

PARCEL MAP NO. 20221

BEING A DIVISION OF LOT 5 IN BLOCK 5 OF CHADBOURNE HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 11 THROUGH 13, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 2, T.3S., R.6W., S.B.M.

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

OCTOBER, 1984

TAX COLLECTOR

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED January 25, 1985

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Maná R. Torres

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, 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 _____, 19____

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: _____

CITY TREASURER

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS 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 Jan 29, 1985

H. E. BREWER
CITY TREASURER

BY: H.E. Brewer

UTILITIES EASEMENTS CERTIFICATE

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

- RIGHTS OF WAY AND WATER RIGHTS AS GRANTED TO LA SIERRA HEIGHTS WATER CO., TOGETHER WITH RIGHT OF ENTRY FOR THE PURPOSES OF LAYING, MAINTAINING AND CONSTRUCTING WATER DITCHES, CANALS, PIPELINES, FLUMES AND CONDUITS FOR CONVEYING AND DISTRIBUTING WATER FOR DOMESTIC AND IRRIGATION PURPOSES, PER DEED RECORDED MAY 17, 1911, IN BOOK 327, PAGE 227 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIF.
- RIGHTS OF WAY AND WATER RIGHTS AS GRANTED TO TWIN BUTTES WATER CO., TOGETHER WITH RIGHT OF ENTRY FOR THE PURPOSE OF LAYING, MAINTAINING AND CONSTRUCTING WATER DITCHES, CANALS, PIPELINES, FLUMES AND CONDUITS FOR CONVEYING AND DISTRIBUTING WATER FOR DOMESTIC AND IRRIGATION PURPOSES PER DEED RECORDED AUGUST 11, 1919, IN BOOK 508 PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIF.

FRED KRAY
DIRECTOR OF PUBLIC UTILITIES

DATED: February 5, 1985

BY: Fred Kray

RECORDER'S CERTIFICATE

FILED THIS 26th DAY OF February, 1985 AT 12:45 P.M. IN BOOK 127 OF PARCEL MAPS AT PAGES 51-52 AT THE REQUEST OF THE CITY CLERK.

FEES \$800

WILLIAM E. CONERLY
COUNTY RECORDER

NO. 39011

BY: Santa Pagan

SUBDIVISION GUARANTEE AMERICAN TITLE COMPANY

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 5th DAY OF FEBRUARY, 1985 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 JUNE 21, 1984

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 STEWART O. MILLER ON NOVEMBER 14, 1983. I HEREBY STATE THAT 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.

DATED Nov. 19, 1984

BY: John H. Stauf
JOHN H. STAUF, L.S. 3481

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

NO WATER FEES COLLECTED FOR PARCEL 1. FRONTAGE FEES, WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE PAID FOR PARCELS 2 AND 3.

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 AND 3.

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 February 5, 1985

BY: Fred Kray

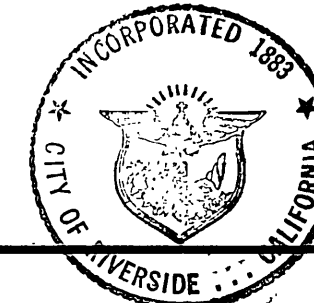
CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 20221 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 13th DAY OF February, 1985.

ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare



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 DISTINCTIVE BORDER LINE, AND WE HEREBY DEDICATE FOR STREET AND PUBLIC UTILITY PURPOSES LOT "A".

Stewart O. Miller
STEWART O. MILLER

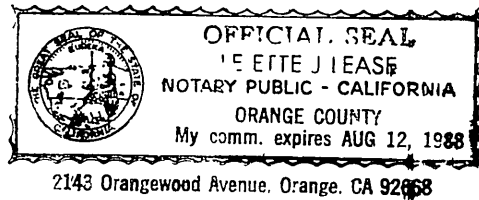
Ray Miller
RAY MILLER

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss.
COUNTY OF ORANGE

ON THIS 18th DAY OF December, 1984, BEFORE ME, Le Ette J. Lease, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STEWART O. MILLER AND RAY MILLER (PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) DESCRIBED IN AND WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND HE/SHE/THEY ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES 8-12-88 WITNESS MY HAND AND OFFICIAL SEAL



Le Ette J. Lease
NOTARY PUBLIC IN AND FOR SAID STATE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss.
COUNTY OF _____

ON THIS _____ DAY OF _____, 19____, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____, AND _____ (PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS _____ PRESIDENT AND _____ SECRETARY OF _____, A CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC IN AND FOR SAID STATE

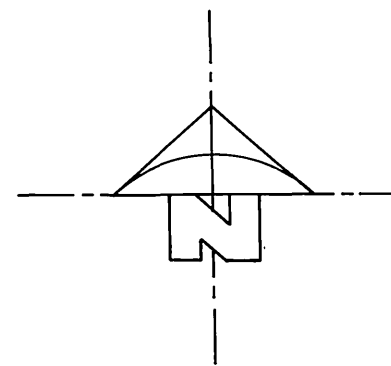
PARCEL MAP NO. 20221

BEING A DIVISION OF LOT 5 IN BLOCK 5 OF CHADBOURNE HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 11 THROUGH 13, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 2, T.3S., R.6W., S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

OCTOBER, 1984

SCALE: 1" = 50'



SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS IS THE CENTERLINE OF CHADBOURNE AVENUE TAKEN AS N2°24'00"E PER R.S. 65/48, RIV. CO. REC., CALIF.
2. ●--INDICATES FOUND MONUMENTS AS NOTED.
3. ○--INDICATES SET 1" I.P. W/R.C.E. 11848 TAG, FLUSH, UNLESS OTHERWISE NOTED.
4. ()--INDICATES RECORD DATA PER M.B. 12/11-13.
5. []--INDICATES RECORD DATA PER R.S. 65/48.
6. THIS PARCEL MAP CONTAINS 1.43 ACRES.

BASED ON THE ABOVE DISCOVERY, THEN, THE POSITION OF THE EAST-WEST LOT LINES FOR LOTS 1 THROUGH 6, INCLUSIVE, WERE ESTABLISHED BY SINGLE PROPORTION ALONG THE RIGHT OF WAYS OF CHADBOURNE AVENUE AND JONES AVENUE, USING THE CORRECTED DISTANCES AS FOUND. NEXT, THE COMMON LOT CORNER OF LOTS 5, 6, 7 AND 8 WAS ESTABLISHED VIA SINGLE PROPORTION ON THE SOUTHERLY LOT LINES OF LOTS 5 AND 6 BETWEEN THESE RIGHT OF WAY POINTS.

DUE TO THE DISCREPANCY IN THE EXISTING MONUMENTATION AFFECTING LOT 5 OF BLOCK 5, A TRAVERSE WAS RUN OF THE ENTIRE BLOCK 5 BASED ON THE DATA SHOWN ON THE ORIGINAL RECORD MAP. THE ANALYSIS OF EACH INDIVIDUAL LOT REVEALED THREE SIGNIFICANT ERRORS IN THE ORIGINAL RECORD DATA. THESE ERRORS INCLUDE: THE FRONTAGE DISTANCES ALONG THE CHADBOURNE AVENUE RIGHT OF WAY OF LOT 1 (140.79') AND OF LOT 8 (TANGENT OF 115.29'); AND THE FRONTAGE DISTANCE ALONG THE ROBINSON AVENUE RIGHT OF WAY OF LOT 9 (298.64'). THE CORRECT DISTANCES OF EACH OF THESE FRONTAGES, RESPECTIVELY, ARE AS FOLLOWS: 138.78', 117.36', AND 299.64'.

Fd. 1 1/4" I.P. w/ C.I.R. Engr. tag, dn. 4", per C.I.R. F.B. 701/74, P.M. 44/22-23 AND R.S. 65/48.

Searched found nothing. Set nail and tin per C.I.R. F.B. 659/58 ties.

Fd. 1 1/4" I.P. w/ nail in ctr. flush, per R.S. 65/48. unable to set tag.

Fd. nail and tin w/ L.S. 3163 tag, flush, on line, no ref.

