

City Copy

144/87
R.M. 144/87

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 LAND SUBDIVIDED AS SHOWN ON THE ANNEXED MAP, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND WE 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, LOTS "A" THROUGH "B" INCLUSIVE.

Ted L. Post
TED L. POST

BENEFICIARY

MISSION BANK BENEFICIARY UNDER DEED OF TRUST RECORDED JULY 29, 1987 AS INSTRUMENT NO. 217510 OF OFFICIAL RECORDS, RIVERSIDE COUNTY CALIFORNIA.

M. J. Pekar Dorothy J. Phillips
M. J. PEKAR VICE PRESIDENT DOROTHY J. PHILLIPS ASST. SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S.
COUNTY OF RIVERSIDE)
ON THIS 31st DAY OF July 1987, BEFORE ME Leslie Duckett
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED TED L. POST 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.
MY COMMISSION EXPIRES 3-9-91 WITNESS MY HAND AND OFFICIAL SEAL

Leslie Duckett
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S.
COUNTY OF RIVERSIDE)
ON THIS 7th DAY OF AUGUST 1987, BEFORE ME Chris Cox
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED M. J. Pekar AND Dorothy J. Phillips PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED THAT THE CORPORATION EXECUTED THE SAME.
MY COMMISSION EXPIRES 3-4-1988 WITNESS MY HAND AND OFFICIAL SEAL

Chris Cox
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PUBLIC UTILITIES CERTIFICATE

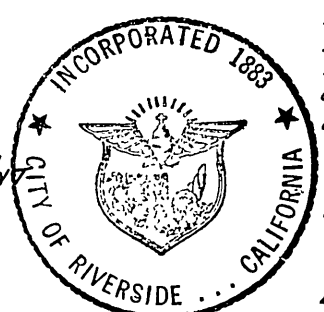
I HEREBY CERTIFY AS FOLLOWS:
WATER FACILITIES
NO WATER FEES & CHARGES COLLECTED FOR PARCEL #1. FRONTAGE FEES, WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCEL #2.
ELECTRIC FACILITIES
THE SUBDIVIDER HAS NOT INSTALLED ELECTRIC FACILITIES, HAS NOT DEPOSITED FEES NOR MADE ARRANGEMENTS AND PROVISIONS FOR INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE ELECTRIC SERVICE TO PARCELS #1 AND #2.
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 8/11/87 BY Bio

SIGNATURE OMISSION'S

UNDER THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:
A PERPETUAL EASEMENT FOR UTILITIES AND DRAINAGE PURPOSES IN FAVOR OF SECURITY FIRST NATIONAL BANK PER INST. RECORDED JUNE 30, 1931 IN BOOK 30 PAGE 465 ET SEQ. OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORDS.



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY Karen E. Oakley
Asst. City Clerk

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP 19157

BEING A DIVISION OF LOT 11 BLOCK 45 OF LA GRANADA FILED IN BOOK 12 PAGES 42-51 OF MAPS, RIVERSIDE COUNTY RECORDS. LOCATED IN SEC. 12 T. 3 S., R. 6 W RANCHO LA SIERRA SEPULVEDA.

JULY 28, 1987
ERNEST PINTOR LAND SURVEYOR
RIVERSIDE, CA.

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 NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$400.00

DATED August 10, 1987 R. WAYNE WATTS COUNTY TAX COLLECTOR

BY: Robin L. Moonham DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$400.00 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 8-28, 1987 GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND
R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Charlie Granger DEPUTY

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: August 10, 1987 H.E. BREWER
CITY TREASURER

BY H.E. Brewer

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. 19157 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 18th DAY OF August, 1987.

ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY Karen E. Oakley
Asst. City Clerk

RECORDER'S CERTIFICATE

FILED THIS 31st DAY OF August 1987 AT 11:30 AM. IN BOOK 144 OF PARCEL MAPS AT PAGES 87+88 AT THE REQUEST OF THE CITY CLERK.

FEES: \$800 WILLIAM E. CONERLY
NO. 25264 COUNTY RECORDER

BY: Santa Logan DEPUTY

SUB. G'TEE: FIRST AMERICAN TITLE COMPANY

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 13th DAY OF August 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

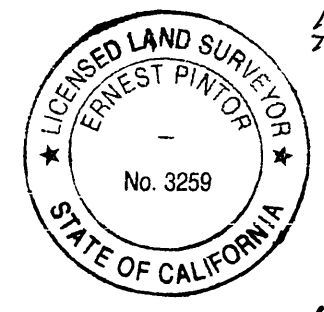
Barry Beck

TENTATIVE PARCEL MAP APPROVED FEBRUARY 1985

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 ORDINANCES AT THE REQUEST OF TED L. POST ON JANUARY 3, 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 AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



Ernest Pintor
ERNEST PINTOR L.S. 3259
EXPIRATION DATE: 6/30/88

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. CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO TWIN BUTTES WATER COMPANY, A CORPORATION FOR RIGHTS OF WAY AND WATER RIGHTS TOGETHER WITH CONSTRUCTING WATER DITCHES, CANALS, PIPE LINES, FLUMES AND CONDUITS FOR CONVEYING AND DISTRIBUTING WATER FOR IRRIGATION AND DOMESTIC PURPOSES BY DEED RECORDED AUGUST 11, 1919 IN BOOK 508 PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 2. CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO CITIZENS DOMESTIC WATER COMPANY FOR A PERMANENT EASEMENT AND RIGHT OF WAY TO EXCAVATE FOR AND LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, ALTER, REPLACE AND REMOVE A LINE OF PIPE OR LINES OF PIPES, DITCHES OR FLUMES TOGETHER WITH ANY OR ALL FITTINGS APPURTENANT THERETO, FOR THE CONVEYANCE OF WATER.

TOGETHER WITH CERTAIN WATER AND WATER RIGHTS AS SET OUT IN DEED RECORDED MARCH 18, 1926 IN BOOK 663 PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED 8/11/87 BY: Bio

P.M. 144/87

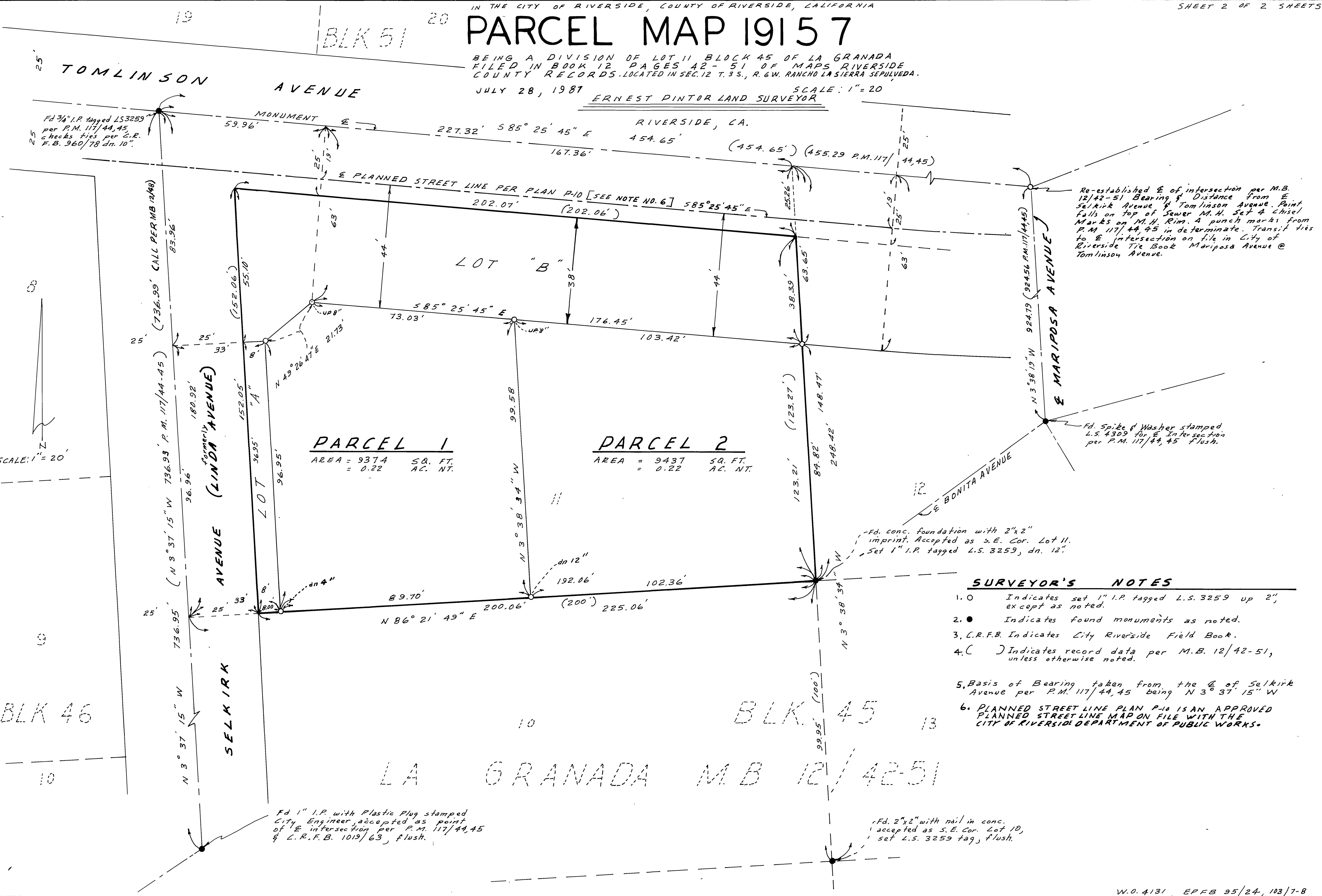
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

BLK 51

PARCEL MAP 19157

BEING A DIVISION OF LOT 11 BLOCK 45 OF LA GRANADA FILED IN BOOK 12 PAGES 42-51 OF MAPS RIVERSIDE COUNTY RECORDS. LOCATED IN SEC. 12 T. 3 S., R. 6 W. RANCHO LA SIERRA SEPULVEDA.

JULY 28, 1987 ERNEST PINTOR LAND SURVEYOR SCALE: 1" = 20'



Re-established E of intersection per M.B. 12/42-51 Bearing & Distance from E Selkirk Avenue & Tomlinson Avenue. Point falls on top of Sewer M.H. Set & Chisel Marks on M.H. Rim. A punch mark from P.M. 117/44,45 in determinate. Transit ties to E intersection on file in City of Riverside Tie Book Mariposa Avenue @ Tomlinson Avenue.

Fd. Spike & Washer stamped L.S. 4309 for E Intersection per P.M. 117/44,45 flush.

Fd. conc. foundation with 2"x2" imprint. Accepted as S.E. Cor. Lot 11. Set 1" I.P. tagged L.S. 3259, dn. 12".

SURVEYOR'S NOTES

1. O Indicates set 1" I.P. tagged L.S. 3259 up 2", except as noted.
2. ● Indicates found monuments as noted.
3. C.R.F.B. Indicates City Riverside Field Book.
4. () Indicates record data per M.B. 12/42-51, unless otherwise noted.
5. Basis of Bearing taken from the E of Selkirk Avenue per P.M. 117/44,45 being N 3° 37' 15" W
6. PLANNED STREET LINE PLAN P-10 IS AN APPROVED PLANNED STREET LINE MAP ON FILE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS.

Fd 1" I.P. with Plastic Plug stamped City Engineer, accepted as point of E intersection per P.M. 117/44,45 & C.R.F.B. 1019/63, flush.

Fd. 2"x2" with nail in conc. accepted as S.E. Cor. Lot 10, set L.S. 3259 tag, flush.

PM. 144/88

PM. 144/88