

# IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PARCEL MAP NO. 21505

BEING A DIVISION OF PARCEL 1 OF PARCEL MAP ON  
FILE IN BOOK 22 OF PARCEL MAPS AT PAGE 97 THEREOF, RECORDS OF  
RIVERSIDE COUNTY, CALIFORNIA LYING IN SECTION 11, TOWNSHIP 3 SOUTH,  
RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

J.N.BEELER AND ASSOCIATES APRIL 1986  
RIVERSIDE, CALIFORNIA

RECORDER'S CERTIFICATE  
FILED THIS 17TH DAY OF AUGUST, 1986, AT 12:00 P.M. IN BOOK  
137 OF PARCEL MAPS AT PAGES 88-89 AT THE REQUEST OF THE CITY  
CLERK.  
NO. 183556  
FEE 8.00

WILLIAM E. CONERLY  
COUNTY RECORDER  
BY Conor S. Jones DEPUTY

SUBD. GUARANTEE: FIRST AMERICAN  
TITLE INSURANCE CO.

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 OF THE REQUEST OF MICHAEL  
QUINN IN APRIL, 1986. 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.

APRIL 30, 1986  
DATE  
JOSEPH N. BEELER  
L.S. 4055  
JOSEPH N. BEELER  
No. 4055  
STATE OF CALIFORNIA  
LICENSED LAND SURVEYOR

CITY ENGINEER'S CERTIFICATE  
THIS MAP HAS BEEN EXAMINED THIS 4TH DAY OF AUGUST, 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: 3-6-86

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.  
H.E. BREWER  
CITY TREASURER

DATE: 7/23/86 BY: WR Hansen

UTILITIES EASEMENT CERTIFICATE  
THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED  
EASEMENT HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED  
FINAL MAP:

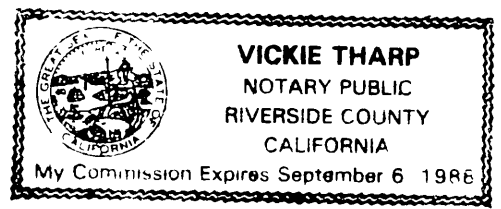
AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL  
PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, IN INSTRUMENT RECORDED  
MARCH 18, 1976 AS INSTRUMENT NO. 35625 OF OFFICIAL RECORDS OF  
RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR OVERHEAD AND  
UNDERGROUND ELECTRICAL DISTRIBUTION FACILITIES.

DATED 7/24/86  
BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES  
BY: Bill D.

Bill D. Carnahan  
Director of Public Utilities

OWNER'S CERTIFICATE  
I HEREBY CERTIFY THAT I AM THE OWNER OF OR HAVE RIGHT, TITLE OR  
INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION AS SHOWN HEREON  
AND THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS  
CLEAR TITLE TO SAID LAND, I CONSENT TO THE PREPARATION AND  
RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE  
BORDERLINE.  
Michael Quinn  
MICHAEL QUINN

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) SS.  
ON July 10, 1984 BEFORE ME Vickie Tharp A  
NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY AP-  
PEARED MICHAEL QUINN (PERSONALLY KNOWN TO ME/PROVED TO  
ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE  
NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT  
HE EXECUTED THE SAME.  
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 9-6-88  
Vickie Tharp



UTILITIES CERTIFICATE  
I hereby certify as follows:  
Water Facilities  
Frontage Fees, acreage fees, water connection charges and Backup Facility Capacity  
Charges have been paid for Parcels #1, and #3. Frontage fees have been paid for  
Parcel #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 #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.

Dated: 7/24/86 By: Bill D.

SIGNATURE OMISSIONS  
PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE  
SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER  
INTEREST HAVE BEEN OMITTED:

- 1 AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND  
INCIDENTAL PURPOSES, IN FAVOR OF GAGE CANAL COMPANY, IN  
INSTRUMENT RECORDED FEBRUARY 20, 1976 AS INSTRUMENT NO. 21982  
AND RE-RECORDED MARCH 18, 1976 AS INSTRUMENT NO. 34959 BOTH OF  
OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID  
EASEMENT IS FOR IRRIGATION AND WATER PIPE LINES.
- 2 AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND  
INCIDENTAL PURPOSES, IN FAVOR OF ANDREWS BROS., OF CALIFORNIA, A  
CORPORATION, IN INSTRUMENT RECORDED FEBRUARY 20, 1976 AS  
INSTRUMENT NO. 21984 AND RE-RECORDED MARCH 18, 1976 AS  
INSTRUMENT NO. 34960 BOTH OF OFFICIAL RECORDS OF RIVERSIDE  
COUNTY, CALIFORNIA. SAID EASEMENT IS FOR INGRESS AND EGRESS  
AND UTILITY PURPOSES.
- 3 THE EFFECT OF AN AGREEMENT DATED MARCH 17, 1976, BETWEEN LOUISE  
MC CLURE HARPER AND THE CITY OF RIVERSIDE, FOR A NON-EXCLUSIVE  
EASEMENT FOR INGRESS, EGRESS, AND UTILITY PURPOSES. SAID  
AGREEMENT RECORDED MARCH 18, 1976 AS INSTRUMENT NO. 35516 OF  
OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 4 AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND  
INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, IN  
INSTRUMENT RECORDED MARCH 18, 1976 AS INSTRUMENT NO. 35624 OF  
OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT  
IS FOR STORM DRAIN FACILITIES.
- 5 A NON-EXCLUSIVE EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE  
AND INCIDENTAL PURPOSES, IN FAVOR OF LOUISE MC CLURE HARPER, A  
WIDOW, IN INSTRUMENT RECORDED MARCH 22, 1976 AS INSTRUMENT NO.  
37364 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID  
EASEMENT IS FOR UTILITIES, DRAINAGE, SEWER, INGRESS AND EGRESS,  
AND IS LOCATED WITHIN THE SOUTHWESTERLY 10 FEET OF PARCEL 1.
- 6 AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND  
INCIDENTAL PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD  
CONTROL AND WATER CONSERVATION DISTRICT, IN INSTRUMENT  
RECORDED SEPTEMBER 4, 1981 AS INSTRUMENT NO. 168457 OF OFFICIAL  
RECORDS OF RIVERSIDE COUNTY CALIFORNIA. SAID EASEMENT IS FOR  
STORM DRAINS.
- 7 A RIGHT OF WAY RESERVED TO THE GAGE CANAL COMPANY, ITS  
SUCCESSORS OR ASSIGNS, FOR CONSTRUCTION AND MAINTENANCE OF ALL  
NECESSARY WATER DITCHES, PIPES, FLUMES, AND APPARATUS FOR THE  
PURPOSE OF IRRIGATION AND DOMESTIC USE; THE EXACT LOCATION  
THEREOF NOT BEING DISCLOSED BY THE RECORDS.

TAX BOND CERTIFICATE  
I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$700.00 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.  
GERALD A MALONEY  
CLERK OF THE BOARD OF SUPERVISORS  
DATED: AUGUST 6, 1986 BY: G. Maloney  
DEPUTY

TAX COLLECTOR'S 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 \$100.  
R. WAYNE WATTS, RIVERSIDE  
COUNTY TAX COLLECTOR  
DATED: July 23, 1986 BY:  Anita Braske   
DEPUTY

P.M.B. 137/88



IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# PARCEL MAP NO. 21505

BEING A DIVISION OF PARCEL 1 OF PARCEL MAP ON  
 FILE IN BOOK 22 OF PARCEL MAPS AT PAGE 97 THEREOF, RECORDS OF  
 RIVERSIDE COUNTY, CALIFORNIA LYING IN SECTION 11, TOWNSHIP 3 SOUTH,  
 RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

J.N. BEELER AND ASSOCIATES  
 RIVERSIDE, CALIFORNIA  
 APRIL 1986



1180-7

60/31-33

PAR. 1  
P.M. 124/67-68

PAR. 1  
P.M. 22/97

PARCEL 3  
0.667 ACRES NET

PARCEL 2  
0.780 ACRES NET

PARCEL 1  
1.059 ACRES NET  
 FD. 1" O.D. I.P. FLUSH, W/ PLASTIC  
 PLUG & RCFC & WCD IN LIEU OF  
 3/4" I.P. TAGGED R.E. 862 PER  
 R.S. 60/31-33

NOTE: THIS LINE IS NOT THE LINE  
 SEPARATING LOTS 3, 4 & 5 FROM  
 LOTS 6, 7, & 8 BUT IT IS THE CENTER-  
 LINE OF EXISTING UNNAMED ROAD  
 SHOWN ON RS 60/31-33 & PM 22/97

FD 3/4" I.P., DN. 0.5', NO TAG  
 ACCEPTED AS ANGLE PT. IN  
 UNNAMED ROAD SHOWN ON  
 RS 60/31-33 & M.B. 154/27-32,  
 M.B. 154/33-38. SET L.S. 4055  
 TAG.

FD 1 1/4" O.D. I.P., DN. 0.8'  
 W/L.S. 3250 TAG. NO REF.  
 ACCEPTED AS ANGLE PT.  
 IN UNNAMED ROAD SHOWN  
 ON R.S. 60/31-33

FD 1" O.D. I.P., DN. 1.1'  
 W/ PLASTIC PLUG STAMPED  
 "L.S. 3018" PER P.M. 124/67-68

FD 1" O.D. I.P., DN. 0.7' W/L.S.  
 3018 TAG. NO REF. ACCEPTED  
 AS ANGLE PT. IN UNNAMED  
 ROAD SHOWN ON R.S. 60/31-33

### SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS WEST LINE OF PARCEL 1 OF PARCEL MAP 164-26 TAKEN AS N. 3° 59' 32" E. AS SHOWN BY MAP ON FILE IN BOOK 124 OF PARCEL MAPS AT PAGES 67-68, RIVERSIDE COUNTY RECORDS
2. O DENOTES SET 1 1/4" O.D. I.P., FLUSH, TAGGED L.S. 4055, UNLESS OTHERWISE NOTED
3. ● DENOTES FOUND 1" O.D. I.P., W/ PLASTIC PLUG STAMPED "RCFC & WCD" PER RS 60/31-33, FLUSH, UNLESS OTHERWISE NOTED
4. ( ) INDICATES RECORD DATA PER P.M. 22/97 & RS 60/31-33 UNLESS OTHERWISE NOTED
5. [ ] INDICATES RECORD DATA PER M.B. 154/33-38 & M.B. 154/27-32 UNLESS OTHERWISE NOTED
6. △ INDICATES SEE SHEET 1 FOR EXISTING EASEMENT NOTES.

P.M.B. 137/89

P.M.B. 137/89

