

PARCEL MAP NO. 18249

BEING A DIVISION OF A PORTION OF LOT 56 IN SECTION 19, T.2S., R.4W., S.B.B. & M. AS SHOWN BY MAP OF LANDS OF EAST RIVERSIDE LAND CO. PER M.B. 6/44, SAN BERNARDINO COUNTY RECORDS.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

NOVEMBER, 1981

RECORDER'S CERTIFICATE

FILED THIS 9 DAY OF JUNE, 1982 AT
12:45 P.M. IN BOOK 105 OF PARCEL MAPS
AT PAGES 34+35 AT THE REQUEST OF THE CITY
ENGINEER.

Fee \$8.00

No 98996

SUBS. G'TEE FIRST AMERICAN TITLE INSURANCE CO.

WILLIAM E. CONERLY
ACTING
COUNTY RECORDER

BY: Delaine Ann Steger

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 AND PUBLIC UTILITY PURPOSES LOTS "A" THROUGH "F".

WE THE UNDERSIGNED OWNERS AND OUR SUCCESSORS AND ASSIGNS IN INTEREST, HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE A MUNICIPAL CORPORATION ALL VEHICULAR ACCESS RIGHTS APPURTENANT TO PARCELS 1 AND 7, ON, OVER AND ACROSS LINDEN STREET.

WE ALSO HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES THE AREAS DESIGNATED AS "10' P.U.E." AND "SPECIAL P.U.E."

WE ALSO HEREBY DEDICATE FOR TREE PLANTING PURPOSES THE AREAS DESIGNATED AS "5' TREE PLANTING EASEMENT".

BROWN DEVELOPMENT CORP., A CALIFORNIA CORPORATION

Richard T. Brown
RICHARD T. BROWN

FIRST HEMET CORPORATION, A CALIFORNIA CORPORATION

AS TRUSTEE

Peter J. Harrison
PETER J. HARRISON,
ASS'T. VICE PRESIDENT

Carolyn L. Crawford
CAROLYN L. CRAWFORD,
ASS'T SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss
COUNTY OF RIVERSIDE }

ON THIS 1 DAY OF JUNE, 1982, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED PETER J. HARRISON AND CAROLYN L. CRAWFORD KNOWN TO ME TO BE THE ASS'T VICE PRESIDENT AND ASS'T SECRETARY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL

Regina Antonucci
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES Dec 24, 1984

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss
COUNTY OF RIVERSIDE }

ON THIS 1st DAY OF JUNE, 1982, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED RICHARD T. BROWN KNOWN TO ME TO BE THE PRESIDENT OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

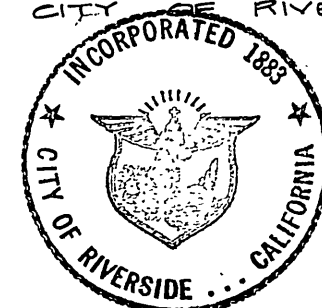
WITNESS MY HAND AND OFFICIAL SEAL.

Alice A. Hare
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES: Sept. 16, 1984

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. 18249 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS EXCEPT LOT "F" WHICH IS HEREBY ACCEPTED AS "1" BARRIER STRIP TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "C", 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 THE CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 8th DAY OF JUNE, 1982.



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:
WATER AND ELECTRIC FACILITIES

THE OWNER/DEVELOPER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE, PUBLIC UTILITIES DEPARTMENT, SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS.

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

DATE 6-1-82

BY: Everett C. Ross

UTILITIES EASEMENT

THE CITY OF RIVERSIDE BEING OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP.

- 1) THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO EAST RIVERSIDE LAND COMPANY FOR A RIGHT OF WAY FOR PIPELINES AND OTHER APPLIANCES FOR THE DISTRIBUTION OF WATER FOR DOMESTIC AND IRRIGATING PURPOSES. EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
- 2) AN EASEMENT FOR WATER LINE FACILITIES AS CONVEYED TO THE CITY OF RIVERSIDE IN INSTR. REC. 5/28/82 AS INSTR. NO. 23121 O.R. RIV. CO., CALIF.
- 3) A TEMPORARY CONSTRUCTION EASEMENT FOR WATER LINE FACILITIES AS CONVEYED TO THE CITY OF RIVERSIDE IN INSTR. REC. 5/28/82 AS INSTR. NO. 5/28/82 O.R. RIV. CO., CALIF.

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

DATED 6-1-82

BY: Everett C. 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 BROWN DEVELOPMENT CORP. IN NOVEMBER, 1981. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED 1/29/82

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

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 3rd DAY OF JUNE, 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 OCT. 22, 1981

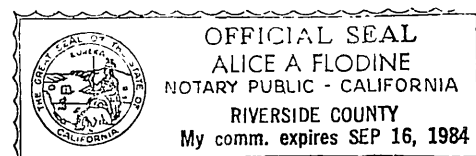
SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIFEN INTO FEE.

1. EASEMENT FOR UNDERGROUND PIPELINE IN FAVOR OF ORA McDougall, et al, IN INSTRUMENT RECORDED JAN. 7, 1982 IN BOOK 1331 PAGE 408 RIV. CO. REC.

P.M.B. 105/34

P.M.B. 105/34



3788 McCray Street, Riverside, CA 92506

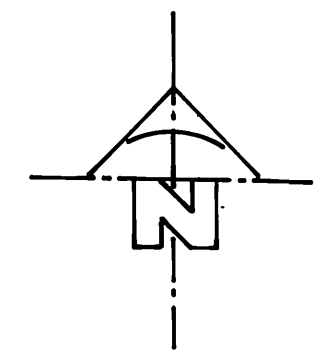
P.M. 15252
P.M.B. 83/85, 86
RIV. CO. REC.

R.S. 43/11
4

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
PARCEL MAP NO. 18249

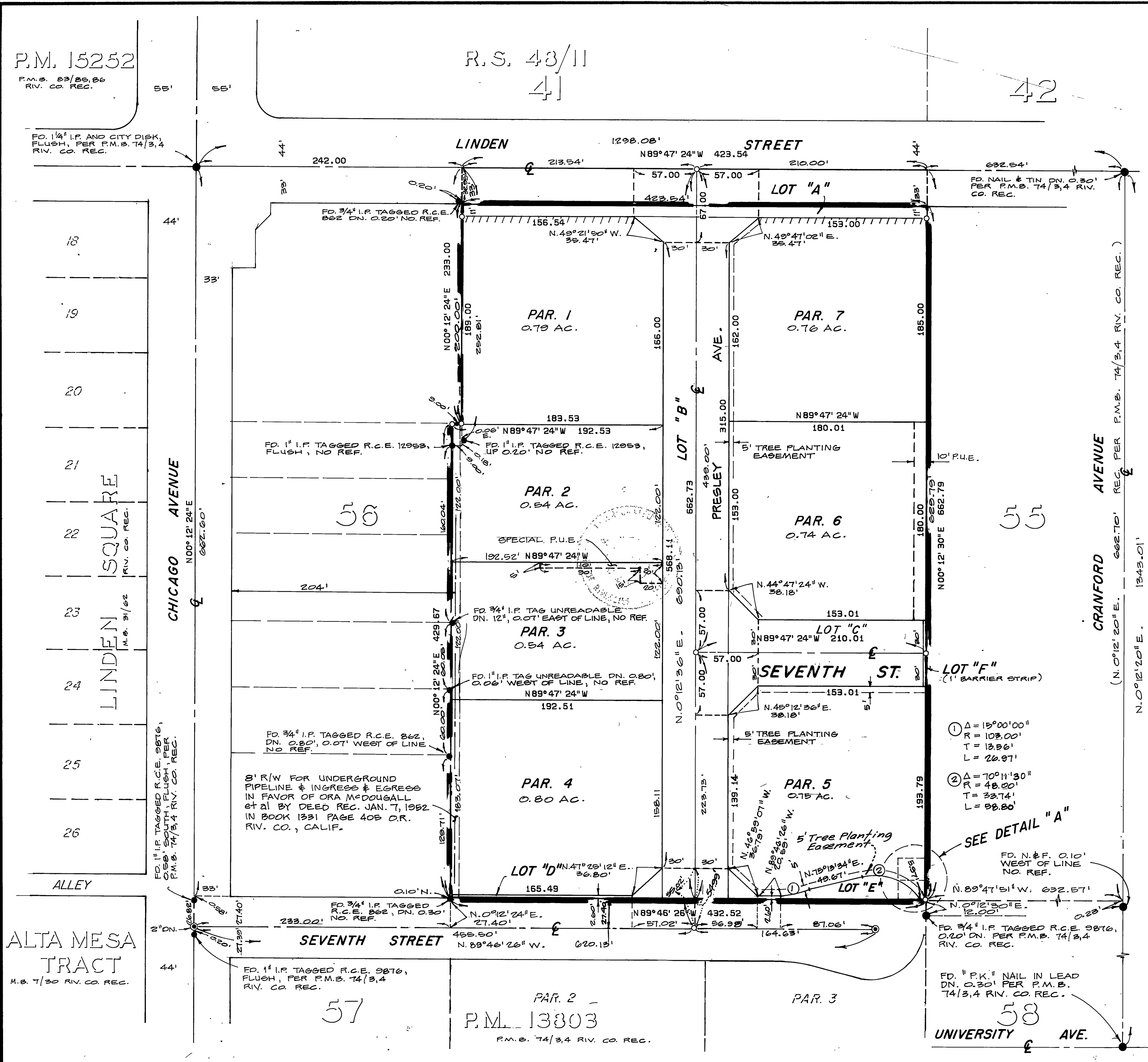
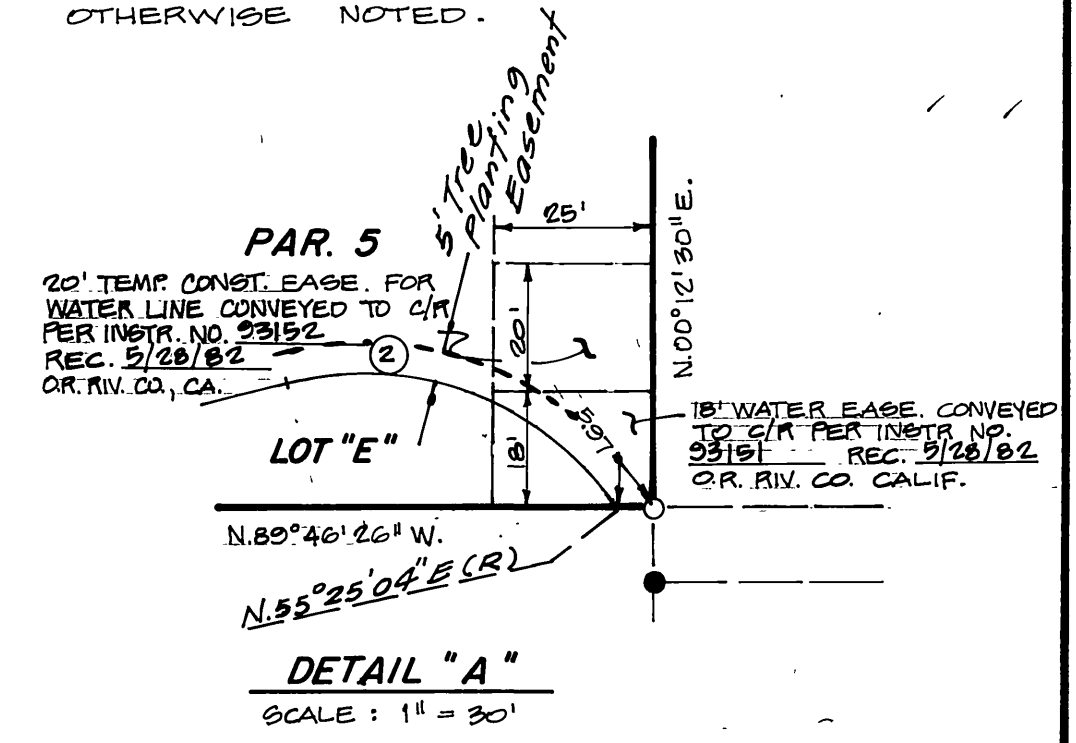
BEING A DIVISION OF A PORTION OF LOT 56 IN SECTION 19, T.2 S., R.4 W., S.B.B. & M. AS SHOWN BY MAP OF LANDS OF EAST RIVERSIDE LAND CO. PER M.B. 6/44, SAN BERNARDINO COUNTY RECORDS.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
NOVEMBER, 1981 SCALE: 1" = 60'



ENGINEERS NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF LINDEN STREET TAKEN AS N.89°47'24"W. AS SHOWN BY PARCEL MAP NO. 13803 ON FILE IN BOOK 74 OF PARCEL MAPS AT PAGES 3 AND 4 THEREOF, RECORDS OF RIVERSIDE COUNTY CALIFORNIA.
2. —●— INDICATES FOUND MONUMENTS AS NOTED.
3. —○— INDICATES SET 1" IRON PIPE, FLUSH, TAGGED R.C.E. 9876. UNLESS OTHERWISE NOTED.
4. SET STEEL PIN IN TOP OF CURB TAGGED R.C.E. 9876, FOR SIDE LOT LINES PROJECTED.
5. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES.
6. ||||| INDICATES WAIVER OF VEHICULAR ACCESS.
7. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
8. THIS PARCEL MAP CONTAINS 6.21 ACRES GROSS.
9. —○— INDICATES FOUND 1" I.P. TAGGED R.C.E. 28500, FLUSH, PER P.M.B. 74/3-4 RIV. CO. REC. UNLESS OTHERWISE NOTED.



P.M.B. 105/35

ALTA MESA TRACT
M.B. 7/30 RIV. CO. REC.

PAR. 2 -
P.M. 13803
P.M.B. 74/3,4 RIV. CO. REC.