

City Copy

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79  
P.M.B. 149/79

**OWNER'S STATEMENT**

I HEREBY STATE THAT I AM THE ONLY PARTY HAVING ANY RECORD TITLE OR INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND I CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE. I HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOT "A" I HEREBY FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS "BLANKET P.U.E."

Alice Austin  
ALICE AUSTIN

**TRUSTEE**

SUMMIT ESCROW, A CALIFORNIA CORPORATION, under deed of trust recorded May 11, 1984 as Instrument No. 99442 of Official Records of Riverside County, California.

Sondra A. Becker

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA) S.S.  
COUNTY OF RIVERSIDE)

On this 21<sup>st</sup> day of May 1988, before me Nickie Sharp, a Notary Public in and for said County and State personally appeared Alice Austin, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same. My commission expires 9-16-88

Nickie Sharp  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

**NOTARY ACKNOWLEDGEMENT**

State of California) S.S.  
County of Riverside)

On this 26<sup>th</sup> day of May 1988 before me Carla V. Mayfield a Notary Public in and for said state, personally appeared Robert B. Lind and Sondra A. Becker proved on the basis of satisfactory evidence to be the persons who executed the within instrument as Vice President and Secretary of Summit Escrow a California Corporation, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said corporation, and acknowledged to me that said corporation executed the same.

My commission expires 1-20-88  
Carla V. Mayfield  
Notary Public in and for said state

**PUBLIC 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.

**ELECTRIC FACILITIES**

FRONTAGE FEES ONLY HAVE BEEN PAID FOR PARCELS #1 AND #2. ARRANGEMENTS HAVE BEEN MADE BUT DEVELOPER INSTALLED ELECTRIC FACILITIES HAVE NOT BEEN INSTALLED FOR 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 MARCH 29, 88

By Dieter P. Witzfeld

**SIGNATURE OMISSION'S**

UNDER THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED.

A PERPETUAL EASEMENT FOR UTILITIES IN FAVOR OF SECURITY TRUST AND SAVINGS BANK PER INSTRUMENT RECORDED JULY 28, 1926 IN BOOK 682 PAGE 504 OF DEEDS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORDS.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

**PARCEL MAP 21569**

BEING A DIVISION OF A PORTION OF LOT 19 OF ALHAMBRA ADDITION FILED IN BOOK 11 PAGES 78 AND 79 OF MAPS, RIVERSIDE COUNTY RECORDS. THE 5 1/2 SEC. 34, T. 25. N. R. 6 W. in Rancho La Sierra Sepulveda. MARCH, 1988

ERNEST PINTOR LAND SURVEYOR  
RIVERSIDE, CA.

**TAX COLLECTOR'S STATEMENT**

I HEREBY STATE 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 \$1,100.00

DATED March 28, 1988 R. WAYNE WATTS COUNTY TAX COLLECTOR

By: Debbie J. Mooneyham DEPUTY

**TAX BOND STATEMENT**

I HEREBY STATE THAT A BOND IN THE SUM OF \$1,100.00 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 3-28, 1988 GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

Deborah 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: 3-29-88 BARBARA J. STECKEL  
CITY TREASURER

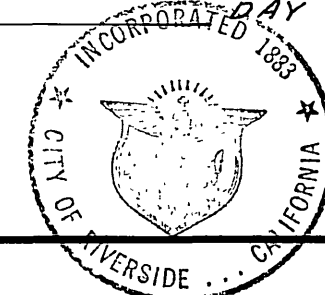
By Barbara Steckel

**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. 21569 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 5<sup>th</sup> OF April 1988

ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE

By Karen E. Oakley, Asst. City Clerk



SHEET 1 OF 2 SHEETS

**RECORDER'S STATEMENT**

FILED THIS 7<sup>th</sup> DAY OF APRIL, 1988 AT 2:00 P.M. IN BOOK 149 OF PARCEL MAPS AT PAGES 74+80 AT THE REQUEST OF THE CITY CLERK.

FEES: \$800 WILLIAM E. CONERLY  
NO. 92444 COUNTY RECORDER

By Dorita Lagon DEPUTY

SUB. G'TEE: FIRST AMERICAN TITLE COMPANY

**CITY ENGINEER'S STATEMENT**

THIS MAP HAS BEEN EXAMINED THIS 30<sup>th</sup> DAY OF March, 1988 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 APRIL 17, 1988

**SURVEYOR'S STATEMENT**

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 ALICE AUSTIN ON FEBRUARY 25, 1988. 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 FINAL 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 RIGHT OF ENTRY FOR THE PURPOSE OF LAYING, MAINTAINING AND CONSTRUCTING WATER DITCHES, CANALS, PIPELINES, 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 THE ARLINGTON MUTUAL WATER COMPANY ITS SUCCESSORS OR ASSIGNS THE SECURITY TRUST AND SAVINGS BANK, A CORPORATION, FOR A PERPETUAL EASEMENT IN AND OVER THE HEREIN DESCRIBED PROPERTY FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF PIPES, CONDUITS, POLES, WIRES, DITCHES, CANALS AND OTHER MEANS OF CONVEYING ELECTRICITY, POWER AND WATER, PROVIDING SUCH ELECTRICITY SHALL BE USED FOR THE OPERATION OF ITS OWN PUMPING PLANTS, RESERVOIR & ALL RIGHTS PERTAINING TO THE USE OF ELECTRICITY AND POWER FOR ALL OTHER PURPOSES BY DEED RECORDED FEBRUARY 13, 1925 IN BOOK 629 PAGE 218 OF DEEDS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

3. 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 IN, OVER AND ACROSS THE HEREIN DESCRIBED PROPERTY, TOGETHER WITH CERTAIN WATER AND WATER RIGHTS BY DEED RECORDED MARCH 18, 1926 IN BOOK 663 PAGE 531 OF DEEDS RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

DATED MARCH 29, 88 By: Dieter P. Witzfeld  
DIRECTOR OF PUBLIC UTILITIES

P.M.B. 149/79

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# PARCEL MAP 21569

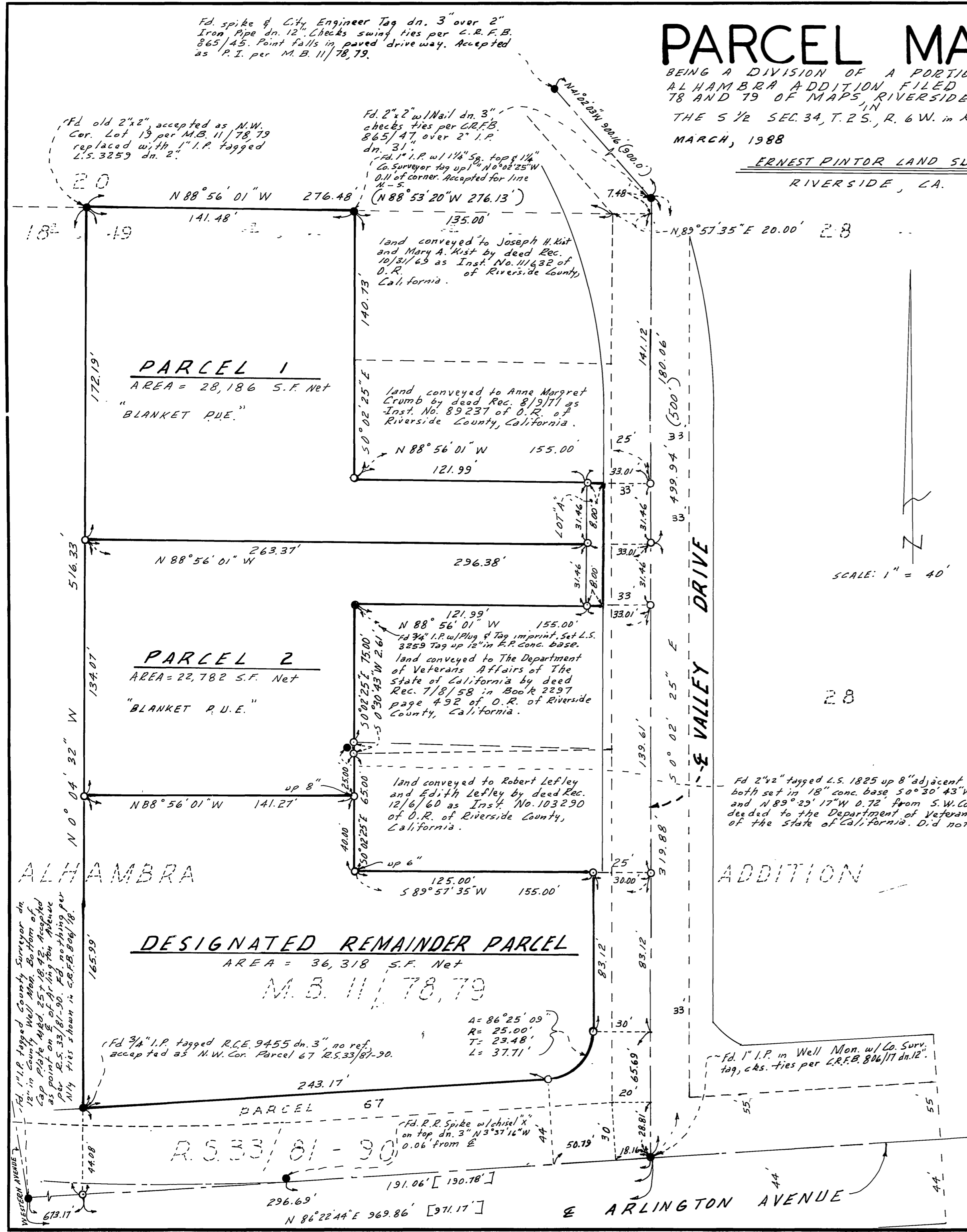
BEING A DIVISION OF A PORTION OF LDT 19 OF ALHAMBRA ADDITION FILED IN BOOK 11, PAGES 78 AND 79 OF MAPS, RIVERSIDE COUNTY RECORDS.

THE 5 1/2 SEC. 34, T. 25, R. 6 W. in Rancho La Sierra Sepulveda.

MARCH, 1988

SCALE: 1" = 40'

ERNEST PINTOR LAND SURVEYOR  
RIVERSIDE, CA.



### DESIGNATED REMAINDER PARCEL STATEMENT

"The designated remainder parcel is not recognized by the City of Riverside for sale, lease, financing or development purposes without the following: (1) The recordation in the office of the County Recorder of Riverside County, California, of a Certificate of Compliance; and (2) the provision for the construction of all improvements as may be required at the time of approval by the City of Riverside of the Certificate of Compliance."

### SURVEYOR'S NOTES

- Indicates set 1" I.P. tagged L.S. 3259 up 2" except as noted. Pipes set flush in streets.
- Indicates found monuments as noted.
- C.R.F.B. Indicates City Riverside Field Book.
- C ) Indicates record data per M.B. 11/78, 79.
- [ ] Indicates record data per R.S. 33/81-90.

Basis of Bearing taken from the E. of Valley Drive per R.S. 33/81-90 being 50° 02' 25" E.

P.M.B. 149/80