

CITY COPY

135  
68

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**PARCEL MAP 21260**

SHEET 1 OF 2 SHEETS

**OWNER'S 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 DISTINCTIVE BORDERLINE. WE HEREBY DEDICATE FOR STREET AND PUBLIC UTILITIES PURPOSES LOTS "A", "B", AND "C". FURTHER, WE HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS "5' P.U.E." AND "5' X 25' P.U.E."

Edward C. Last  
EDWARD C. LAST  
Nancy L. Last  
NANCY L. LAST  
William J. Holsinger  
WITNESS

BEING A SUBDIVISION OF A PORTION OF THE S.W. QUARTER OF SECTION 21, T.2S., R.4W., S.B.M.

CITY OF RIVERSIDE  
PUBLIC WORKS DEPARTMENT  
DECEMBER 1985

**RECORDER'S CERTIFICATE**

FILED THIS 25<sup>TH</sup> DAY OF APRIL, 1986 AT 2:00 P.M. IN BOOK 135 OF PARCEL MAPS AT PAGES 68+69 AT THE REQUEST OF THE CITY CLERK.

FEE \$80  
No. 95357

WILLIAM E. CONERLY  
COUNTY RECORDER  
BY Barita Rogan DEPUTY

SUBDIVISION GUARANTEE FIRST AMERICAN TITLE CO.

**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 Feb 24, 1986 H.E. BREWER  
CITY TREASURER

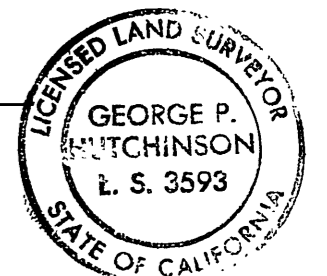
BY H.E. Brewer

**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 THE CITY OF RIVERSIDE IN DECEMBER, 1985. 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.

DATED 2-21-86 GEORGE P. HUTCHINSON, L.S. 3593

BY George P. Hutchinson



**NOTARY ACKNOWLEDGEMENT**

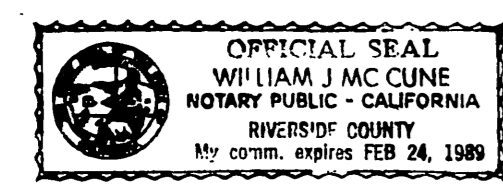
STATE OF CALIFORNIA } s.s.  
COUNTY OF RIVERSIDE }

ON THIS 4<sup>TH</sup> DAY OF MARCH, 1986, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WILLIAM HOLSINGER, PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, OR PROVED TO BE SUCH BY THE OATH OF A CREDIBLE WITNESS WHO IS PERSONALLY KNOWN TO ME, AS BEING THE SUBSCRIBING WITNESS THERETO, SAID SUBSCRIBING WITNESS BEING BY ME DULY SWORN, DEPOSES AND SAYS: THAT THIS WITNESS RESIDES IN RIVERSIDE COUNTY, AND THAT SAID WITNESS WAS PRESENT AND SAW EDWARD C. LAST and NANCY L. LAST PERSONALLY KNOWN TO SAID WITNESS TO BE THE SAME PERSON DESCRIBED IN AND WHOSE NAME IS SUBSCRIBED TO THE WITHIN AND ANNEXED INSTRUMENT AS A PARTY THERETO, EXECUTE AND DELIVER THE SAME, AND THAT AFFIANTE SUBSCRIBED HIS/HER NAME TO THE WITHIN INSTRUMENT AS A WITNESS.

MY COMMISSION EXPIRES FEBRUARY 24, 1989

WITNESS MY HAND AND OFFICIAL SEAL

William J. McCune  
NOTARY PUBLIC IN AND FOR SAID STATE



**PUBLIC UTILITIES CERTIFICATE**

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES  
NO WATER FEES AND CHARGES COLLECTED FOR PARCELS No. 1 AND No. 2.

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 No. 1 AND No. 2.

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 Feb 24, 1986 ROBERT C. WALES  
ACTING DIRECTOR OF PUBLIC UTILITIES

BY Robert C. Wales

**CITY ENGINEER'S CERTIFICATE**

THIS MAP HAS BEEN EXAMINED THIS 26<sup>TH</sup> DAY OF FEBRUARY, 1986 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 William D. Gardner  
DEPUTY R.C.E. 11405

TENTATIVE MAP APPROVED NOVEMBER 7, 1985

**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 \$2,600.00

DATED March 07, 1986 R. WAYNE WATTS, Riverside  
COUNTY TAX COLLECTOR

BY Deanna M. Supina DEPUTY

**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. 21260, 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 11<sup>th</sup> DAY OF March 1986

ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE

BY Alice A. Hare



**TAX BOND CERTIFICATE**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$2,600.00 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 April 24, 1986 GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

BY G. Maloney DEPUTY

P.M.B. 135/68

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# IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA PARCEL MAP 21260

BEING A SUBDIVISION OF A PORTION OF THE S.W. QUARTER OF SECTION 21, T.2S., R.4W., S.B.M.

CITY OF RIVERSIDE  
PUBLIC WORKS DEPARTMENT  
DECEMBER 1985 SCALE 1" = 200'

SHEET 2 OF 2 SHEETS

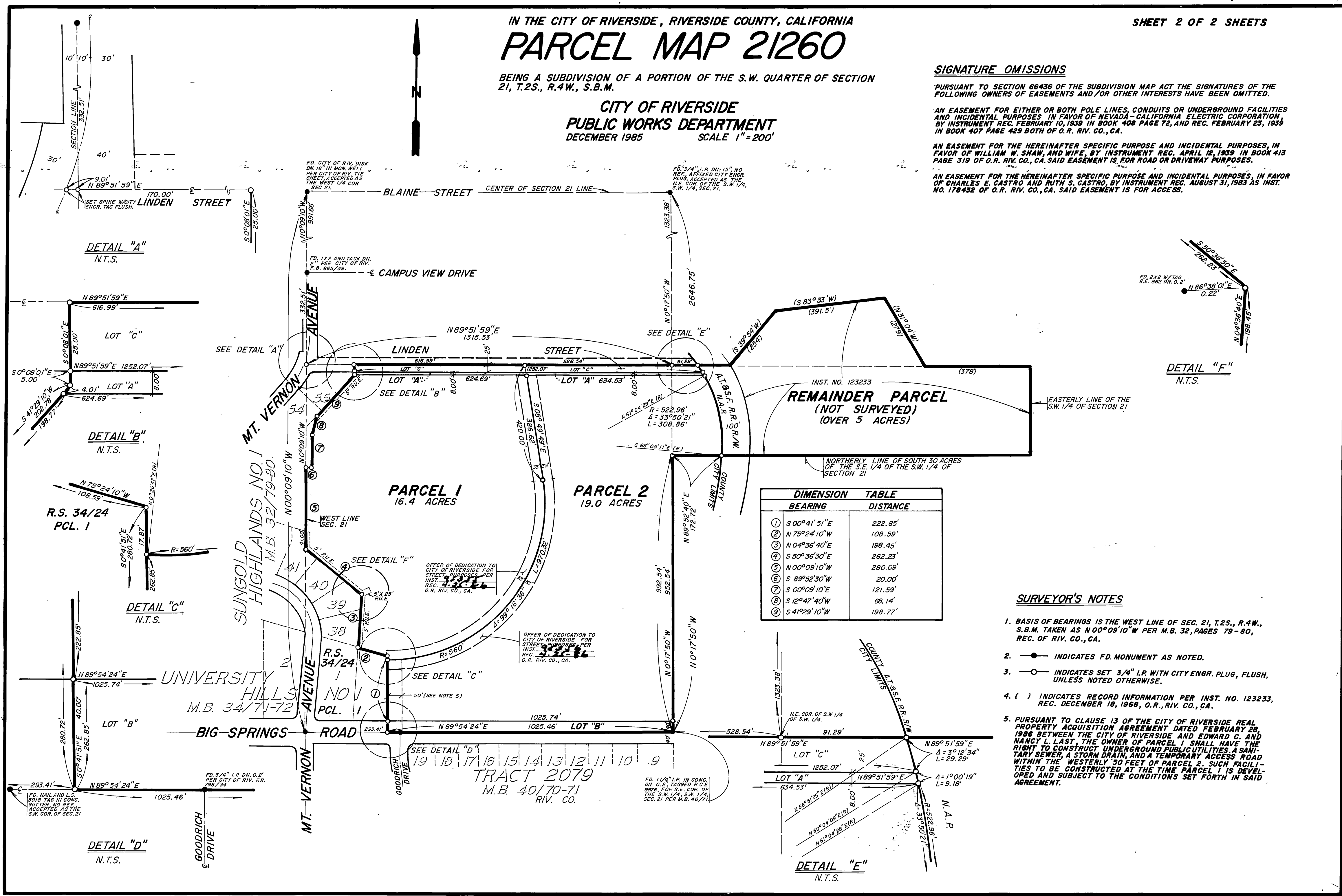
### SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED.

AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF NEVADA-CALIFORNIA ELECTRIC CORPORATION, BY INSTRUMENT REC. FEBRUARY 10, 1939 IN BOOK 408 PAGE 72, AND REC. FEBRUARY 23, 1939 IN BOOK 407 PAGE 429 BOTH OF O.R. RIV. CO., CA.

AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF WILLIAM W. SHAW, AND WIFE, BY INSTRUMENT REC. APRIL 12, 1939 IN BOOK 413 PAGE 319 OF O.R. RIV. CO., CA. SAID EASEMENT IS FOR ROAD OR DRIVEWAY PURPOSES.

AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF CHARLES E. CASTRO AND RUTH S. CASTRO, BY INSTRUMENT REC. AUGUST 31, 1983 AS INST. NO. 178432 OF O.R. RIV. CO., CA. SAID EASEMENT IS FOR ACCESS.



DIMENSION TABLE	
BEARING	DISTANCE
① S 00° 41' 51" E	222.85'
② N 75° 24' 10" W	108.59'
③ N 04° 36' 40" E	198.45'
④ S 50° 36' 30" E	262.23'
⑤ N 00° 09' 10" W	280.09'
⑥ S 89° 52' 30" W	20.00'
⑦ S 00° 09' 10" E	121.59'
⑧ S 12° 47' 40" W	68.14'
⑨ S 41° 29' 10" W	198.77'

### SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE WEST LINE OF SEC. 21, T.2S., R.4W., S.B.M. TAKEN AS N 00° 09' 10" W PER M.B. 32, PAGES 79-80, REC. OF RIV. CO., CA.
2. ● INDICATES F.D. MONUMENT AS NOTED.
3. ○ INDICATES SET 3/4" I.P. WITH CITY ENGR. PLUG, FLUSH, UNLESS NOTED OTHERWISE.
4. ( ) INDICATES RECORD INFORMATION PER INST. NO. 123233, REC. DECEMBER 18, 1968, O.R., RIV. CO., CA.
5. PURSUANT TO CLAUSE 13 OF THE CITY OF RIVERSIDE REAL PROPERTY ACQUISITION AGREEMENT DATED FEBRUARY 28, 1986 BETWEEN THE CITY OF RIVERSIDE AND EDWARD C. AND NANCY L. LAST, THE OWNER OF PARCEL 1 SHALL HAVE THE RIGHT TO CONSTRUCT UNDERGROUND PUBLIC UTILITIES: A SANITARY SEWER, A STORM DRAIN, AND A TEMPORARY ACCESS ROAD WITHIN THE WESTERLY 30 FEET OF PARCEL 2. SUCH FACILITIES TO BE CONSTRUCTED AT THE TIME PARCEL 1 IS DEVELOPED AND SUBJECT TO THE CONDITIONS SET FORTH IN SAID AGREEMENT.

P.M.B. 135/69