

W.J. MCKEEVER, INC.
CIVIL ENGINEERING
RIVERSIDE, CA.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE CALIFORNIA

PARCEL MAP 20281

BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, T.2 S., R.4 W. S.B. & M.

JULY, 1985

RECORDER'S CERTIFICATE

FILED THIS 24TH DAY OF JULY 1986, AT 3:06 PM
BOOK 137 OF PARCEL MAPS AT PAGE 70+71 AT
THE REQUEST OF THE CITY CLERK.

WILLIAM E. CONERLY, COUNTY RECORDER

BY Santa Rogan
DEPUTY

NO 175090

FEE \$ 8⁰⁰

SUB. G'TEE COMMONWEALTH TITLE

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE ALL OF AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND, WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AND WE HEREBY DEDICATE FOR PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" AND "B". WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "10' P.U.E."

Dominic Tavaaglione
DOMINIC TAVAGLIONE

RIVERSIDE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION (BENEFICIARY)

BY R.L. Larson BY Richard Swartz

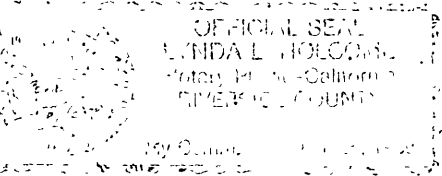
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

ON 7-2-86 BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Dominic TAVAGLIONE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT EXECUTED THE SAME.

MY COMMISSION EXPIRES 1-25-88

WITNESS MY HAND AND OFFICIAL SEAL.



Lois Ashworth
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

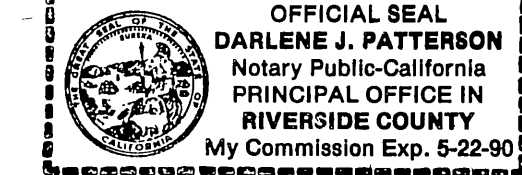
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S.
COUNTY OF RIVERSIDE)

ON THIS 7th DAY OF July, 1986, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED B.L. Larson KNOWN TO ME TO BE THE VICE PRESIDENT AND J. Richard Swartz KNOWN TO ME TO BE THE SECRETARY OF A NATIONAL BANKING, ASSOCIATION, AS BENEFICIARY, THAT THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE ASSOCIATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH ASSOCIATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

MY COMMISSION EXPIRES 5/22/90

WITNESS MY HAND AND OFFICIAL SEAL.



Darlene Patterson
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

ENGINEER'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 DOMINIC TAVAGLIONE IN DECEMBER 1984. 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 RE-TRACED..

DATE: 7-7-86

William J. McKeever
WILLIAM J. MCKEEVER, R.C.E. 18793
No. 22502
EXPIRES 7-7-89
CIVIL
STATE OF CALIFORNIA

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 16TH DAY OF JULY, 1986, FOR CONFORMANCE WITH TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE AND WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT.

ROBERT C. WALES
CITY ENGINEER, R.C.E. 18793

BY William D. Gardner
DEPUTY RCE 11405

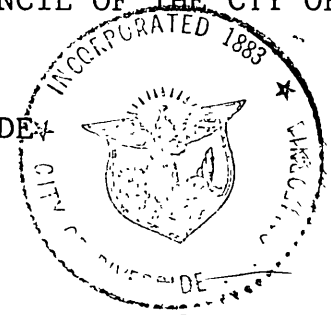
TENTATIVE MAP APPROVED
AUGUST 23, 1984

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 2 SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 20281 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 22nd DAY OF July 1986.

ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY Alice A. Hare



* CITY TREASURER

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 10, 1986 H. E. BREWER

BY H.E. Brewer CITY TREASURER

UTILITIES CERTIFICATE

Water Facilities

No water fees & 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.

Bill D. Carnahan
Director of Public Utilities

By: Bill D. Carnahan

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$2700.00 HAS BEEN EXECUTED AND FILED WITH 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 July 25, 1986

GERALD A. MALONEY

CLERK OF THE BOARD OF SUPERVISORS

BY G. Maloney
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 \$ 2,100.00.

DATED July 10, 1986

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY Anita Brooks

SIGNATURE OMISSION

UNDER PROVISIONS OF SECTION 66436 (C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURE HAS BEEN OMITTED:

SOUTHERN SIERRAS POWER COMPANY, OWNERS OF AN EASEMENT FOR AERIAL AND UNDERGROUND ELECTRIC AND COMMUNICATION STRUCTURES AS DISCLOSED BY INSTRUMENT RECORDED NOVEMBER 7, 1930 IN BOOK 880, PAGE 95 OF DEEDS. ITS INTEREST CANNOT RIPEN INTO A FEE.

CITY COPY

SHEET 1 OF 2 SHEETS

137
20
P.M.B. 137/70

P.M.B. 137/70

CITY COPY

137
71

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP 20281

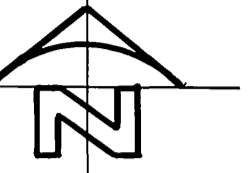
BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, T.2S., R.4 W. S.B. & M.

JULY, 1985

SCALE: 1"=50'

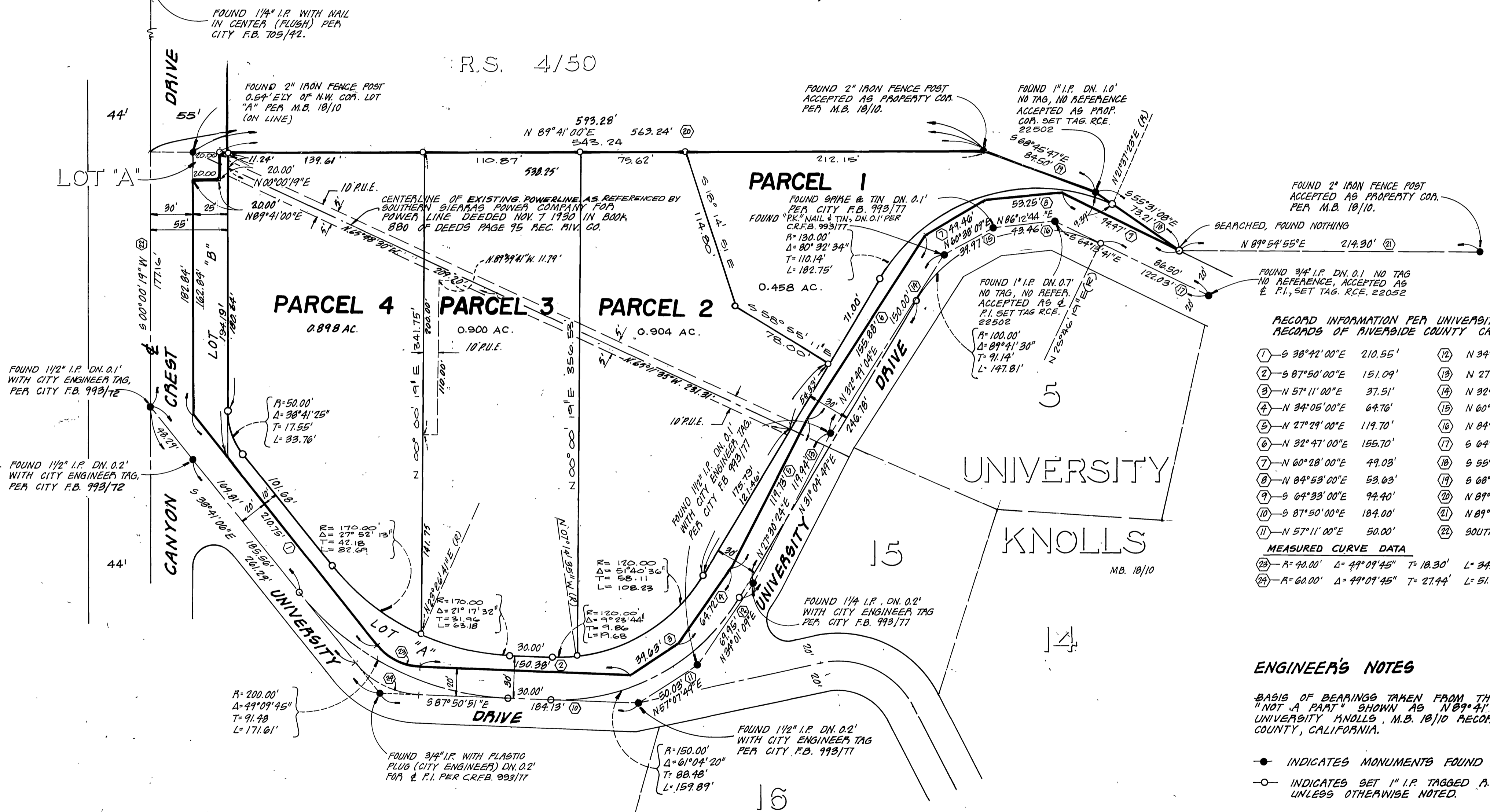
W. J. McKEEVER, INC.

CIVIL ENGINEERING
RIVERSIDE, CALIFORNIA



PENNSYLVANIA AVENUE

R.S. 4/50



RECORD INFORMATION PER UNIVERSITY KNOLLS M.B. 18/10 RECORDS OF RIVERSIDE COUNTY CALIF., AS FOLLOWS:

| | |
|--------------------------|--------------------------|
| ① - S 38°42'00"E 210.55' | ⑫ - N 34°05'00"E 70.00' |
| ② - S 87°50'00"E 151.09' | ⑬ - N 27°29'00"E 120.00' |
| ③ - N 57°11'00"E 37.51' | ⑭ - N 32°47'00"E 150.00' |
| ④ - N 34°05'00"E 64.76' | ⑮ - N 60°28'00"E 40.00' |
| ⑤ - N 27°29'00"E 119.70' | ⑯ - N 84°53'00"E 44.00' |
| ⑥ - N 32°47'00"E 155.70' | ⑰ - S 64°33'00"E 121.00' |
| ⑦ - N 60°28'00"E 49.03' | ⑱ - S 55°42'00"E 73.00' |
| ⑧ - N 84°53'00"E 53.63' | ⑲ - S 68°37'00"E 84.50' |
| ⑨ - S 64°33'00"E 74.40' | ⑳ - N 89°41'00"E 563.40' |
| ⑩ - S 87°50'00"E 184.00' | ㉑ - N 89°57'00"E 214.30' |
| ⑪ - N 57°11'00"E 50.00' | ㉒ - SOUTH |

MEASURED CURVE DATA

| |
|--|
| ⑳ - R=40.00' Δ=49°09'45" T=18.30' L=34.32' |
| ㉑ - R=60.00' Δ=49°09'45" T=27.44' L=51.48' |

ENGINEER'S NOTES

BASIS OF BEARINGS TAKEN FROM THE NORTH LINE OF "NOT A PART" SHOWN AS N 89°41'00"E ON MAP OF UNIVERSITY KNOLLS, M.B. 18/10 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- INDICATES MONUMENTS FOUND AS NOTED.
- INDICATES SET 1" I.P. TAGGED P.C.E. 22052, FLUSH, UNLESS OTHERWISE NOTED.

P.M.B. 137/71

P.M.B. 137/71