

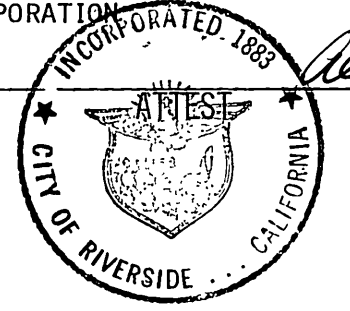
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# PARCEL MAP NO. 21438

### OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE ALL AND 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.

CITY OF RIVERSIDE, A MUNICIPAL CORPORATION  
Ab Brown MAYOR  
Alice A. Hare CITY CLERK



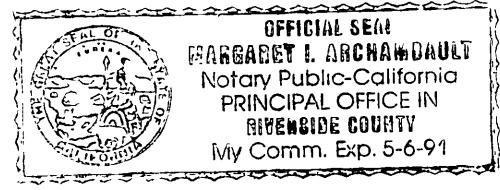
### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )

ON THIS 7th DAY OF July 1987, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Ab Brown AND Alice A. Hare, PERSONALLY KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THIS INSTRUMENT AS MAYOR AND CITY CLERK OF THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, AND ACKNOWLEDGED TO ME THAT THE MUNICIPAL CORPORATION EXECUTED IT.

My Commission Expires 5-6-91  
WITNESS My HAND AND OFFICIAL SEAL

Margaret J. Archambault  
NOTARY PUBLIC IN AND FOR SAID STATE



### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 0 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 July 16, 1987 Gerald A. Maloney CLERK OF THE BOARD OF SUPERVISORS  
By Dickie L. Moorehead 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 ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 0.

R. Wayne Watts COUNTY TAX COLLECTOR  
DATED July 1, 1987 By Deanna Worthington DEPUTY

BEING A DIVISION OF PARCEL 1 OF PARCEL MAP 19719, AS SHOWN BY MAP ON FILE IN BOOK 121 OF PARCEL MAPS AT PAGES 48 AND 49, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

HAWKINS, ROBERTSON & ASSOCIATES  
RIVERSIDE, CALIFORNIA  
MARCH 1986

### CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 14th DAY OF July 1987 FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

BARRY BECK R.C.E. 20900  
CITY ENGINEER  
By Barry Beck

TENTATIVE MAP APPROVED: FEBRUARY 20, 1986



### 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 July 1, 1987 H.E. Brewer CITY TREASURER  
By H.E. Brewer

### PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

#### WATER FACILITIES

MAIN REPLACEMENT FEES, PAVING COSTS, WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCELS 1 AND 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 AND 2.

#### 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: JULY 9, 1987 By: Pieter P. Wirtzfeld

### RECORDER'S CERTIFICATE

FILED THIS 16th DAY OF July 1987 AT 4:00 P.M.  
IN BOOK 144 OF PARCEL MAPS AT PAGES 22-23 AT THE REQUEST OF THE CITY CLERK.

FEE: \$ 8.00  
No.: 205006  
WILLIAM E. CONERLY COUNTY RECORDER  
By Lina Huntley DEPUTY  
SUBDIVISION GUARANTEE: SAFECO TITLE INSURANCE COMPANY

### 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 AT THE REQUEST OF THE CITY OF RIVERSIDE REDEVELOPMENT AGENCY, JANUARY 7, 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.

DATE: September 27, 1986

Curtis E. Hawkins  
CURTIS E. HAWKINS L.S. 3163  
LICENSE EXPIRES 6-30-88

### SIGNATURE OMISSIONS

UNDER THE PROVISIONS OF SECTION 66436 (c) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

1. AN EASEMENT OVER SAID LAND FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF P.T. EVANS, ET AL, IN INSTRUMENT RECORDED JANUARY 8, 1902, IN BOOK 132, PAGE 112 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR PIPELINES AND DITCHES.
2. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR SEWER PURPOSES RECORDED JANUARY 30, 1918 IN BOOK 473, PAGE 363 ET SEQ. OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THIS EASEMENT IS EXTINGUISHED.

### UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP:

1. A RIGHT OF ENTRY UPON AND RIGHT OF WAY OVER SAID LAND FOR ALL WATER PIPES, DITCHES AND OTHER CONDUITS THAT MAY BE REQUIRED BY THE RIVERSIDE WATER COMPANY, A CORPORATION, RECORDED AUGUST 14, 1885 IN BOOK 42, PAGE 296 OF DEEDS, SAN BERNARDINO COUNTY RECORDS.
2. AN EXISTING BLANKET PUBLIC UTILITIES EASEMENT PER PARCEL MAP 19719 PER PARCEL MAP BOOK 121, PAGES 48 THROUGH 49 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED JULY 9, 1987 BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES  
By: Pieter P. Wirtzfeld

P.M.B. 144/22

P.M.B. 144/22

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

# PARCEL MAP NO. 21438

BEING A DIVISION OF PARCEL 1 OF PARCEL MAP 19719, AS SHOWN BY MAP ON FILE IN BOOK 121 OF PARCEL MAPS AT PAGES 48 AND 49 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

MARCH 1986

SCALE 1" = 40'

**HAWKINS, ROBERTSON & ASSOCIATES**  
RIVERSIDE, CALIFORNIA

## SURVEYOR'S NOTES

### BASIS OF BEARINGS

BEARINGS ARE BASED ON THE CENTERLINE OF VAN BUREN BLVD. AS BEING N. 34° 01' 15" W. AS SHOWN ON PARCEL MAP 18279 BY MAP ON FILE IN BOOK 101, PAGE 13 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- INDICATES MONUMENTS FOUND AS NOTED.
- ▲-- INDICATES FOUND 3/4" I.P. FLUSH WITH PLASTIC PLUG STAMPED L.S. 3163 PER P.M.B. 121/48-49 UNLESS OTHERWISE NOTED.
- INDICATES SET 3/4" I.P. FLUSH WITH PLASTIC PLUG STAMPED L.S. 3163 UNLESS OTHERWISE NOTED.
- [ ] INDICATES RECORD AND MEASURED DISTANCE PER P.M.B. 121/48-49.

## SUMMARY OF AREAS

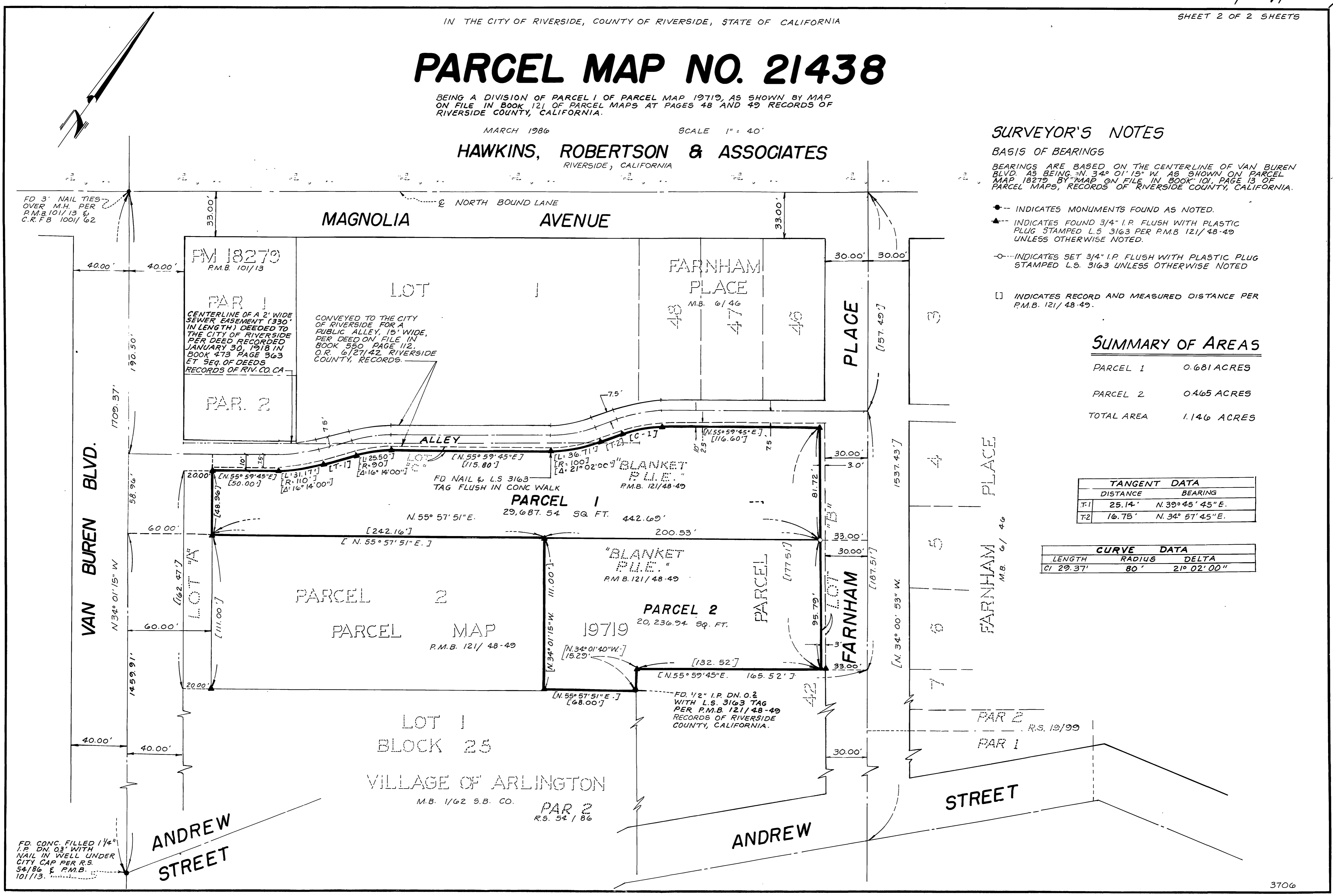
PARCEL 1	0.681 ACRES
PARCEL 2	0.465 ACRES
TOTAL AREA	1.146 ACRES

TANGENT DATA		
DISTANCE	BEARING	
T1	25.14'	N. 39° 45' 45" E.
T2	16.75'	N. 34° 57' 45" E.

CURVE DATA		
LENGTH	RADIUS	DELTA
C1 29.37'	80'	21° 02' 00"

FD 3" NAIL TIES OVER M.H. PER P.M.B. 101/13 & C.R.F.B. 1001/62

FD CONC. FILLED 1 1/4" I.P. DN. 0.3" WITH NAIL IN WELL UNDER CITY CAP PER R.S. 54/86 & P.M.B. 101/13.



P.M.B. 144/23

P.M.B. 144/23