

OWNERS 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 WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE COLORED BORDERLINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A", "B", "C" AND "D". WE ALSO HEREBY OFFER FOR DEDICATION, FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES, IN, UNDER, UPON, OVER, AND ALONG PARCEL 4; THE EASEMENT DESIGNATED AS "BLANKET R.U.E.", RESERVING, HOWEVER, TO THE UNDERSIGNED OWNERS, OUR SUCCESSORS AND ASSIGNS IN INTEREST, THE RIGHT TO CONSTRUCT IMPROVEMENTS ON PARCEL 4, PROVIDED HOWEVER THAT SUCH EASEMENT SHALL NOT INTERFERE WITH THE USE AND ENJOYMENT OF PARCEL 4; AND THE IMPROVEMENTS THEREON, BY OWNERS IN SAID LAND DIVISION; AND PROVIDED FURTHER, HOWEVER, THAT NO SUCH IMPROVEMENTS SHALL BE CONSTRUCTED UPON SAID PARCEL 4, UNLESS SAME HAVE BEEN APPROVED AS TO THE LOCATION BY THE CITY OF RIVERSIDE, CALIFORNIA, SO AS NOT TO INTERFERE WITH THE AFORESAID EASEMENT HEREBY OFFERED FOR DEDICATION, WHICH SUCH APPROVAL BY SAID CITY OF RIVERSIDE, CALIFORNIA SHALL NOT BE UNREASONABLY WITHHELD AND WE FURTHER HEREBY OFFER FOR DEDICATION FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES THE AREAS DESIGNATED AS "S' X 105' R.U.E.", AND "10' R.U.E."

*L.C. Smull*

L. C. SMULL

DSL SERVICE COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE

*Maurice L. McAlister*

PRES.

*Rosemarie MacArthur*

ASST. SEC.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.  
COUNTY OF ORANGE

ON THIS 13<sup>th</sup> DAY OF JANUARY, 1983, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED L. C. Smull PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON DESCRIBED IN, AND WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

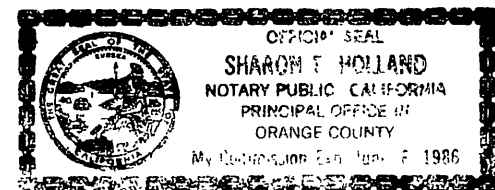
MY COMMISSION EXPIRES

JUNE 6, 1986

WITNESS MY HAND AND OFFICIAL SEAL

*Sharon E. Holland*

NOTARY PUBLIC IN AND FOR SAID STATE



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.  
COUNTY OF ORANGE

ON THIS 21<sup>st</sup> DAY OF JUNE, 1983, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Maurice L. McAlister PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PRESIDENT AND PERSONALLY APPEARED Rosemarie MacArthur PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE ASST. SECRETARY OF DSL SERVICE COMPANY, A CALIFORNIA 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.

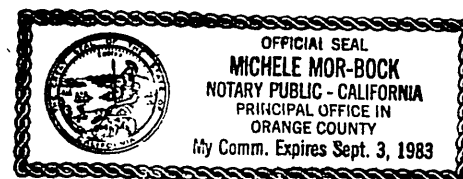
MY COMMISSION EXPIRES

Sept 3, 1983

WITNESS MY HAND AND OFFICIAL SEAL

*Michelle Mor-Bock*

NOTARY PUBLIC IN AND FOR SAID STATE



IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 16073

SHOWING A DIVISION OF LOTS 2 AND 7 IN BLOCK 39 OF THE LAND OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS, PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. LOCATED IN SECTIONS 13 AND 14, T.35., R.6W., S.B.M. ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS

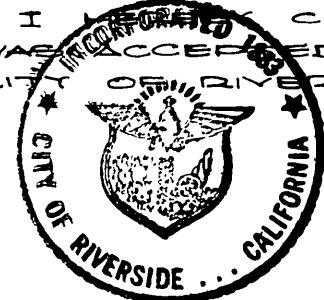
RIVERSIDE, CALIFORNIA

NOVEMBER, 1982

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 16073 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 THEREON AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF THE CITY THEREON.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 23<sup>rd</sup> DAY OF August, 1983.



ALICE A HARE  
CITY CLERK OF THE CITY OF RIVERSIDE

BY: *Alice A. Hare*

PUBLIC UTILITIES' CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCELS NO. 1, NO. 2, NO. 3 AND NO. 4.

ELECTRIC FACILITIES

ELECTRIC FEES HAVE BEEN PAID FOR PARCELS NO. 1, NO. 2, NO. 3 AND NO. 4, BUT THE DEVELOPER INSTALLED FACILITIES HAVE NOT BEEN INSTALLED.

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.

FRED KRAY  
Public Utilities Director

DATED: JULY 20, 1983

BY: *Fred Kray*

UTILITIES EASEMENT CERTIFICATE

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

- 1. A RIGHT OF WAY OVER SAID LAND FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES OR FLUMES FOR IRRIGATION OR DOMESTIC PURPOSES, AS GRANTED TO RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY, THEIR SUCCESSORS OR ASSIGNS, IN DEEDS RECORDED APRIL 26, 1882 IN BOOK 28 PAGE 635 AND AUGUST 14, 1885 IN BOOK 42 PAGE 294 AND 296, RESPECTIVELY, DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, THE EXACT LOCATION IS NOT DISCLOSED BY THE RECORDS. SAID EASEMENT IS NOW VESTED IN THE CITY OF RIVERSIDE AS SUCCESSORS IN INTEREST TO THE RIVERSIDE WATER COMPANY.

FRED KRAY  
Public Utilities Director

DATED July 20 1983 BY: *Fred Kray*

RECORDER'S CERTIFICATE

FILED THIS 25 DAY OF AUG 1983 AT 1:00 P.M. IN BOOK 116 OF PARCEL MAPS AT PAGES 92+93 AT THE REQUEST OF THE CITY ENGINEER.

FEE \$8.00

NO 173619

SUSAN GIBB FIRST AMERICAN TITLE CO.

WILLIAM E. CONERLY  
COUNTY RECORDER

*William E. Conerly*

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 BUSINESS PROPERTIES DEV. CO., AUGUST 1979 I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY

DATED JULY 19, 1983

*A. Hubert Webb*

A. HUBERT WEBB R.C.E. 11842

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 12<sup>th</sup> DAY OF August, 1983 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

*Robert C. Wales*

TENTATIVE MAP APPROVED FEBRUARY 21, 1980

SIGNATURE OMISSION

UNDER THE PROVISIONS OF SECTION 66436 (C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED.

- 1. AN EASEMENT OVER SAID LAND FOR THE HERINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF EUGENE HOWELL DALY, ETAL, IN INSTRUMENT RECORDED SEPTEMBER 21, 1914 IN BOOK 402 PAGE 88 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR INGRESS, EGRESS AND PIPELINES.
- 2. AN EASEMENT OVER SAID LAND FOR THE HERINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF DALY WATER COMPANY, IN INSTRUMENT RECORDED SEPTEMBER 12, 1940 IN BOOK 474 PAGE 486 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR ROAD PURPOSES.
- 3. AN EASEMENT OVER SAID LAND FOR THE HERINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF NOBORU TAMURA, A MARRIED MAN, IN INSTRUMENT RECORDED SEPTEMBER 4, 1964 AS INSTRUMENT NO. 108888 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR DRAINAGE PURPOSES AND A SEWER PIPELINES.
- 4. OFFER OF DEDICATION FOR STREET PURPOSES CONVEYED TO THE CITY OF RIVERSIDE BY INST. NO 238814, REC. DEC. 19, 1980, O.R., RIV. CO.
- 5. 11' EASEMENT FOR PUBLIC STREET PURPOSES CONVEYED TO THE CITY OF RIVERSIDE BY INSTRUMENT NO. 66727, REC. APRIL 8, 1983, O.R. RIV. CO.

P.M.B. 116/92

116/92

P.M.B. 116/92

P.M.B. 116/93

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# PARCEL MAP NO. 16073

SHOWING A DIVISION OF LOTS 2 AND 7 IN BLOCK 39 OF THE LAND OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS, PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LOCATED IN SECTIONS 13 AND 14, T.3S., R.6W S.B.M.  
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

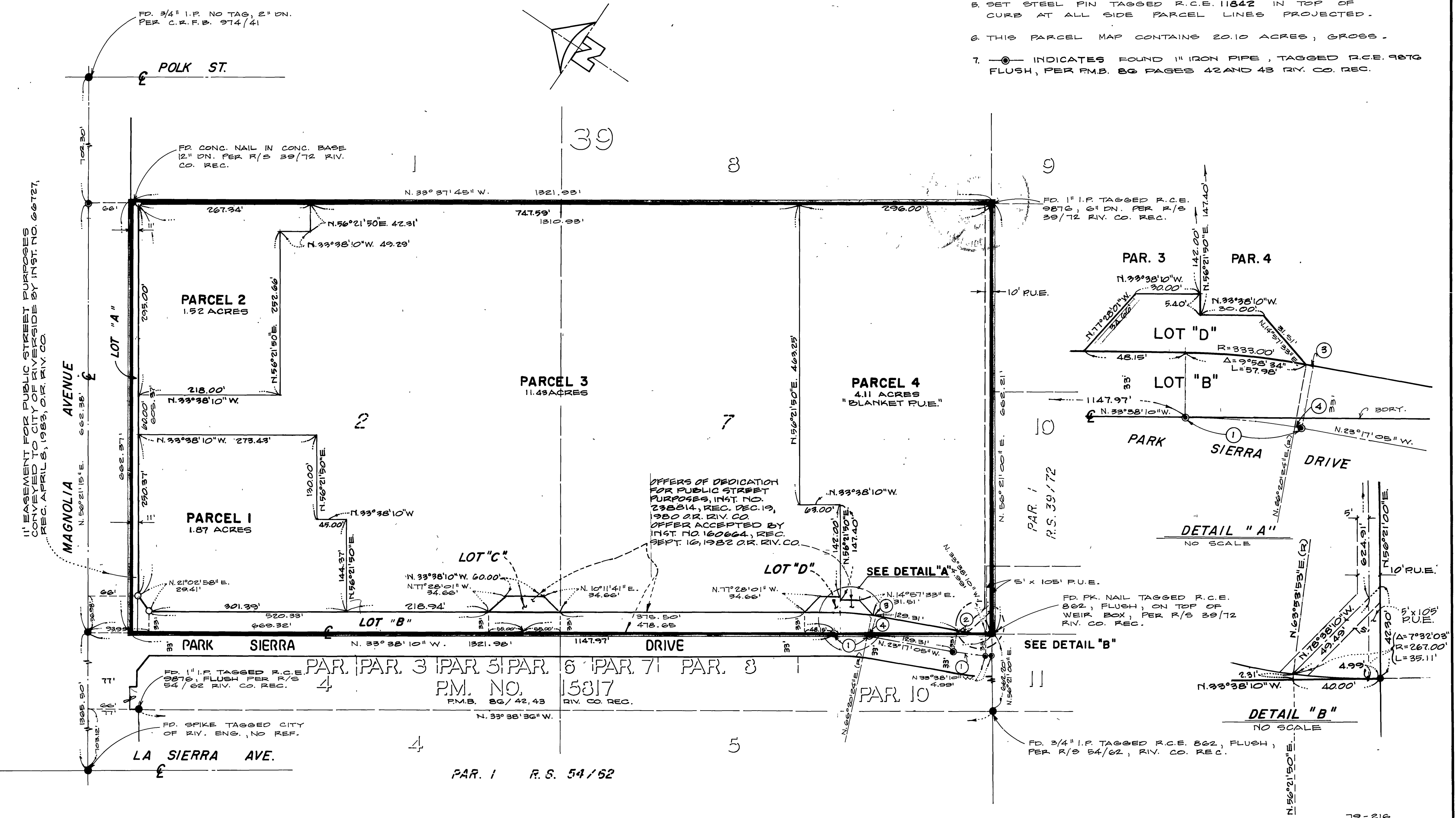
NOVEMBER, 1982

SCALE 1" = 100'

CURVE DATA				
No.	Δ	R	T	L
①	10°21'05"	300'	27.17'	54.20'
②	10°21'05"	267'	24.19'	48.24'
③	0°22'31"	333'	1.09'	2.18'
④	0°22'31"	300'	0.98'	1.96'

### ENGINEERS NOTES

1. BASIS OF BEARINGS IS THE NORTHEASTERLY LINE OF PARCEL 1 TAKEN AS N. 33° 38' 30" W. AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 54 OF RECORDS OF SURVEY AT PAGE 62 THEREOF, RECORDS OF RIVERSIDE COUNTY CALIFORNIA.
2. ● INDICATES FOUND MONUMENTS AS NOTED.
3. ○ INDICATES SET 1" IRON PIPE TAGGED R.C.E. 11842 FLUSH.
4. SET 1" IRON PIPE, FLUSH, TAGGED R.C.E. 11842 AT ALL REAR PARCEL CORNERS AND ANGLE POINTS IN PARCEL LINES, UNLESS OTHERWISE NOTED.
5. SET STEEL PIN TAGGED R.C.E. 11842 IN TOP OF CURB AT ALL SIDE PARCEL LINES PROJECTED.
6. THIS PARCEL MAP CONTAINS 20.10 ACRES, GROSS.
7. ○ INDICATES FOUND 1" IRON PIPE, TAGGED R.C.E. 9876 FLUSH, PER P.M.B. 86 PAGES 42 AND 43 RIV. CO. REC.



P.M.B. 116/93