

# IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA PARCEL MAP NO. 22044

SHOWING A DIVISION OF LOT 2 AND A PORTION OF LOTS 1 AND 3 IN BLOCK 46 OF ARLINGTON HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS AT PAGES 20 AND 21 THEREOF, RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA.

JANUARY, 1988  
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

### RECORDER'S STATEMENT

FILED THIS 22nd DAY OF June, 1989 AT 1:00 P.M.  
IN BOOK 157 OF PARCEL MAPS AT PAGES 59-60 AT THE REQUEST OF THE CITY CLERK.

FEE \$8.00

WILLIAM E. CONERLY  
COUNTY RECORDER

NO. 207268 BY: Gina Huntley

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE CO.

### 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 THOMAS L. MAZZETTI IN MAY, 1987. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE 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 RETRACED.

DATED Feb. 1, 1988

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

### 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 \$ 2,500.00

DATED May 24, 1989

R. WAYNE WATTS  
COUNTY TAX COLLECTOR

BY: Emily Walker

### TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 2,500.00 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 May 24, 1989

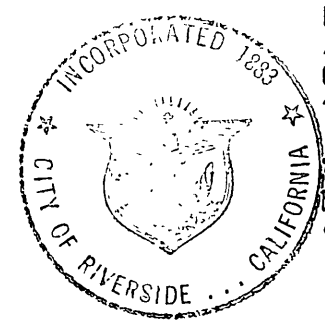
GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND  
R. WAYNE WATTS  
TREASURER - TAX COLLECTOR  
Sy. Bernice Grando  
DEPUTY

BY: \_\_\_\_\_

### CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING TWO SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 22044 AND THE EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC 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 20th DAY OF June, 1989



ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE  
BY: Alice A. Hare

### OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD OF 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 BORDER LINE; WE FURTHER DEDICATE TO PUBLIC USE, FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY FACILITIES, THE EASEMENT DESIGNATED AS "P.U.E."

Thomas Mazzetti  
THOMAS L. MAZZETTI

Barbara S. Mazzetti  
BARBARA S. MAZZETTI

JOHN J. PEARCE ESCROWS, INC., A CALIFORNIA CORPORATION AS TRUSTEE, DEED OF TRUST RECORDED DECEMBER 27, 1985 AS INSTRUMENT 201777 OFFICIAL RECORDS RIV. CO., CALIF.

\_\_\_\_\_  
PRES.

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss.  
COUNTY OF RIVERSIDE }

ON 2/09/89 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED THOMAS L. MAZZETTI AND BARBARA S. MAZZETTI PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES 9/01/92  
MY PRINCIPLE PLACE OF BUSINESS IS IN RIVERSIDE COUNTY

WITNESS MY HAND  
M. J. Steckel  
NOTARY PUBLIC IN AND FOR SAID STATE

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss.  
COUNTY OF RIVERSIDE }

ON THIS 27th DAY OF FEBRUARY 1989, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN J. PEARCE 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 THE PRESIDENT OF JOHN J. PEARCE ESCROWS INC., A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 9-27-91  
MY PRINCIPLE PLACE OF BUSINESS IS IN RIVERSIDE COUNTY.

WITNESS MY HAND  
Kevin W. H.  
NOTARY PUBLIC IN AND FOR SAID STATE

### UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

#### WATER FACILITIES:

FRONTAGE FEES, ELEVATION FEES, 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: MAY 31, 1989 BY: Dieter P. Wintzfeld

### CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 27th DAY OF June, 1989 FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

BARRY BECK R.C.E. 20 900  
CITY ENGINEER

BY: Barry Beck  
EXP. 9-30-89

TENTATIVE MAP APPROVED NOV. 6, 1986

### CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS 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 \_\_\_\_\_, 19\_\_\_\_

BARBARA J. STECKEL  
CITY TREASURER

BY: Barbara Steckel

### SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED

- 1.) AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF THE RIVERSIDE TRUST COMPANY LIMITED, IN INSTRUMENT RECORDED JUNE 20, 1902 IN BOOK 147 PAGE 113 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR FLUMES, PIPES, WATER WAYS, CONDUITS, CONNECTIONS, POLE LINES AND WIRES, AND CANNOT BE LOCATED FROM THE RECORD
- 2.) AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 13, 1905 IN BOOK 201 PAGE 306 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR WATER AND PIPELINES, AND CANNOT BE LOCATED FROM THE RECORDS.
- 3.) AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, RECORDED AUGUST 21, 1986 AS INSTRUMENT NO. 201344 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA. SAID EASEMENT IS FOR WATER LINES AND IS LOCATED WITHIN THE SOUTHEASTERLY 10 FEET OF SAID LAND.

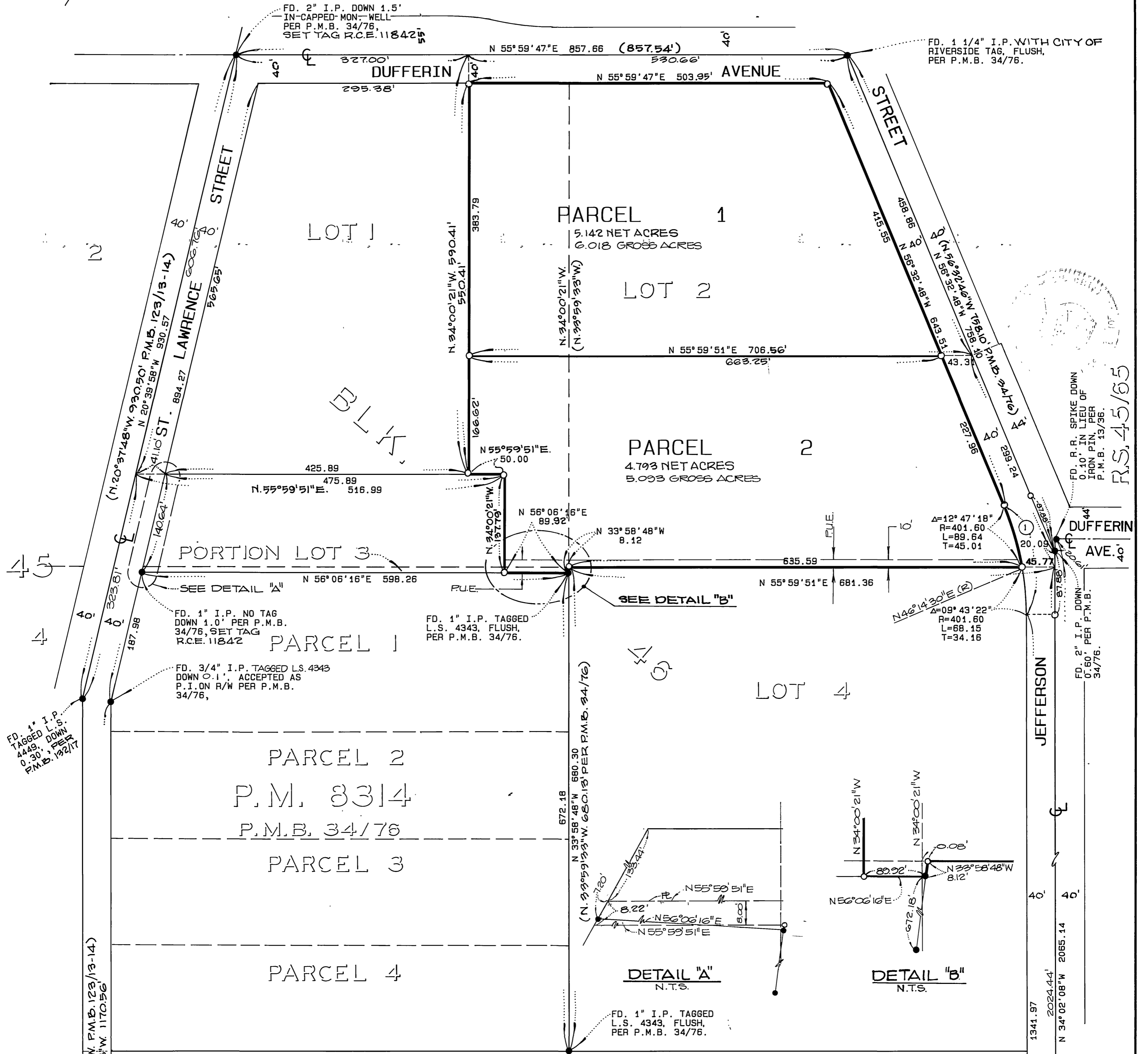
City Copy 157 60

# IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA PARCEL MAP NO. 22044

SHOWING A DIVISION OF LOT 2 AND A PORTION OF  
LOTS 1 AND 3 IN BLOCK 46 OF ARLINGTON HEIGHTS  
AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS  
AT PAGES 20 AND 21 THEREOF, RECORDS OF  
SAN BERNARDINO COUNTY, CALIFORNIA.

JANUARY, 1988

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA



### ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF DUFFERIN AVENUE TAKEN AS NORTH 55° 59' 47" EAST, AS SHOWN BY MAP ON FILE IN BOOK 34 OF PARCEL MAPS AT PAGE 76 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENT AS NOTED.
3. ○ INDICATES SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH.
4. ( ) INDICATES RECORD DATA PER P.M.B. 34/76, RECORDS RIVERSIDE COUNTY, CALIFORNIA, UNLESS OTHERWISE NOTED.
5. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.

### CURVE DATA

NO.	Δ	R	L	T
①	22° 30' 40"	401.60'	157.79'	79.92'

FD. 1" I.P. TAGGED L.S. 4343, DOWN 0.7', PER P.M.B. 34/76.

FD. 1" I.P. TAGGED R.C.E. 9876 DOWN 0.70', NO REFERENCE, ACCEPTED AS ANGLE POINT IN CENTERLINE OF JEFFERSON STREET.

F.B. 1049/206

86-204