

CITY COPY

P.M.B. 124/23

OWNER'S CERTIFICATE

We hereby certify that we are the owners of or have some right, title, or interest in the land included within the land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, 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" and "B".

Norman E. Elrod Janice Elrod
NORMAN E. ELROD JANICE ELROD

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, a California corporation as Trustee under Deed of Trust Rec. Sept. 3, 1976 as Inst. No. 132035, O.R. Riv. Co., Calif.

Robert L. Davis, Vice Pres.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
PARCEL MAP 17974

BEING A DIVISION OF A PORTION OF LOTS 1 AND 2 IN BLOCK 8 OF LA GRANADA AS SHOWN BY MAP ON FILE IN BOOK 12 OF MAPS AT PAGES 42 THROUGH 51 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. - IN RANCHO LA SIERRA SEPULVEDA.

DECEMBER 1983

J.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

RECORDER'S CERTIFICATE

Filed this 27th day of Sept 1984, at 3:30 PM in Book 124 of Parcel Maps at Pages 23-25 at the request of the City Clerk. Fee: \$10.00 No. 210128 WILLIAM E. CONERLY, County Recorder By: Sarita Regan, Deputy, TICOR TITLE INSURANCE COMPANY OF CALIFORNIA Subdivision Guarantee

CITY ENGINEER'S CERTIFICATE

This map has been examined this 7th day of SEPTEMBER, 1984, 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

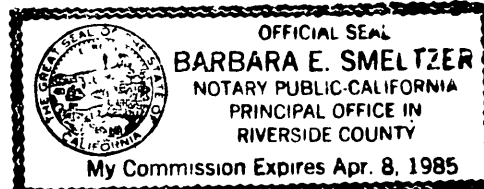
TENTATIVE MAP APPROVED December 3, 1981

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside) SS

On this 13th day of March, 1984, before me, Barbara E. Smeltz, a Notary Public in and for said State, personally appeared NORMAN E. ELROD and JANICE ELROD (personally known to me) (proved to me on the basis of satisfactory evidence) to be the persons described in, and whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

My commission expires April 8, 1985 Witness my hand and official seal.



Barbara E. Smeltz
Notary Public in and for said State

UTILITY EASEMENTS

The City of Riverside being the successor in interest of the below described easement(s), consents to the making and filing of the annexed map.

1. An easement for pipelines and conduits in favor of the City of Riverside, successor in interest to Twin Buttes Water Company by deed recorded August 11, 1919 in Book 508, page 101 of deeds, Records of Riverside County, California. Said easement cannot be plotted by the record data.
2. An easement for pipelines in favor of the City of Riverside, successor in interest to Citizens Domestic Water Company by deed recorded March 18, 1926 in book 663, page 591 of deeds, Records of Riverside County, California. Said easement cannot be plotted by the record data.

Dated July 19, 1984.

FRED KRAY
Director of Public Utilities

By: Fred Kray

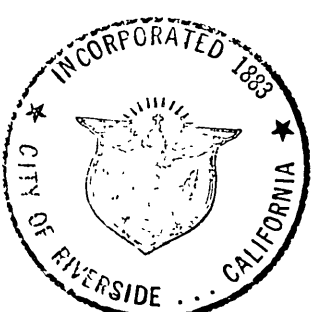
CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of Three (3) sheets be, and the same is hereby accepted as the final map of Parcel Map 17974 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 18th day of Sept, 1984.

ALICE A. HARE
City Clerk of the City of Riverside, California

By: Alice A. Hare

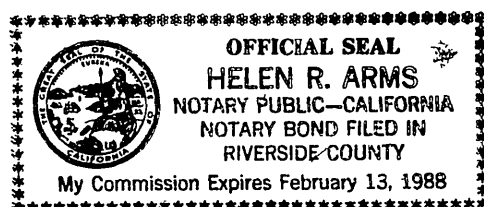


NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside) SS

On this 2nd day of JULY, 1984, before me, HELEN R. ARMS, a Notary Public in and for said State, personally appeared ROBERT L. DAVIS (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Vice President, and Robert L. Davis (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Secretary of TICOR 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 the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

My commission expires FEB 13, 1988 Witness my hand and official seal.



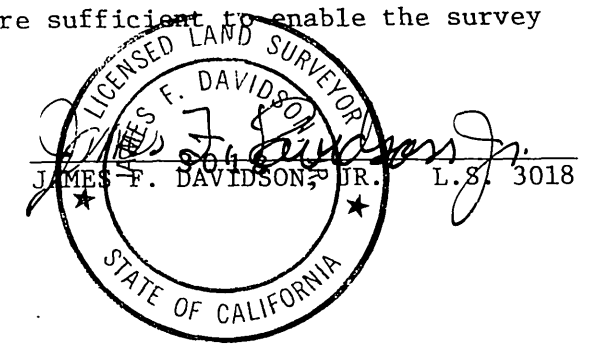
Helen R. Arms
Notary Public in and for said State

SURVEYOR 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 NORMAN ELROD on August 30, 1983.

I hereby state this this parcel map substantially conforms to the approved or conditionally approved tentative map, if any. I also hereby state that all monuments are of the character and occupy the positions indicated and that the monuments are sufficient to enable the survey to be retraced.

Date March 13 1984



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IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
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DECEMBER 1983

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

UTILITIES CERTIFICATE

I hereby certify as follows:

Water Facilities

No water fees and charges collected for Parcel #1. Frontage fees, water connection charges and Backup Facility Capacity Charges have been paid for Parcels #2, #3 and #4.

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, #2, #3 and #4.

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
Director of Public Utilities

Dated: July 19, 1984

By: Fred Kray

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ 800.00 has been executed and filed with the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local, and all special assessments collected as taxes which at the time of filing of this map with the County Recorder are a lien against said property, but not yet payable, and said bond has been duly approved by said Board of Supervisors.

Dated: Sept. 25, 1984

GERALD A. MALONEY
Clerk of the Board of Supervisors

By: R. N. Olwan
Deputy

TAX COLLECTOR CERTIFICATE

I hereby certify that according to the records of this office, as of this date, there are no liens against the property shown on the within map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes or special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$ 800.00.

Dated: 7-2-84

R. WAYNE WATTS
County Tax Collector

By: [Signature]

CITY TREASURER'S CERTIFICATE

I hereby certify that according to the records of this office as of this date, the real property shown on this map is not subject to any special assessments, bonds, and/or liens which have not been paid in full.

This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.

Dated: July 2, 1984

H. E. BREWER
City Treasurer

By: H.E. Brewer

P.M.B. 124/24

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SCALE: 1"=50'

J. F. DAVIDSON ASSOCIATES

RIVERSIDE, CALIFORNIA

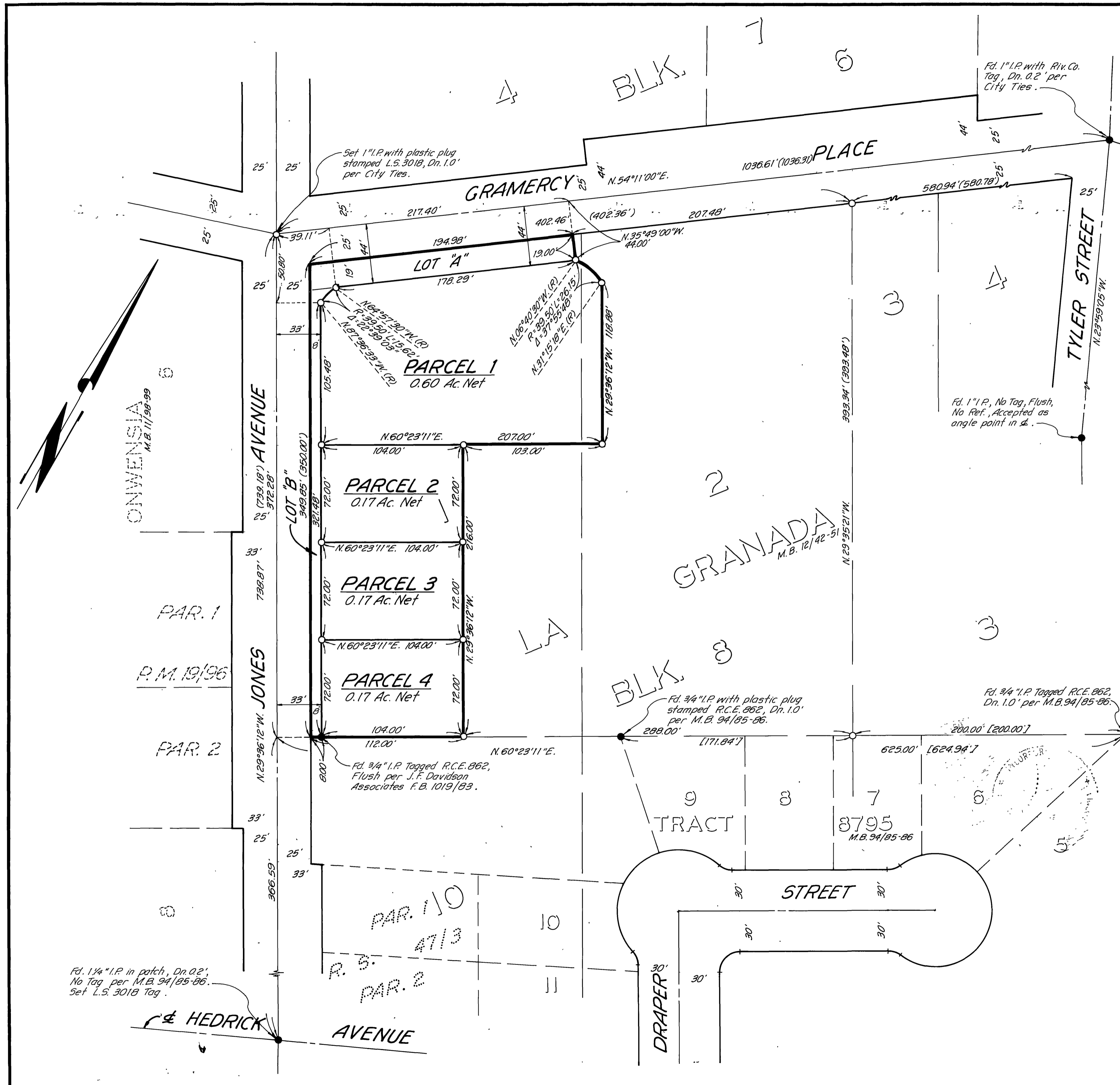
SURVEYOR'S NOTES

Bearings are based upon the Northwesternly line of TRACT 8795 as shown by map on file in Book 94 of Maps at Pages 85 and 86 thereof, Records of Riverside County, California, as being N.60°23'11"E.

- Indicates Found Monuments as noted.
 - Indicates Set 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted.
 - (~) Indicates Record Data per M.B. 12/42-51.
 - [~] Indicates Record Data per M.B. 94/85-86.
- Total Area = 1.26 Acres.

POTENTIAL LIQUEFACTION

All or a portion of the property included within this map has been identified by the City of Riverside Seismic Safety Element of the General Plan as being potentially subject to liquefaction should ground shaking occur. To limit the possibility of structural damage or failure in such an event a geologic investigation acceptable to the City Building Official may be required as a prerequisite to issuance of building permits.



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