

IN THE CITY OF RIVERSIDE COUNTY OF RIVERSIDE, CALIFORNIA PARCEL MAP NO. 20997

BEING A DIVISION OF A PORTION OF LOT 25 OF ALHAMBRA ADDITION PER
MAP ON FILE IN BOOK 11 OF MAPS, PAGES 78-79, RECORDS OF RIVERSIDE
COUNTY, CALIFORNIA.

JOHN SEXTON RCE 14358 (LOCATED IN SEC. 34, T. 2 S., R. 6 W. MB. 6/70)
REDLANDS, CA.

JULY 1986

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE 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 PUBLIC USE FOR STREET AND UTILITY PURPOSES LOT "A". WE ALSO HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "BLANKET P.U.E."

Edwin Waylon Warrick
EDWIN WAYLON WARRICK

~~TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED MARCH 19, 1980, AS INSTRUMENT NO. 53009, O.R., RIVERSIDE COUNTY.~~

NOTARY ACKNOWLEDGEMENTS

STATE OF CALIFORNIA)
COUNTY OF _____) ss

ON THIS _____ DAY OF _____, 1987, BEFORE ME, THE UNDERSIGNED, A NOTARY IN AND FOR SAID STATE, PERSONALLY APPEARED _____ (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE _____ OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

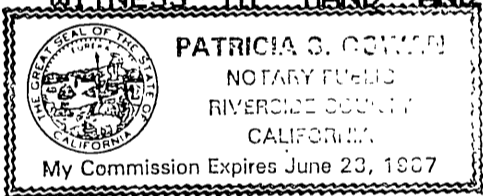
WITNESS MY HAND AND UNOFFICIAL SEAL. MY COMMISSION EXPIRES _____

NOTARY ACKNOWLEDGEMENTS

STATE OF CALIFORNIA)
COUNTY OF Riverside) ss

ON THIS 5th DAY OF February, 1987, BEFORE ME, THE UNDERSIGNED, A NOTARY IN AND FOR SAID STATE, PERSONALLY APPEARED Edwin Waylon Warrick (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT, ~~AND~~ AND ACKNOWLEDGED TO ME THAT HE ~~EXECUTED~~ EXECUTED THE SAME.

WITNESS MY HAND AND UNOFFICIAL SEAL. MY COMMISSION EXPIRES _____



Patricia S. Conroy

UTILITY EASEMENTS

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP.

THE TWIN BUTTES WATER COMPANY, A CORPORATION, OWNER OF RIGHTS OF WAY AND WATER RIGHTS TOGETHER WITH RIGHT OF ENTRY FOR LAYING, MAINTAINING AND CONSTRUCTING WATER DITCHES, CANALS, PIPELINES, FLUMES AND CONDUITS FOR CONVEYING AND DISTRIBUTING WATER FOR IRRIGATION AND DOMESTIC PURPOSES PER DEED RECORDED AUGUST 11, 1919 IN BOOK 508 PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CITIZENS DOMESTIC WATER COMPANY OWNER OF A PERMANENT EASEMENT AND RIGHT OF WAY TO EXCAVATE FOR AND LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, ALTER, REPLACE AND REMOVE PIPE LINES, DITCHES OR FLUMES FOR THE CONVEYANCE OF WATER IN, OVER AND ACROSS THE PROPERTY TOGETHER WITH CERTAIN WATER RIGHTS PER DEED RECORDED MARCH 18, 1926 IN BOOK 633 PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED: FEB 9, 87

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
BY: Dieter P. Wirtzfeld

UTILITIES CERTIFICATE

WATER FACILITIES

NO WATER FEES AND CHARGES COLLECTED FOR PARCEL #1. FRONTAGE FEES, WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN 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.

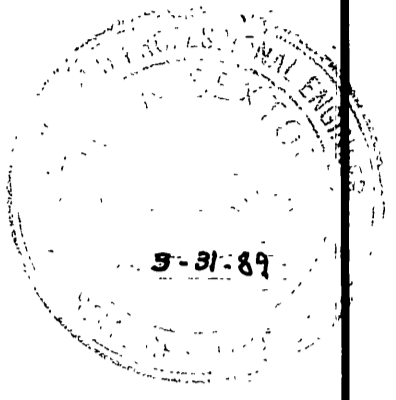
BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
BY: Dieter P. Wirtzfeld
DATED: FEB 9, 87

RECORDER'S CERTIFICATE

FILED THIS 18th DAY OF FEBRUARY, 1987, AT 4:00 P. M. IN BOOK 141 OF PARCEL MAPS AT PAGE 43+44 AT THE REQUEST OF THE CITY CLERK.

FEE \$8.00
NO. 45312

WILLIAM E. CONERLY
COUNTY RECORDER
BY: Sarita Kagan DEPUTY
SUBDIVISION GUARANTEE: COMMONWEALTH LAND TITLE COMPANY, A CALIFORNIA CORPORATION



ENGINEER'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MR. EDWIN WAYLON WARRICK IN JUNE 1986.

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

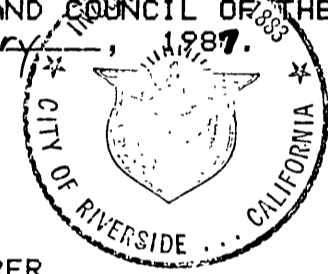
I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: Feb. 3, 1987
John Sexton
JOHN SEXTON, RCE 14358

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 20997 AND THE EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC 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 17th DAY OF February, 1987.



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: Feb 9, 1987

H.E. BREWER
CITY TREASURER
BY: H.E. Brewer

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 11th DAY OF FEB, 1987, FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

ROBERT C. WALES, RCE 18793
CITY ENGINEER

BY: William D. Gardner
DEPUTY RCE 11405

TENTATIVE MAP APPROVED MAY 22, 1986.

TAX BOND CERTIFICATE

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: _____, 1987

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY: _____
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 \$ _____.

DATED: February 5, 1987.

R. WAYNE WATTS
COUNTY TAX COLLECTOR
BY: Arleta Brooks
DEPUTY

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP NO. 20997

BEING A DIVISION OF LOT 25 OF ALHAMBRA ADDITION PER MAP
ON FILE IN BOOK 11 OF MAPS, PAGES 78-79 RECORDS OF
RIVERSIDE COUNTY, CALIFORNIA.

JOHN SEXTON RCE 14358
REDLANDS, CA.

(LOCATED IN SEC. 34, T. 2 S., R. 6 W., M.B. 6/70)

JULY 1986

ENGINEER'S NOTES:

1. BASIS OF BEARINGS: THE CENTERLINE OF VALLEY DRIVE PER ALHAMBRA ADDITION MB 11/78-79 BEING N0°05'00"W
2. ● INDICATES MONUMENT FD. AS NOTED
3. ○ INDICATES SET 1" IP FLUSH TAGGED RCE 14358
4. () INDICATES RECORD DATA PER ALHAMBRA ADDITION MB 11/78-79 UNLESS NOTED OTHERWISE.

CITY
COPY

FD. 60d SPIKE &
CITY ENGINEER
TAG PER PM 8430
PMB 30/84 RIV. Co. REC.
& TIES CRFB 865/46,
DOWN 1"

NOTHING FD,
NOTHING SET

FD. 1" IP, TAGGED RCE 23713
PER PM 8430 PMB 30/84
RIV. Co. REC., FLUSH, 0.05'
W. OF RW.

FD. 1" I.P. NO TAG,
UP 2", NO REF,
ACC. AS SE COR
PAR 3, PMB 30/84

FD. 1" I.P. NO TAG,
UP 2", NO REF,
ACC. AS ANGLE PT.
IN W'LY LINE OF
LOT 33.

FD. 1" I.P., TAGGED RCE 9455,
NO REF, FLUSH, ACC. AS
LOT COR.

FD. 1" I.P., TAGGED RCE
862, FLUSH, NO REF,
ACC. AS LOT COR.

FD. 1" IP NO TAG, DN. 2"
ACC. AS S.E. PROP. COR.

FD. 60d SPIKE
& CITY ENG TAG
PER PM 8430
PMB 30/84 &
CRFB 865/39
OWN 1"

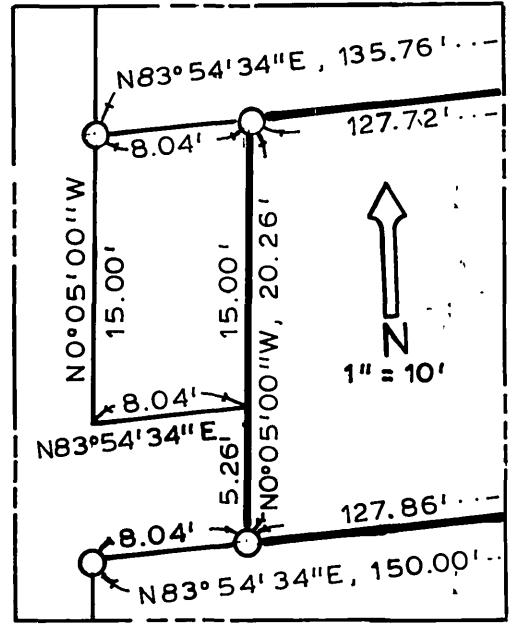
DESERT
SAND AVENUE

FD. 60d SPIKE
& CITY ENG TAG
PER CRFB 865/45
DN. 2"

⊙ Δ = 40° 56' 31"
R = 300.00'
L = 214.37'
T = 111.99'

⊙ VALLEY
DRIVE

DETAIL "A"



NOTHING FD,
NOTHING SET

FD. 1" I.P., TAG R.C.E. 862,
FLUSH, ACC. AS POINT
ON LINE.

POSITION FOR NW
COR. LOT 26,
NOTHING FD,
NOTHING SET

FD. 2X2 FITS TIES PER
CRFB 865/47 DOWN 0.2'