

P.M.B. 104/38

IN THE CITY OF RIVERSIDE PARCEL MAP 16740

BEING A DIVISION OF PARCEL 3 OF PARCEL MAP ON FILE IN BOOK 15, AT PAGE 2 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, LOCATED IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA, IN SECTIONS 14 & 15, T.2S, R.5W, S.B.M.

DECEMBER, 1981

SCALE: 1" = 200'

BEELER, KRIEGER AND STEWART
RIVERSIDE, CALIFORNIA

RECORDER'S CERTIFICATE

FILED THIS 13 DAY OF MAY, 1982 AT 10:30 A.M. IN BOOK 104 OF PARCEL MAPS, AT PAGES 38 AND 39, AT THE REQUEST OF THE CITY ENGINEER.

NO. 82591
FEE: \$800

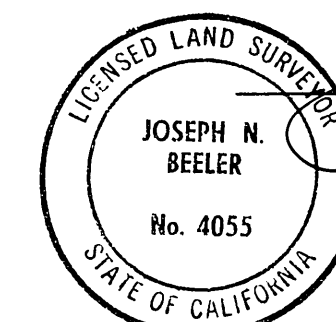
ACTING COUNTY RECORDER
WILLIAM E. CONEPLY

By: Debbie Ann Steyer
Deputy

SUBDIVISION GUARANTEE: SAFE CO

SURVEYOR'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 CHARLES R. BRIZENDINE, ROBERT E. BERTHEOLA, AND JUANITA M. BERTHEOLA IN NOVEMBER, 1981. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.



Joseph N. Beeler
JOSEPH N. BEELER, L.S. 4055

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 11th DAY OF MAY, 1982, FOR CONFORMANCE WITH THE REQUIREMENTS OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE AND WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT.

ROBERT C. WALES, R.C.E. 18793
CITY ENGINEER

By: Robert C. Wales

TENTATIVE MAP APPROVED AUGUST 21, 1980

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } s.s.
COUNTY OF RIVERSIDE

ON MARCH 24, 1982, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROBERT E. BERTHEOLA AND JUANITA M. BERTHEOLA 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.

MY COMMISSION EXPIRES:

NOVEMBER 6, 1985



Beatrice Russell
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

NOTARY ACKNOWLEDGEMENT

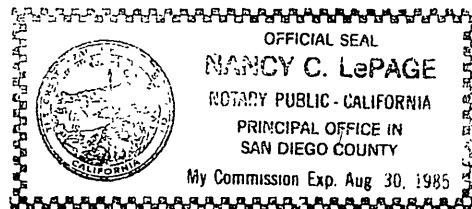
STATE OF CALIFORNIA } s.s.
COUNTY OF San Diego

ON APRIL 26, 1982, 1982, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED B. Marion Webb, KNOWN TO ME TO BE THE ASST. VICE PRESIDENT AND Pollyann Artzer, KNOWN TO ME TO BE THE ASST. SECRETARY OF HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF SAN DIEGO, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:

August 30, 1985



Nancy C. LePage
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } s.s.
COUNTY OF Riverside

ON April 28, 1982, 1982, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Roderick W. Johnston, KNOWN TO ME TO BE THE ASST. VICE PRESIDENT AND Hal Thomas, KNOWN TO ME TO BE THE ASST. SECRETARY OF FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:

5-4-84



Vicki A. Grizzle
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE OR INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND, WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE COLORED BORDERLINE.

Charles R. Brizendine Robert E. Bertheola
CHARLES R. BRIZENDINE ROBERT E. BERTHEOLA
Juanita M. Bertheola
JUANITA M. BERTHEOLA

TRUSTEE

HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF SAN DIEGO, AS TRUSTEE BY DEED RECORDED NOVEMBER 27, 1974 AS INSTRUMENT No. 152195 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

B. Marion Webb
ASST. VICE President
B. MARION WEBB

Pollyann Artzer
Assistant Secretary
Pollyann Artzer

TRUSTEE

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE BY DEED RECORDED JULY 15, 1977 AS INSTRUMENT No. 133651 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Robert C. Wales
ASST. VICE President

Hal Thomas
ASST. Secretary

NOTARY ACKNOWLEDGEMENT

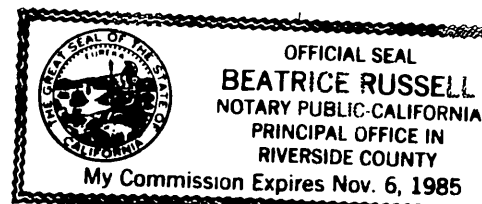
STATE OF CALIFORNIA } s.s.
COUNTY OF RIVERSIDE

ON MARCH 24, 1982, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CHARLES R. BRIZENDINE AND _____ 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.

MY COMMISSION EXPIRES:

NOVEMBER 6, 1985



Beatrice Russell
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

P.M.B. 104/38

IN THE CITY OF RIVERSIDE
PARCEL MAP 16740

BEING A DIVISION OF PARCEL 3 OF A PARCEL MAP ON FILE IN BOOK 15 OF PARCEL MAPS, AT PAGE 2, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA. IN SECTIONS 14 & 15, T.2S, R.5W, S.B.M.

DECEMBER, 1981

SCALE: 1" = 200'

BEELER, KRIEGER AND STEWART
RIVERSIDE, CALIFORNIA



SURVEYOR'S NOTES

1. THE BASIS OF BEARING IS THE NORTHWESTERLY LINE OF TRACT NO. 3488 TAKEN AS N.34°57'53"E. AS SHOWN BY MAP ON FILE IN BOOK 15 OF PARCEL MAPS AT PAGE 2, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● DENOTES FOUND MONUMENTS AS NOTED.
3. ALL DATA SHOWN HEREON IS RECORD PER PARCEL MAP 15/2, UNLESS OTHERWISE NOTED.
4. 26.92 ACRES GROSS.

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

NO WATER FEES AND CHARGES COLLECTED FOR PARCELS #1 AND #2.

ELECTRIC FACILITIES

THE SUBDIVIDER HAS NOT INSTALLED ELECTRIC FACILITIES, HAS NOT DEPOSITED FEES NOR MADE ARRANGEMENTS AND PROVISIONS FOR INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE ELECTRIC SERVICE TO 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.

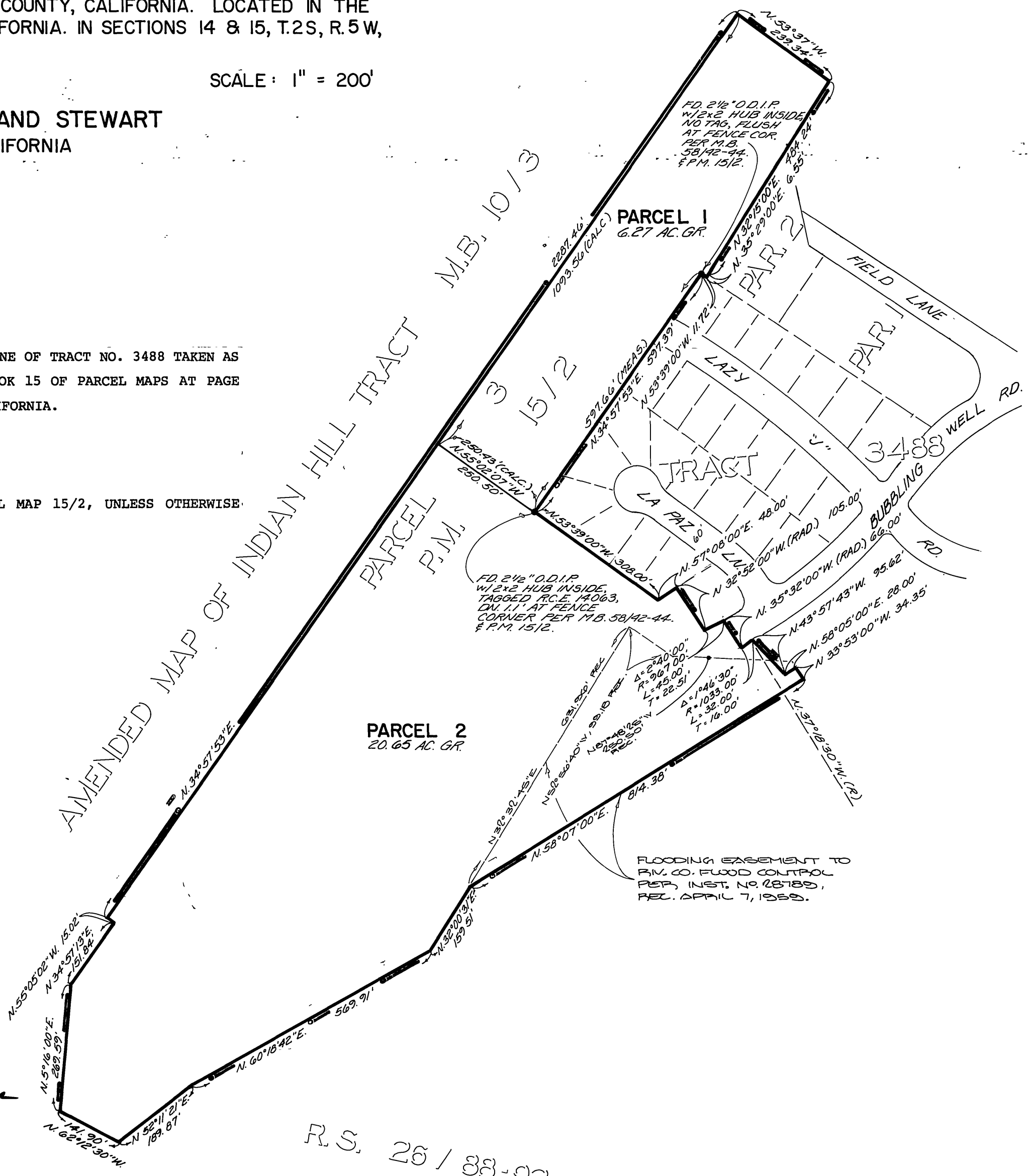
EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

DATED: 5-10-82

BY: *Everett C. Ross*

CITY ENGINEER'S NOTE

THE PURPOSE OF THIS MAP IS TO DEFINE THE LIMITS OF PARCEL 1 ONLY. PARCEL 2 IS COMPILED FROM A COMBINATION OF FILED MAPS AND OFFICIAL RECORDS AND DOES NOT MATHEMATICALLY CLOSE.



UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS, DOES HEREBY CONSENT TO THE MAKING AND FILING OF THE ANNEXED MAP.

THAT CERTAIN RIGHT-OF-WAY, FOR THE PURPOSE OF LAYING, MAINTAINING AND CONSTRUCTING WATER PIPELINES GRANTED TO THE RIVERSIDE WATER COMPANY, A CORPORATION AND TO THE RIVERSIDE LAND AND IRRIGATION COMPANY, COUNTY OF RIVERSIDE AND CITY OF RIVERSIDE BY DEED RECORDED AUGUST 25, 1904 IN BOOK 169, PAGE 4 OF DEEDS, RIVERSIDE COUNTY RECORDS.

THAT CERTAIN EASEMENT FOR PIPELINE PURPOSES GRANTED TO THE CITY OF RIVERSIDE IN AN INSTRUMENT RECORDED JANUARY 9, 1926 IN BOOK 544, PAGE 466 OF DEEDS, RIVERSIDE COUNTY RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

THAT CERTAIN EASEMENT FOR INGRESS AND EGRESS AND THOSE CERTAIN WATER RIGHTS GRANTED TO THE CITY OF RIVERSIDE IN AN INSTRUMENT RECORDED JUNE 29, 1931 IN BOOK 30, PAGE 408 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS.

THAT CERTAIN EASEMENT FOR ROADS, LAKES, DAMS AND SPILLWAYS GRANTED TO THE CITY OF RIVERSIDE IN AN INSTRUMENT RECORDED OCTOBER 11, 1938 IN BOOK 388, PAGE 439 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS.

DATED: 5-10-82

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES
BY: *Everett C. Ross*

SIGNATURE OMISSION

IN ACCORDANCE WITH SECTION 66436 (c) OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDER HAS BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE:

AN EASEMENT FOR FLOODING PURPOSES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AS CONTAINED IN INSTRUMENT NO. 28789 RECORDED APRIL 7, 1959, RIVERSIDE COUNTY RECORDS.

P.M.B. 104/39

P.M.B. 104/39

R.S. 26 / 88-92