

P.M.B. 105/36

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# PARCEL MAP NO. 18250

SHOWING A DIVISION OF LOT 55, IN SECTION 19, T.2S., R.4W., S.B.B. & M. AS SHOWN BY MAP OF EAST RIVERSIDE LAND COMPANY PER M.B. 6, PAGE 44, SAN BERNARDINO COUNTY RECORDS.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

NOVEMBER, 1981

### RECORDERS CERTIFICATE

FILED THIS 9 DAY OF June 1982 AT 12:45 P.M. IN BOOK 105 OF PARCEL MAPS AT PAGES 36+37 AT THE REQUEST OF THE CITY ENGINEER.

FEE \$8.00  
NO 98997

WILLIAM E. CONERLY  
ACTING COUNTY RECORDER  
BY: Dellie Ann Stager

SUB'N G'TEE: FIRST AMERICAN TITLE INSURANCE CO.

### 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. ON OCTOBER 16, 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

### UTILITIES EASEMENT

- 1) AN EASEMENT FOR WATER LINE FACILITIES AS CONVEYED TO THE CITY OF RIVERSIDE IN INSTR. REC. 5/28/82 AS INSTR. NO. 93142 RIV. CO. REC.
- 2) THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO CALIFORNIA ELECTRIC POWER COMPANY FOR AN EASEMENT FOR POLE LINES, CONDUITS, AND INCIDENTAL PURPOSES IN INSTR. REC. MARCH 6, 1959 AS INSTR. NO. 19103 RIV. CO. REC.
- 3) AN EASEMENT FOR CITY DOMESTIC WATER SYSTEMS AS CONVEYED TO THE CITY OF RIVERSIDE IN INSTR. REC. JULY 7, 1962 AS INSTR. NO. 84388 RIV. CO. REC.
- 4) 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.
- 5) A TEMPORARY CONSTRUCTION EASEMENT FOR WATER LINE FACILITIES AS CONVEYED TO THE CITY OF RIVERSIDE IN INSTR. REC. 5/28/82 AS INSTR. NO. 93150 RIV. CO. REC.

EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES

DATE 6-1-82 BY: Everett C. Ross

### 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 "D".

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, 2, 3 AND 4, ON, OVER AND ACROSS LINDEN STREET EXCEPT AT THE OPENING SHOWN - AND TO PARCELS 9, 10, 11 & 12 ON OVER AND ACROSS LOT "D" (ALLEY) AND ALLEY ADJOINING PARCELS 9 AND 10.

WE ALSO HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES THE AREA DESIGNATED AS "34' R.U.E."

WE ALSO HEREBY DEDICATE FOR TREE PLANTING PURPOSES THE AREA DESIGNATED AS "B' TREE PLANTING EASEMENT".

BROWN DEVELOPMENT CORP., A CALIFORNIA CORPORATION

Richard T. Brown  
RICHARD T. BROWN, PRESIDENT

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 }  
COUNTY OF RIVERSIDE } s.s.

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

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } s.s.

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



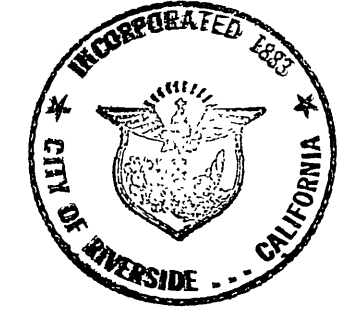
### CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 18250 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 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

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

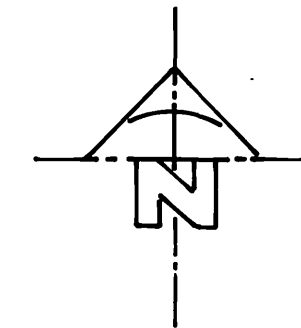
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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

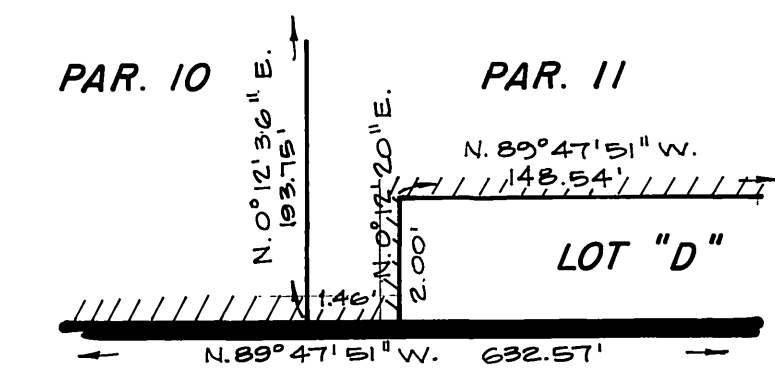
NOVEMBER, 1981

SCALE: 1" = 60'



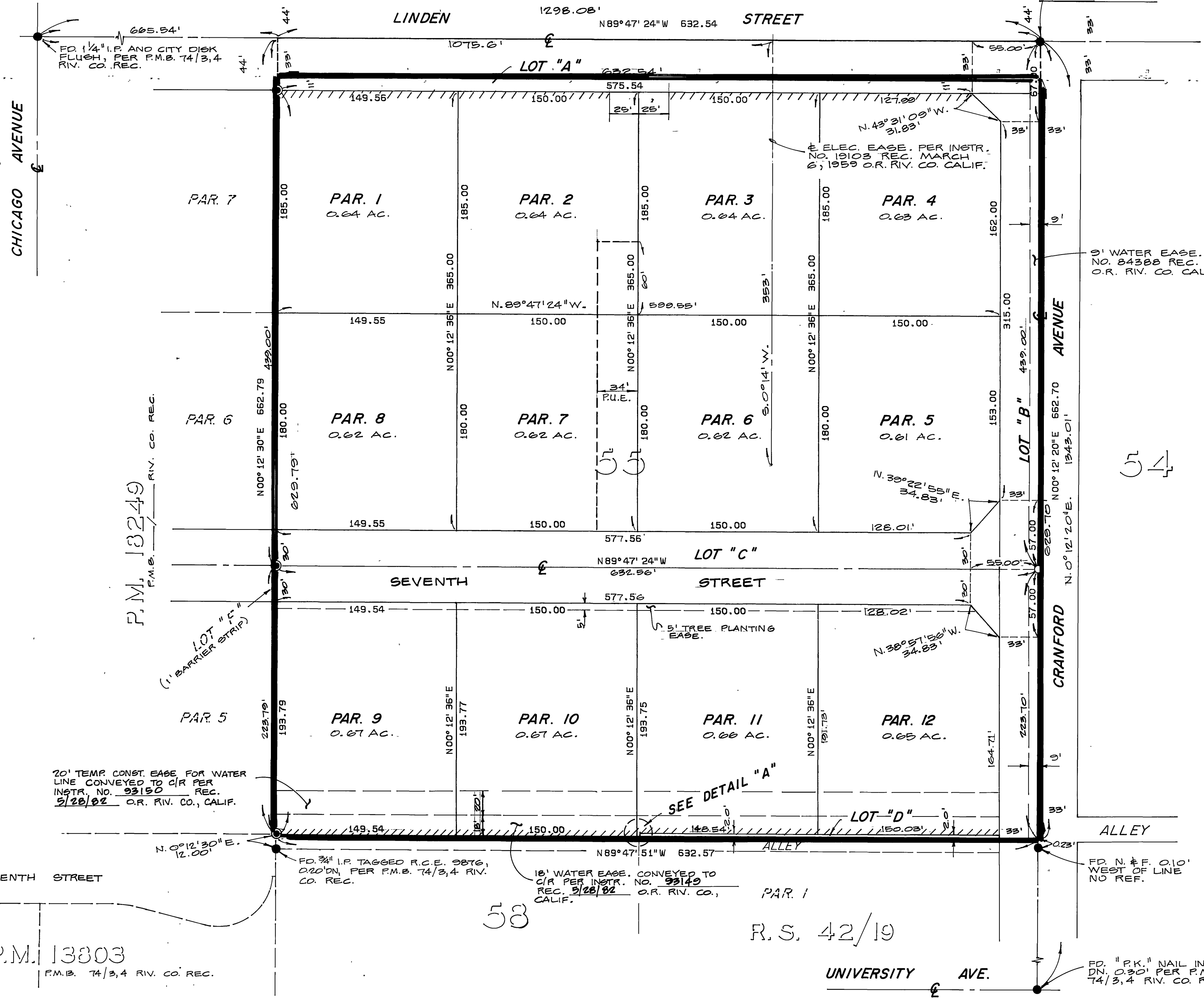
### ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF LINDEN STREET TAKEN AS N. 89° 47' 24" W. AS SHOWN ON 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 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, PER P.M.B. 105/37 RIV. CO. RECORDS, UNLESS OTHERWISE NOTED.
3. INDICATES FOUND MONUMENTS AS NOTED.
4. INDICATES SET 1" IRON PIPE, TAGGED R.C.E. 9876, FLUSH.
5. SET STEEL PIN IN TOP OF CURB TAGGED R.C.E. 9876 FOR SIDE LOT LINES PROJECTED.
6. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES.
7. INDICATES WAIVER OF VEHICULAR ACCESS.
8. THIS PARCEL MAP CONTAINS 9.14 ACRES GROSS.
9. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.



DETAIL "A"  
SCALE: 1" = 30'

R.S. 43/11 42



P.M.B. 105/37

P.M.B. 105/37

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

P.M. 13249  
P.M.B. 74/3,4 RIV. CO. REC.