DEVELOPER PROVIDED FACILITIES HAVE BEEN  
INSTALLED FOR PARCELS #1 AND #2.

EASEMENTS:

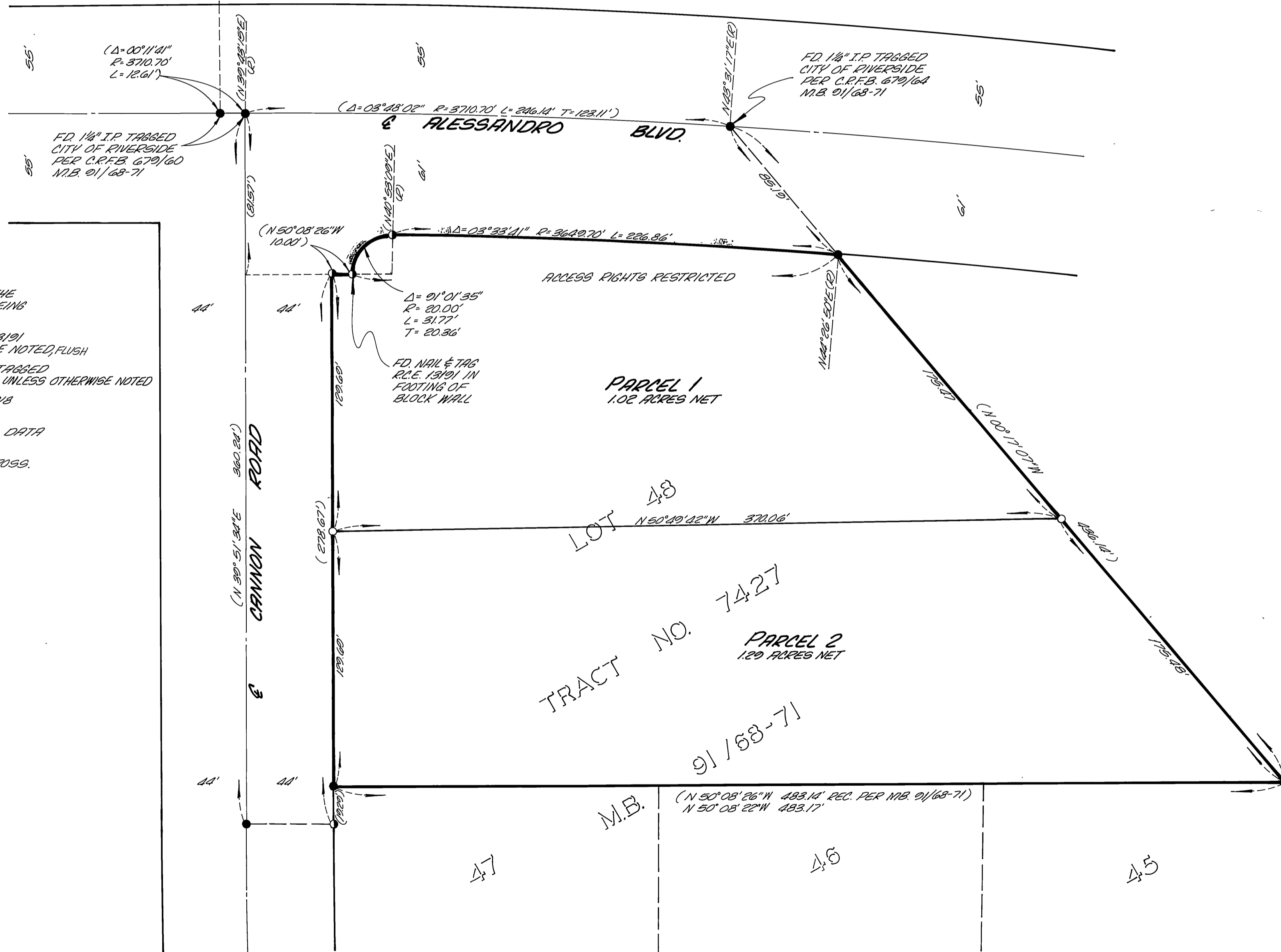
ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS  
OF WATER AND ELECTRIC DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES  
OF THE CITY OF RIVERSIDE.

EVERETT C. ROSS  
DIRECTOR PUBLIC UTILITIES

DATED: Feb 1, 1982 BY: Everett C. Ross

# PARCEL MAP NO. 17289

BEING A DIVISION OF LOT 48 OF TRACT NO. 7427 AS SHOWN BY MAP ON FILE IN BOOK 01 OF MAPS, PAGES 68 THRU 71 RECORDS OF RIVERSIDE COUNTY, LYING IN SECTION 7, T.3S., R.4W., S.B.M., IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY STATE OF CALIFORNIA.  
LUDWIG ENGINEERING  
SAN BERNARDINO, CA. APRIL 1981



**SURVEYOR'S NOTES:**

1. THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF CANNON ROAD. BEARING BEING N 39° 51' 34" E PER M.B. 01/68-71.
2. ● INDICATES FD. 1" I.P. TAGGED R.C.E. 13191 PER M.B. 01/68-71 UNLESS OTHERWISE NOTED, FLUSH
3. ○ INDICATES FD. 2" X 2" REDWOOD HUB TAGGED R.C.E. 13191 PER M.B. 01/68-71, FLUSH, UNLESS OTHERWISE NOTED
4. ○ INDICATES SET 1" I.P. TAGGED L.S. 4218 FLUSH, UNLESS OTHERWISE NOTED
5. ( ) INDICATES RECORD AND MEASURED DATA PER M.B. 01/68-71.
6. THIS PARCEL MAP CONTAINS 2.31 ACRES GROSS.