

OWNER'S 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 FOR STREET PURPOSES AND PUBLIC UTILITY FACILITIES LOT "A". FURTHER, WE THE 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 PARCEL 4 ON, OVER AND ACROSS ALESSANDRO BOULEVARD ADJOINING SAID PARCEL 4. WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "O.P.U.E."

PARCEL MAP 15370

BEING A DIVISION OF A PORTION OF THE SOUTH 1/2 OF SECTION 36 T.2S. R.5 W, 90M, ALSO BEING A PORTION OF PARCEL 3 AS SHOWN BY MAP ON FILE IN BOOK 34, PAGE 74 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

RECORDER'S CERTIFICATE

FILED THIS 27 DAY OF OCT 1983 AT 1:45 P.M. IN BOOK 117 OF PARCEL MAPS AT PAGES 87+88 AT THE REQUEST OF THE CITY ENGINEER.

FEE: \$8.00 NO. 223834 WILLIAM E. CONERLY COUNTY RECORDER

Debbie Ann Stager DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE

HAWKINS, ROBERTSON & ASSOCIATES

RIVERSIDE • CALIFORNIA JUNE 1983

UTILITIES EASEMENT CERTIFICATE

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

- 1) AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE RECORDED AUGUST 28, 1961 AS INSTRUMENT NO. 13669 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR POLE LINES, CONDUITS AND UNDERGROUND FACILITIES.
2) AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE AS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 34, PAGE 74 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR PUBLIC UTILITIES.
3) A RIGHT OF WAY IN FAVOR OF RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY RECORDED APRIL 26, 1882 IN BOOK 28, PAGE 635 AND AUGUST 14, 1885 BOOK 42, PAGES 294 AND 296 RESPECTIVELY, OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. SAID RIGHT OF WAY IS FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES OR FLUMES FOR IRRIGATION AND DOMESTIC USE AND CANNOT BE LOCATED FROM RECORD

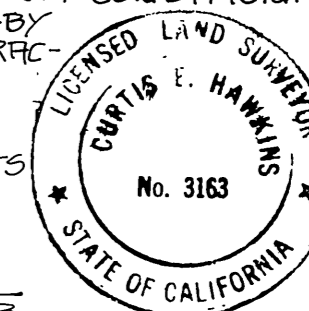
DATE 10-20-83

FRED KRAY DIRECTOR OF PUBLIC UTILITIES BY Don Campbell for F.K.

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 ALF JACOBSSON IN MAY 1982. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY, I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN ONE (1) YEAR FROM THE RECORDING DATE OF THIS MAP, AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

7-5-83 DATE Curtis E. Hawkins CURTIS E. HAWKINS, L.S. 3163



CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 20th DAY OF OCTOBER 1983 FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

ROBERT G. WALES R.G.E. 18793

BY Robert G. Wales

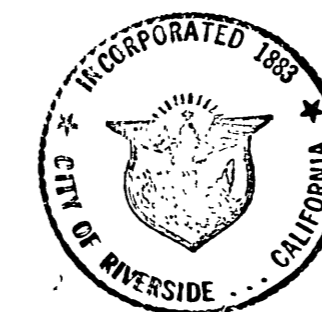
TENTATIVE MAP APPROVED APRIL 13, 1982

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 15370, 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 SAID CITY THERETO. I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 25th DAY OF October 1983.

ALICE A. HARE CITY CLERK OF THE CITY OF RIVERSIDE

BY Alice A. Hare



NOTARY ACKNOWLEDGEMENT

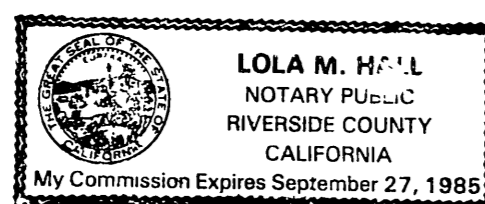
STATE OF CALIFORNIA COUNTY OF RIVERSIDE

ON THIS 22 DAY OF SEPT. 1982, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED ALF G. JACOBSSON AND INGEBORG J. JACOBSSON, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES SEPTEMBER 27, 1985

WITNESS MY HAND AND OFFICIAL SEAL

Lola M. Hall NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



SIGNATURE OMISSION CERTIFICATE

IN ACCORDANCE WITH SECTION 66436 (C) (1) OF THE SUBDIVISION MAP ACT, OF THE STATE OF CALIFORNIA, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

- 1. AN EASEMENT IN FAVOR OF ALF JACOBSSON AND INGEBORG JACOBSSON RECORDED SEPT. 24, 1982 AS INST. NO. 165688 & OCT. 18, 1983 AS INST. NO. 215976 OF OFFICIAL RECORDS OF RIV. CO., CA. SAID EASEMENT IS FOR SEWER, WATER AND UTILITIES.
2. EASEMENTS IN FAVOR OF ALF JACOBSSON AND INGEBORG JACOBSSON RECORDED SEPT. 24, 1982, INST. NO. 165689 AND RECORDED OCT. 18, 1983, INST. NO. 215976 BOTH O.R., RIVERSIDE CO., CA., SAID EASEMENTS ARE FOR INGRESS AND EGRESS.

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

FRONTAGE FEES, ACREAGE FEES, WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCELS 1, 2, 3 AND 4.

ELECTRIC FACILITIES

ELECTRIC FEES HAVE BEEN PAID FOR PARCELS 1, 2, 3 AND 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.

DATED 10-20-83

FRED KRAY DIRECTOR OF PUBLIC UTILITIES BY Don Campbell for F.K.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# PARCEL MAP 15370

BEING A DIVISION OF A PORTION OF THE SOUTH 1/2 OF SECTION 36, T.2S, R.5W, S.B.M., ALSO BEING A PORTION OF PARCEL 3 AS SHOWN BY MAP ON FILE IN BOOK 34, PAGE 74 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

JUNE 1983

SCALE: 1"=60'

**HAWKINS, ROBERTSON & ASSOCIATES**  
RIVERSIDE CALIFORNIA

- ① R= 39.00'  
Δ= 242°48'43"  
L= 151.66'
- ② R= 47.00'  
Δ= 63°46'38"  
L= 52.32'
- ③ R= 305.00'  
Δ= 18°43'00"  
L= 99.63'  
T= 50.26'
- ④ R= 300.00'  
Δ= 21°04'26"  
L= 110.34'  
T= 55.80'

TRACT MB. 44/54  
2073  
16  
17

FD 1" I.P. BENT, NO TAG FOR THE MOST ELY CORNER OF PARCEL 3, RS 34/74. RESET 3/4" I.P. W/L.S. 3163 TAG, FLUSH.

FD 3/4" I.P. BENT, NO TAG, NO REF. ACCEPTED AS BEING ON ELY LINE OF PARCEL 3, RS 34/74. RESET 3/4" I.P. W/L.S. 3163 TAG, FLUSH.

**PARCEL 1**  
1.10 ACRES GR.  
1.06 ACRES NT.

**PARCEL 2**  
1.01 ACRES GR.  
0.76 ACRES NT.

**PARCEL 3**  
1.05 ACRES GR.  
0.85 ACRES NT.

**PARCEL 4**  
1.00 ACRES GR.  
0.96 ACRES NT.

### SURVEYOR'S NOTES

BEARINGS ARE BASED ON THE CENTERLINE OF ALESSANDRO BOULEVARD BEING N. 18°44'05" W. PER RS. 45/52, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- INDICATES MONUMENTS FOUND AS NOTED.
- INDICATES FOUND 1" IRON PIPE FLUSH WITH RCE 862 TAG PER RS. 34/74 UNLESS OTHERWISE NOTED.
- INDICATES SET 3/4" IRON PIPE WITH L.S. 3163 TAG FLUSH.

THIS PARCEL MAP CONTAINS 4.15 ACRES GROSS

- ( ) INDICATES RECORD INFORMATION PER RS 34/74 UNLESS OTHERWISE NOTED.
- [ ] INDICATES RECORD INFORMATION PER RS 45/52.

CC-41 - CERTIFICATE OF CORRECTION

### EASEMENT NOTES

- △ AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE RECORDED AUGUST 28, 1961 AS INST. NO. 73669 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR POLE LINES, CONDUITS, AND UNDERGROUND FACILITIES.
- △ AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE AS SHOWN ON RS 34/74, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR PUBLIC UTILITIES.
- △ AN EASEMENT IN FAVOR OF ALF JACOBSSON AND INGEBORG JACOBSSON RECORDED SEPT. 24, 1982 AS INST. NO. 145683 & OCT. 18, 1983 AS INST. NO. 215976 OFFICIAL RECORDS OF RIV. CO., CA. SAID EASEMENT IS FOR SEWER, WATER AND UTILITIES
- △ AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE RECORDED OCT. 1, 1988 AS INST. NO. 170315 OF OFFICIAL RECORDS OF RIV. CO., CA. SAID EASEMENT IS FOR ELECTRICAL FACILITIES

R=34.00'  
Δ=90°00'00"  
L=53.41'  
T=34.00'

R=154.00'  
Δ=13°13'00"  
L=35.52'  
T=17.84'

FD 1 1/2" I.P. PER MB. 59/7-8 UNDER ROOTS OF PALM TREE, BENT OUT OF POSITION.

PRIVATE ROAD  
INST. NO. 165689 REC. 2-24-82

ALESSANDRO BOULEVARD

ROYAL RIDGE DRIVE

ROYAL HILL DRIVE

ROYAL HILL DRIVE

GLoucester Way

EASEMENTS IN FAVOR OF ALF JACOBSSON AND INGEBORG JACOBSSON RECORDED SEPT. 24, 1982, INST. NO. 145689 AND RECORDED OCT. 18, 1983, INST. NO. 215976 BOTH O.R., RIV. CO., CA., SAID EASEMENTS ARE FOR INGRESS AND EGRESS.

FD 1 1/4" I.P. DN. 0.5' TAGGED. RIV. ENG. FOR C. B.C. PER RS. 45/52.

P.M.B. 117/88

P.M.B. 117/88

117/88