

PARCEL MAP N° 24259

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

BEING A SUBDIVISION OF A PORTION OF LOT 7, IN BLOCK 7 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATION COMPANY AS SHOWN ON A MAP RECORDED IN BOOK 1, PAGE 70 OF MAPS RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. (LOCATED IN SEC. 5 T.3S. R.5W.)
JAMES J. BRENNAN R.C.E. 20801 MARCH-1989 JAMES J. BRENNAN INC.
ORANGE, CALIFORNIA

RECORDER'S STATEMENT
FILED THIS 28th DAY OF July 1989
AT 8:30 A.M. IN BOOK 158 OF PARCEL MAPS,
AT PAGE(S) 6+7 AT THE REQUEST OF THE
CITY CLERK
FEE \$ 8.00 N° 251806
WILLIAM D. CONERLY *Santa Ragan*
COUNTY RECORDER DEPUTY
SUBDIVISION GUARANTEE
CHICAGO TITLE COMPANY

OWNERS STATEMENT:

WE HEREBY STATE THAT WE ARE ALL OF AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND 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 FOR CONSTRUCTION AND MAINTENANCE OR ELECTRICAL ENERGY FACILITIES, THE EASEMENT DESIGNATED AS "5' P.U.E."
BY: *[Signature]* BY: *Becky Fartash*
ALI FARTASH OWNER BECKY FARTASH OWNER

CITY ENGINEER'S CERTIFICATE:

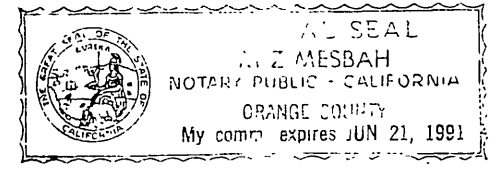
THIS MAP HAS BEEN EXAMINED THIS 20th DAY OF July 1989, FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.
7/20/89 DATED
[Signature]
BARRY BECK R.C.E. 20900 LIC. EXP. 9-30-89
CITY ENGINEER, CITY OF RIVERSIDE

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 SUB-DIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF: ALI FARTASH IN JANUARY 1979.
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 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 DATE OF THIS MAP, AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.
MARCH 31, 1989 DATED
[Signature]
JAMES J. BRENNAN R.C.E. 20801 EXP. DATE: 9/30/89

NOTARY'S STATEMENT:

STATE OF CALIFORNIA)
COUNTY OF ORANGE) S.S.
ON THIS 25th DAY OF July, 1989 BEFORE ME, M. Z. MESBAH A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ALI FARTASH AND BECKY FARTASH PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS DESCRIBED IN, AND WHOSE NAMES ARE SUBSCRIBED TO WITHIN INSTRUMENT AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.
[Signature]
NOTARY PUBLIC IN AND FOR SAID STATE
2172 DUPONT #22, IRVING, CA 92715
MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY
MY COMMISSION EXPIRES June 21, 1991
BY: *[Signature]*



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: 7-17, 1989
BARBARA J. STECKEL
CITY TREASURER
BY: *[Signature]*



TAX BOND STATEMENT:

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 600.00 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 17, 1989
CASH TAX BOND
R. WAYNE WATTS
COUNTY TAX COLLECTOR
By: *[Signature]* DEPUTY
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY: _____ DEPUTY

TAX COLLECTOR 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 WITHIN 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 \$ 600.00.
DATED: July 17, 1989
CASH TAX BOND
R. WAYNE WATTS
COUNTY TAX COLLECTOR
BY: *[Signature]* DEPUTY
R. WAYNE WATTS
COUNTY TAX COLLECTOR
BY: _____ DEPUTY

UTILITIES EASEMENTS CERTIFICATE:

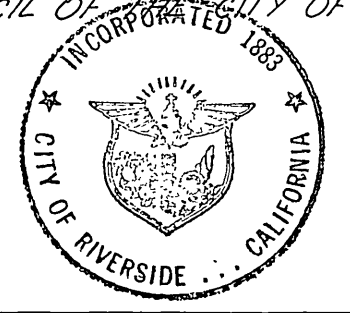
THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP.
1. THE SIGNATURE OF THE RIVERSIDE LAND AND IRRIGATION COMPANY HOLDER OF AN EASEMENT FOR WATER DITCHES OR LINES RECORDED FEBRUARY 28, 1901, IN BOOK 119, PAGE 8 OF DEEDS, RIVERSIDE CO. RECORDS.
JULY 20, 1989 DATED
BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
BY: *[Signature]*

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
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 THE WATER AND ELECTRIC DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.
BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
DATED: July 20, 1989 BY: *[Signature]*

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 N° 24259, 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 25th DAY OF July, 1989.
ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE
BY: *[Signature]*
Asst. City Clerk



NUMBER OF PARCELS 2
TOTAL ACREAGE 0.460

PARCEL MAP NO 24259

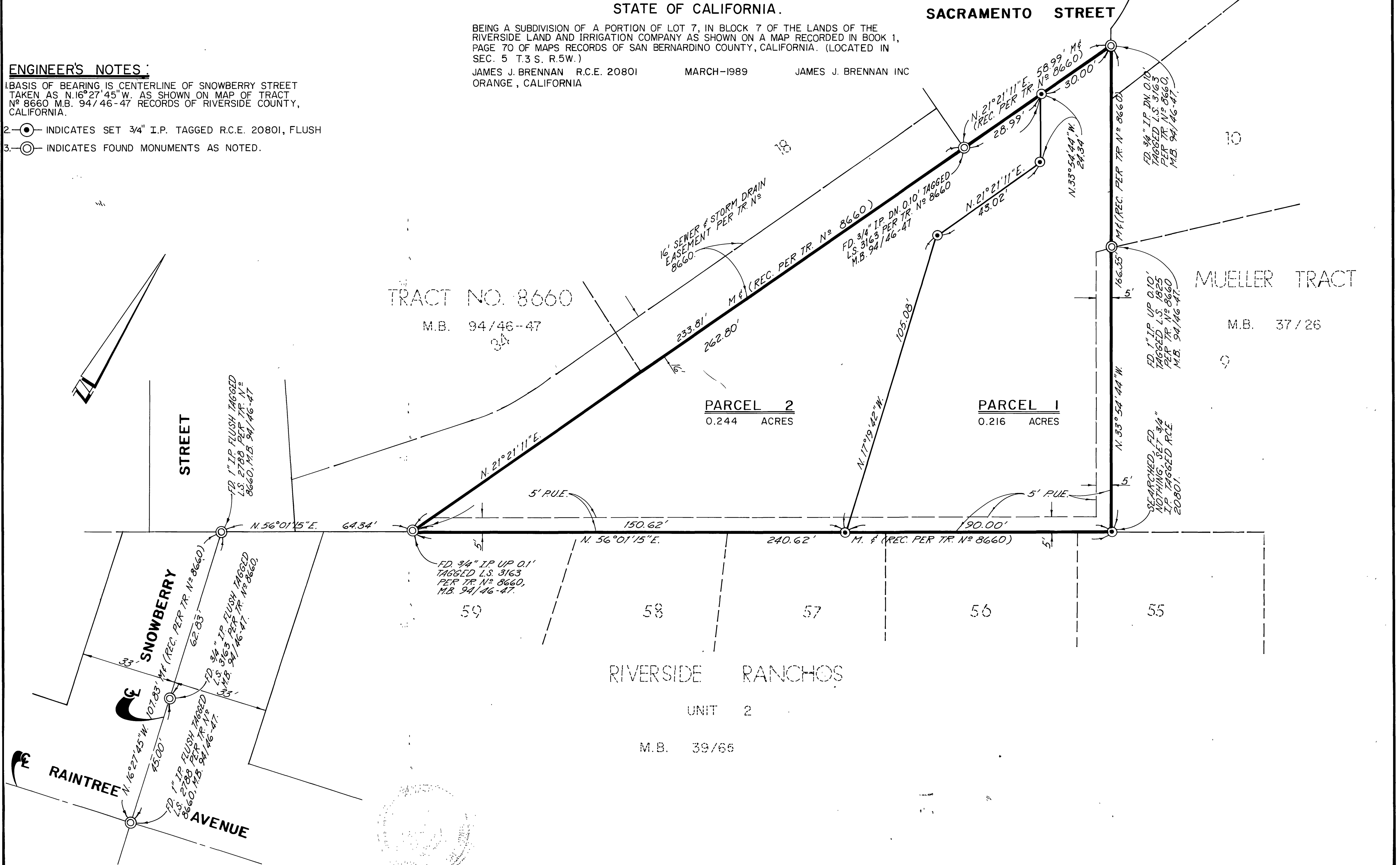
SHEET 2 OF 2 SHEETS
SCALE : 1" = 20'

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

BEING A SUBDIVISION OF A PORTION OF LOT 7, IN BLOCK 7 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATION COMPANY AS SHOWN ON A MAP RECORDED IN BOOK 1, PAGE 70 OF MAPS RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. (LOCATED IN SEC. 5 T.3 S. R.5W.)
JAMES J. BRENNAN R.C.E. 20801 MARCH-1989 JAMES J. BRENNAN INC
ORANGE , CALIFORNIA

ENGINEER'S NOTES :

1. BASIS OF BEARING IS CENTERLINE OF SNOWBERRY STREET TAKEN AS N.16°27'45"W. AS SHOWN ON MAP OF TRACT NO 8660 M.B. 94/46-47 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. INDICATES SET 3/4" I.P. TAGGED R.C.E. 20801, FLUSH
3. INDICATES FOUND MONUMENTS AS NOTED.



P.M.B. 158/7

P.M.B. 158/7