

City Copy

150/26

P.M.B. 150/26

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP 22642

SHOWING A DIVISION OF PORTIONS OF LOTS 1 AND 4, BLOCK 27, LOTS 3 AND 4 BLOCK 23, LOT 1A (LYON AVE.) OF LA SIERRA GARDENS AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS PAGES 42-50 RECORDS OF RIVERSIDE COUNTY, CALIF. (IN SEC. 14 T.3S., R.6W.)

AUGUST 1987

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

SHEET 1 OF 2 SHEETS

FILED
ON 4/27, 1988

AT 8:30 A.M.
WILLIAM E. CONERLY
COUNTY RECORDER

BY: Sarita Ragon
FEE \$800

NO 11151

FILED BY CITY CLERK

SUB'DN G'TEE TITLE FIRST AMERICAN

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, A UTAH CORPORATION SOLE.

Fred A. Baker
Fred A. Baker Authorized Agent

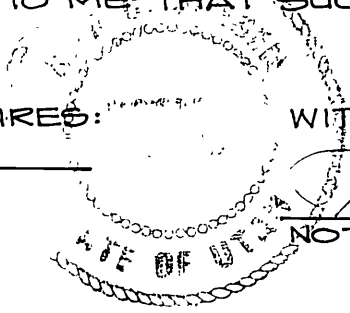
NOTARY ACKNOWLEDGEMENT

STATE OF Utah
COUNTY OF Salt Lake } ss.

ON THIS 30 DAY OF December, IN THE YEAR 1987, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Fred A. Baker, PERSONALLY KNOWN TO ME AND OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS AGENT FOR AND ON BEHALF OF CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, A UTAH CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: 6/17 1988

WITNESS MY HAND AND OFFICIAL SEAL



Rida C. Jensen
NOTARY PUBLIC IN AND FOR SAID STATE

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

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 & #3.

ELECTRIC FACILITIES

NO ELECTRIC FEES COLLECTED FOR PARCELS #1, #2, & #3 BUT DEVELOPER INSTALLED FACILITIES HAVE NOT BEEN INSTALLED.

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: FEB 9, 1988 BY: Dieter P. Wintzfeld

CITY ENGINEER'S STATEMENT

THIS MAP HAS BEEN EXAMINED THIS 25th DAY OF April, 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

BY: Barry Beck

TENTATIVE MAP APPROVED: JULY 23, 1987

UTILITIES EASEMENTS CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW EASEMENTS, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS ANNEXED MAP.

1. RIGHTS OF WAY AND WATER RIGHTS AS GRANTED TO TWIN BUTTES WATER COMPANY, A CORPORATION, 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, AS SET OUT IN DEED RECORDED AUGUST 11, 1919, IN BOOK 508, PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

2. A PERMANENT EASEMENT AND RIGHT OF WAY GRANTED TO CITIZENS DOMESTIC WATER COMPANY, 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, AS SET OUT IN DEED RECORDED MARCH 18, 1926 IN BOOK 623 PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

3. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF THE SOUTHERN SIERRAS POWER COMPANY, IN INSTRUMENT RECORDED JULY 16, 1927 IN BOOK 719 PAGE 267 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED: FEB 9, 1988

BY: Dieter P. Wintzfeld

CITY TREASURER 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 1/26, 1988 Dieter P. Wintzfeld CITY TREASURER

BY: WR Hansen

SIGNATURE OMISSIONS CERTIFICATE

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

1. AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, IN INSTRUMENT RECORDED JUNE 21, 1985 AS INSTRUMENT NO. 135866 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR SANITARY SEWER FACILITIES.

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 REAL PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 0.

DATED April 6, 1988

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Debra L. Moonenham
DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 0 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 _____, 1988

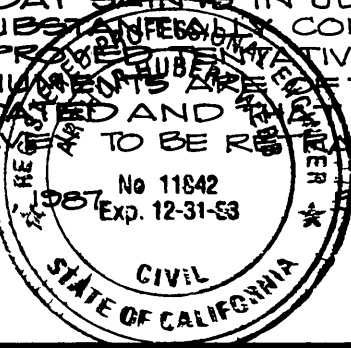
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: _____

ENGINEER'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 ORDINANCE AT THE REQUEST OF THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS IN JULY, 1987. I HEREBY STATE THAT THIS PARCEL MAP SUBMITTED CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED SUBSTITUTIVE MAP, IF ANY. I ALSO HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

DATE OCTOBER 12, 1987



BY: A. Hubert Webb
A. HUBERT WEBB R.C.E. 11842
R.C.E. EXPIRES DEC. 31, 1988

P.M.B. 150/26

City Copy

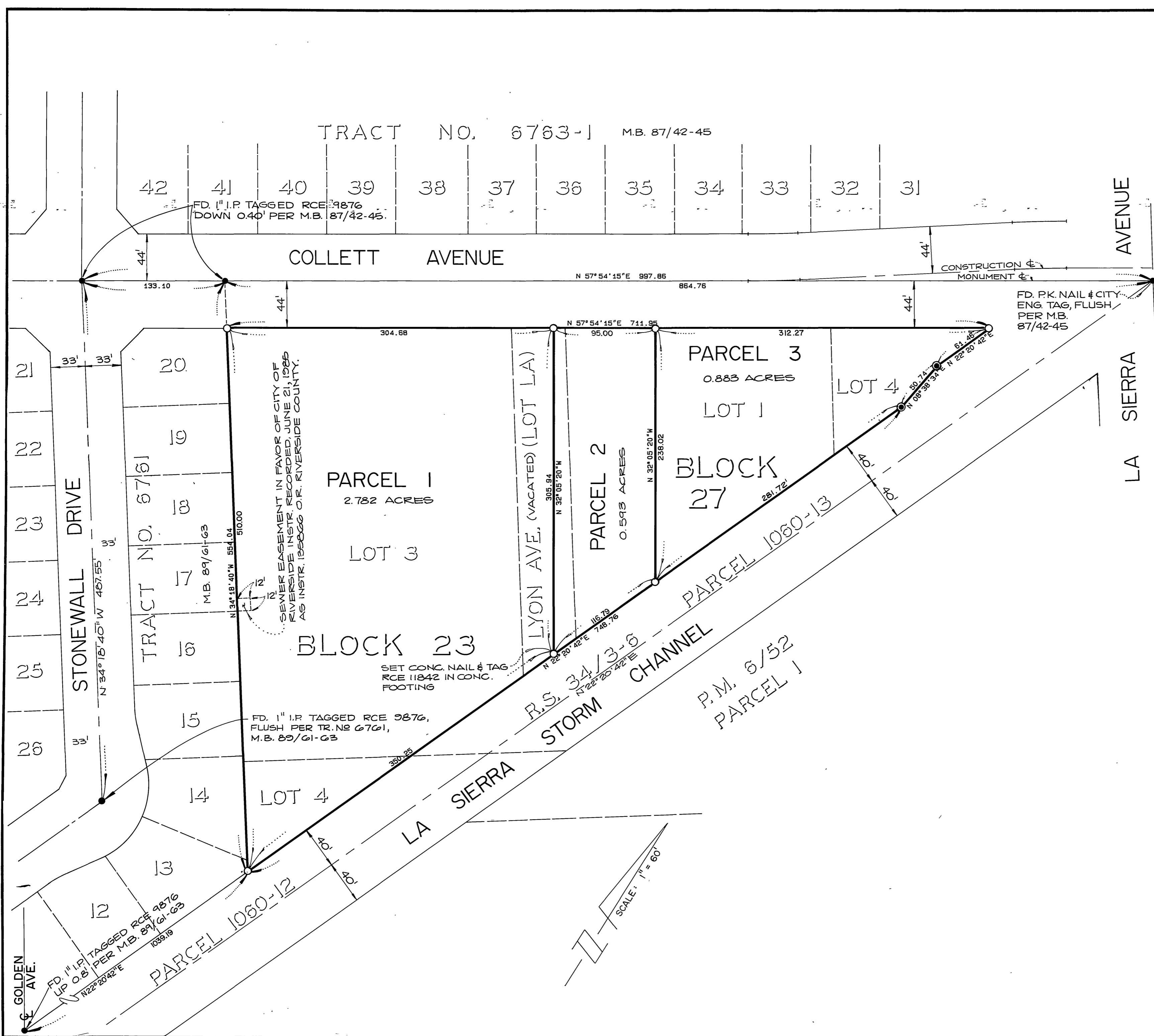
150/27

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 22642

SHOWING A DIVISION OF PORTIONS OF LOTS 1 AND 4, BLOCK 27, LOTS 3 AND 4, BLOCK 23, LOT LA (LYON AVE.) OF LA SIERRA GARDENS AS SHOWN BY MAP ON FILE IN BOOK II OF MAPS PAGES 42 - 50. RECORDS OF RIVERSIDE COUNTY, CALIF. (IN SEC. 14, T. 3S., R6W.)

P.M.B. 150/27



ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

AUGUST 1987

SCALE: 1" = 60'

ENGINEER'S NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF COLLETT AVENUE TAKEN AS N57°54'15"E AS SHOWN ON MAP OF TRACT NO. 6763-1 ON FILE IN BOOK 87 OF MAPS, AT PAGES 42-45 THEREOF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. —●— INDICATES FOUND MONUMENTS AS NOTED
3. —○— INDICATES FOUND CONCRETE MONUMENT WITH R.C.F.C. TAG IN LIEU OF BRASS DISK AS SHOWN ON R.S. 34/3-6
4. —○— INDICATES SET 1" I.P., FLUSH TAGGED 11842, EXCEPT AS NOTED.
5. THIS PARCEL MAP CONTAINS 4.259 ACRES.
6. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.

SURVEY RECORDS P.M. NO. 22642 - 453 (0.59) P.P. 8795 751 19-AUG-87 03:46 PM / 87-95-1

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