

CITY COPY 142/90

P.M.B. 142/90

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP NO. 21189

BEING A DIVISION OF A PORTION OF LOT 7 OF THE EVEREST STREET ACRES,
AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 66 OF MAPS, RECORDS OF
RIVERSIDE COUNTY, CALIFORNIA. LYING IN SECTION 7, T.3S., R.5W. S.B.M.

JANUARY 1986

GABEL, COOK & BECKLUND, INC.
RIVERSIDE, CA.

RECORDER'S CERTIFICATE

FILED THIS 7th DAY OF May,
1987, AT 7:30 P.M. IN BOOK 1142 OF
PARCEL MAPS, AT PAGES 90 & 91 AT
THE REQUEST OF THE CITY CLERK.

NO. 128851
FEE \$ 8.00

WILLIAM E. CONERLY, COUNTY RECORDER

BY: Bina Huntley DEPUTY
FILED BY THE CITY CLERK

SUBDIVISION GUARANTEE - STEWART
TITLE CO.

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 SUBDIVISION SHOWN HEREON; THAT
WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE
TO SAID LAND; THAT WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION
OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE. WE HEREBY
DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOT "A".

DONALD BRIAN HELDOORN, TRUSTEE OF THE WILLIAM ROBERT HELDOORN REVOCABLE
TRUST, DATED SETEMBER 15, 1983.

BY: Donald Brian Heldoorn
DONALD BRIAN HELDOORN, TRUSTEE

DUENA ESCROW CORPORATION, A CALIFORNIA CORPORATION, AS TRUSTEE

[Signature] PRESIDENT
[Signature] SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } SS
COUNTY OF Riverside

ON THIS 12th DAY OF August, 1986, BEFORE ME, Naomi P. Robson,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DONALD
BRIAN HELDOORN, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS
OF SATISFACTORY EVIDENCE) TO BE THE PERSON DESCRIBED IN, AND WHO NAME
IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT
HE EXECUTED THE SAME.

WITNESS MY HAND
AND OFFICIAL SEAL

MY COMMISSION EXPIRES 7-17-87

Naomi P. Robson
NOTARY PUBLIC IN AND FOR SAID STATE

NOTARY ACKNOWLEDGEMENT

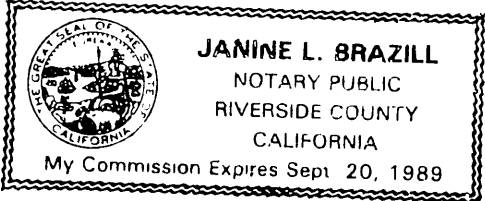
STATE OF CALIFORNIA } SS
COUNTY OF Riverside

ON THIS 11th DAY OF November, 1986, BEFORE ME, JANINE L. BRAZILL
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DALE A.
Aspittle, KNOWN TO ME TO BE THE PRESIDENT, AND JUDY L.
Fullee, KNOWN TO ME TO BE THE SECRETARY OF DUENA ESCROW
CORPORATION, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE
WITHIN INSTRUMENT, AND PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE
BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN
INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT
SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND
AND OFFICIAL SEAL

MY COMMISSION EXPIRES 9-20-89

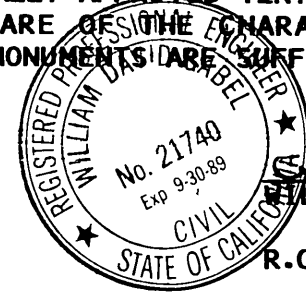
Janine L. Brazill
NOTARY PUBLIC IN AND FOR SAID STATE



CIVIL 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 FRED ESQUIVEL ON 16 OCTOBER
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. THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE
RETRACED.

DATE 6 APR 87



William D. Gabel RCE 21740

R.C.E. EXPIRATION DATE: 30 SEPT 1989

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 28th DAY OF April, 1987, 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 OCTOBER 3, 1985.

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS
DATE, THE 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 AGAINST SAID PROPERTY.

DATED: April 16 1987

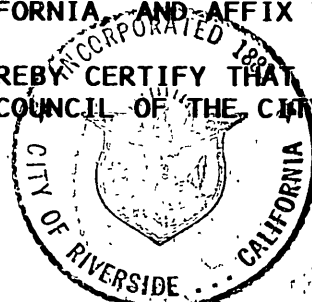
H. E. BREWER, CITY TREASURER

BY: H.E. Brewer

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. 21189, 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 THE CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR
AND COUNCIL OF THE CITY OF RIVERSIDE THIS 5th DAY OF May, 1987.



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: Alice A. Hare

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

FRONTAGE FEES, WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY
CHARGES HAVE BEEN PAID FOR PARCELS #1 AND #2. NO WATER FEES AND CHARGES
COLLECTED FOR PARCEL #3.

ELECTRIC FACILITIES

ELECTRIC FEES HAVE BEEN PAID AND ARRANGEMENTS HAVE BEEN MADE BUT
DEVELOPER'S INSTALLED FACILITIES HAVE NOT BEEN INSTALLED FOR PARCELS #1
AND #2. NO ELECTRIC FEES COLLECTED FOR PARCEL #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

DATED: APRIL 17, 1987

BY: Dieter P. Witzfeld

UTILITY EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE SUCCESSOR IN INTEREST OF THE BELOW
DESCRIBED EASEMENT, CONSENTS TO THE MAKING AND FILING OF THE ANNEXED
MAP.

1. AN EASEMENT IN FAVOR OF RIVERSIDE WATER COMPANY, ITS SUCCESSORS OR
ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER
FACILITIES, THE EXACT LOCATION NOT BEING DISCLOSED BY THE RECORDS.

DATED: APRIL 17, 1987

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

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 1,200.00 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 THIS 6th DAY OF May, 1987.

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS Maria Brooks

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 \$ 1,200.00

DATED THIS 14th DAY OF April, 1987.

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

PARCEL MAP NO. 21189

BEING A DIVISION OF A PORTION OF LOT 7 OF THE EVEREST STREET ACRES,
AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 66 OF MAPS, RECORDS OF
RIVERSIDE COUNTY, CALIFORNIA. LYING IN SECTION 7, T.3S., R.5W. S.B.M.

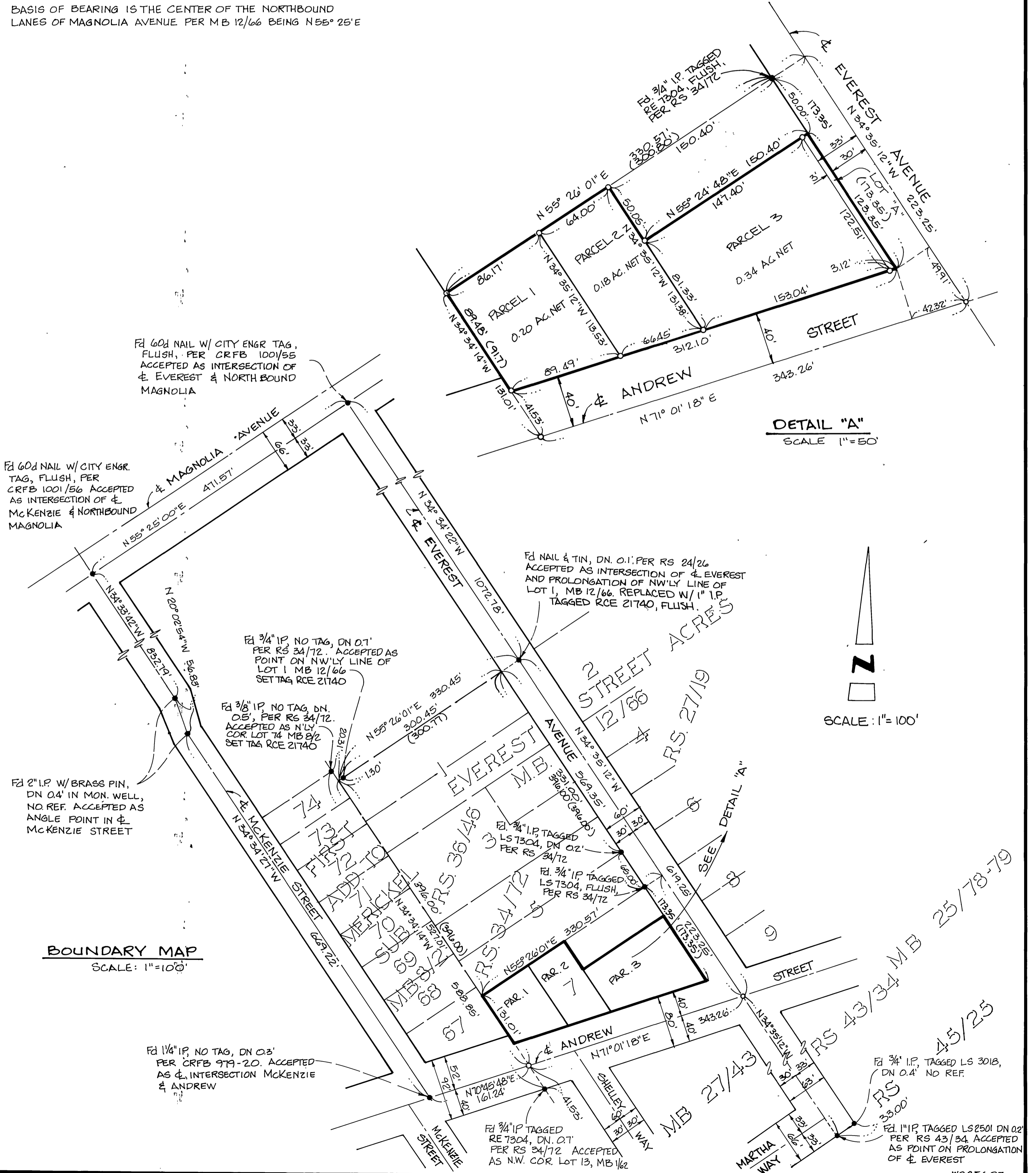
JANUARY 1986

GABEL, COOK & BECKLUND, INC.
RIVERSIDE, CA.

ENGINEER'S NOTES

- INDICATES MONUMENTS FOUND AS NOTED.
- INDICATES SET 1" I.P. TAGGED R.C.E. 21740, FLUSH, UNLESS OTHERWISE NOTED.
- () INDICATES RECORD DATA PER MB 12/66
- C.R.F.B. INDICATES CITY OF RIVERSIDE FIELD BOOK

BASIS OF BEARING IS THE CENTER OF THE NORTHBOUND LANES OF MAGNOLIA AVENUE PER MB 12/66 BEING N55° 25' E



Fd 60d NAIL W/ CITY ENGR TAG, FLUSH, PER CRFB 1001/55 ACCEPTED AS INTERSECTION OF ϕ EVEREST & NORTH BOUND MAGNOLIA

Fd 60d NAIL W/ CITY ENGR TAG, FLUSH, PER CRFB 1001/56 ACCEPTED AS INTERSECTION OF ϕ MCKENZIE & NORTHBOUND MAGNOLIA

Fd 3/4" I.P. NO TAG, DN 0.1' PER RS 34/72. ACCEPTED AS POINT ON NW'LY LINE OF LOT 1 MB 12/66 SET TAG RCE 21740

Fd 3/8" I.P. NO TAG, DN 0.5' PER RS 34/72. ACCEPTED AS NW'LY COR LOT 14 MB 8/2 SET TAG RCE 21740

Fd 2" I.P. W/ BRASS PIN, DN 0.4' IN MON. WELL, NO REF. ACCEPTED AS ANGLE POINT IN ϕ MCKENZIE STREET

Fd NAIL & TIN, DN 0.1' PER RS 24/26 ACCEPTED AS INTERSECTION OF ϕ EVEREST AND PROLONGATION OF NW'LY LINE OF LOT 1, MB 12/66. REPLACED W/ 1" I.P. TAGGED RCE 21740, FLUSH.

Fd 1/4" I.P. NO TAG, DN 0.3' PER CRFB 979-20. ACCEPTED AS ϕ INTERSECTION MCKENZIE & ANDREW

Fd 3/4" I.P. TAGGED RE 7304, DN 0.1' PER RS 34/72 ACCEPTED AS N.W. COR. LOT 13, MB 1/62

Fd 3/4" I.P. TAGGED LS 3018, DN 0.4' NO REF.

Fd 1" I.P. TAGGED LS 2501 DN 0.2' PER RS 43/34 ACCEPTED AS POINT ON PROLONGATION OF ϕ EVEREST

City Copy 142/91