

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# PARCEL MAP 20488

BEING A SUBDIVISION OF A PORTION OF THE SOUTH ONE-HALF OF SECTION 5 AND A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 8, T.3S., R.4W., S.B.M.

J.F. DAVIDSON ASSOCIATES, INC.

FEBRUARY 1986

City Copy

36/47

P.M.B. 136/47

SHEET 1 OF 2 SHEETS

### RECORDER'S CERTIFICATE

Filed this 3rd day of June 1986, at 11:00 A.M. in Book 136 of Parcel Maps at Pages 47+48 at the request of the

CITY CLERK

Fee: \$800

No. 188430

WILLIAM E. CONERLY, County Recorder

By: Sarita Ragon, Deputy

FIRST AMERICAN TITLE INSURANCE CO. Subdivision Guarantee

### UTILITIES CERTIFICATE

#### WATER FACILITIES

NO WATER FEES AND CHARGES COLLECTED FOR PARCELS 1, 2 AND 3. WATER WILL BE SERVED BY WESTERN MUNICIPAL WATER DISTRICT.

#### 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 THE ELECTRIC DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

ROBERT C. WALES  
ACTING DIRECTOR OF PUBLIC UTILITIES

DATED: 5/16/86

By: Robert C. Wales

#### CITY ENGINEER'S CERTIFICATE

This map has been examined this 21st day of MAY, 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 RCE 11405

TENTATIVE MAP APPROVED JUNE 6, 1985

#### 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 5/19/86

H. E. BREWER  
City Treasurer

By: WR Hansen

#### SURVEYOR CERTIFICATE

This map was prepared by me or under my direction and is compiled from record data in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of GORDON BOURNS on FEB 13, 1986.

I hereby state this this parcel map substantially conforms to the approved or conditionally approved tentative map, if any.

DATE 5-12-86

James F. Davidson, Jr.  
JAMES F. DAVIDSON, JR. 1/5.3018  
STATE OF CALIFORNIA

#### 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 distinctive border line.

Gordon L. Bourns

GORDON L. BOURNS  
AS TRUSTEE UNDER THE SENTINEL TRUST

Linda Bourns Hill

LINDA BOURNS HILL  
AS TRUSTEE UNDER THE SENTINEL TRUST

#### UTILITIES EASEMENTS

The City of Riverside, being the owner of the following described easements hereby consents to the preparation and recordation of the annexed map.

- ① AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR UTILITY PURPOSES PER INST. NO. 100364 RECORDED 8-14-1964, O.R., RIV. CO.
- ② AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR ELECTRICAL UTILITY PURPOSES PER INST. NO. 97317 RECORDED 8-7-1964, O.R., RIV. CO.

Dated 5/16/86

ROBERT C. WALES  
Acting Director of Public Utilities

By: Robert C. Wales

#### SIGNATURE OMISSION

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 for gas pipeline purposes in favor of SOUTHERN CALIFORNIA GAS COMPANY, in Instrument recorded September 18, 1950 in Book 1205 Page 52, of Official Records of Riverside County, California.
- ② An Easement for ingress and egress and public utility purposes, in favor of others recorded May 19, 1982 as Instrument No. 86213 Official Records of Riverside County, California.

#### 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 \$6,800.00.

Dated May 14, 1986

R. WAYNE WATTS, Riverside  
County Tax Collector

By: Donna M. Supra

#### TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$6,900.00 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 May 30, 1986

GERALD A. MALONEY  
Clerk of the Board of Supervisors

By: G. A. Maloney  
Deputy

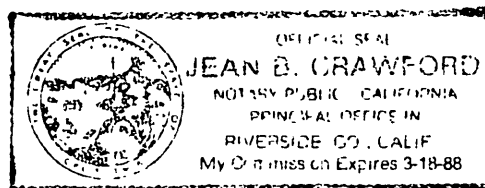
#### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) SS

On this 12th day of MAY, 1986, before me, JEAN B. CRAWFORD, a Notary Public in and for said State, personally appeared GORDON L. BOURNS, Trustee (personally known to me) (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 acknowledged to me that he executed the same.

My commission expires MARCH 18, 1988

Witness my hand and official seal.



Jean B. Crawford  
Notary Public in and for said State

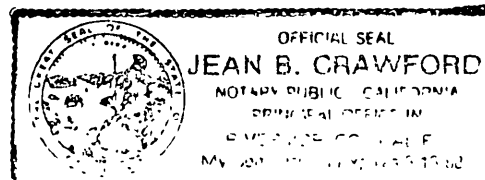
#### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) SS

On this 12th day of MAY, 1986, before me, JEAN B. CRAWFORD, a Notary Public in and for said State, personally appeared LINDA BOURNS HILL, Trustee (personally known to me) (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 acknowledged to me that she executed the same.

My commission expires MARCH 18, 1988

Witness my hand and official seal.



Jean B. Crawford  
Notary Public in and for said State

P.M.B. 136/47

# PARCEL MAP 20488

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J.F. DAVIDSON ASSOCIATES, INC.

FEBRUARY 1986

SCALE: 1" = 300'

### SURVEYOR'S NOTES

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE N.W. ONE-QUARTER OF SECTION 8, T.3 S., R.4 W., S.B.M. BEING N.89°32'53"E. PER R.S. 53/16.

- INDICATES FOUND MONUMENT AS NOTED.
- ( ) INDICATES RECORD DATA PER R.S. 53/16, UNLESS OTHERWISE NOTED.
- [ ] INDICATES RECORD DATA PER M.B. 73/8-10
- [ ] INDICATES RECORD DATA PER INST. NO. 97317, O.R. RIV. CO., CA.

