

City Copy

159/72
P.M.B.159/72

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

SHEET ONE OF TWO SHEETS

PARCEL MAP NO. 23 237

BEING A DIVISION OF PARCEL 4, PARCEL MAP 14843, AS SHOWN IN BOOK 82 OF PARCEL MAPS, PAGE 69, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
HORTON ENGINEERING
GRAND TERRACE, CA. JANUARY, 1988

RECORDER'S STATEMENT

Filed this 27th day of September, 1989 at 2:00 P.M. in Book 159 of Parcel Maps at Pages 72-73 at the request of the city clerk.

Fee \$8.00

WILLIAM E. CONERLY
COUNTY RECORDER

No: 333105

By: Connie L. Jostwick

Subdivision Guaranteed: First American Title Insurance Co.
CITY ENGINEER'S STATEMENT

This map has been examined this 25th day of Sept., 1989 for conformance with the requirements of the Subdivision Map Act and Title 18 of the Riverside Municipal Code.

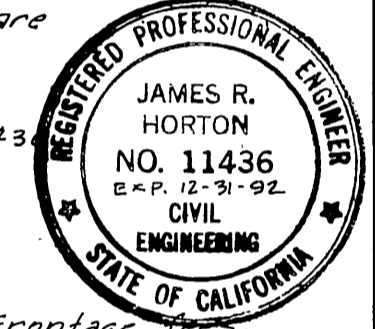
BARRY BECK, RCE 20900
CITY ENGINEER
LIC. EXP. 3-30-89

By: Barry Beck
Tentative Map Approved Jan. 7, 1988

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 Community Investment and Development Co. in March, 1985. 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 Sept. 3, 1985 James R. Horton
James R. Horton, RCE 11436



PUBLIC 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 Charge 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.

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: SEPT 22, 1989 By: Dieter P. Witzfeld

UTILITY EASEMENTS

The City of Riverside, being the successor in interest to the below described easements, consents to the making and filing of the annexed map:

A right of entry upon and right of way over said land for all water pipes, ditches and other conduits that may be required by the Riverside Water Company, a Corporation, the exact location not being disclosed by the records.

BILL D. CARNAHAN
Director of Public Utilities

Date SEPT 22, 1989

By: Dieter P. Witzfeld

SIGNATURE OMISSIONS

The signatures of J.D. Wilson, et ux, the owners of an easement for a water ditch, as disclosed by instrument recorded in Book 469 of Deeds, Page 300, Records of Riverside County, California, have been omitted under the provisions of Section 66436 of the Subdivision Map Act. Its interest cannot ripen into a fee. Said easement cannot be located of record.

OWNER'S STATEMENT

We hereby state that we are all and the only parties having any record 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.

Cheryl D. Lacy
Cheryl D. Lacy

TAX 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 not yet payable, which are estimated to be \$ _____.

Dated September 21, 1989

R. WAYNE WATTS
COUNTY TAX COLLECTOR

By: Ruben L. Ammerman

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$ _____ 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 _____, 1989

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

Cash Tax Bond
By: R. Wayne Watts, County Tax Collector, 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 9-21, 1989

BARBARA J. STECKEL
CITY TREASURER

By: Barbara Steckel

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On this 26th day of September, 1985, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Cheryl D. Lacy, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged to me that she executed it.

WITNESS my hand and official seal

Signature: Cyndi L. Nelsen



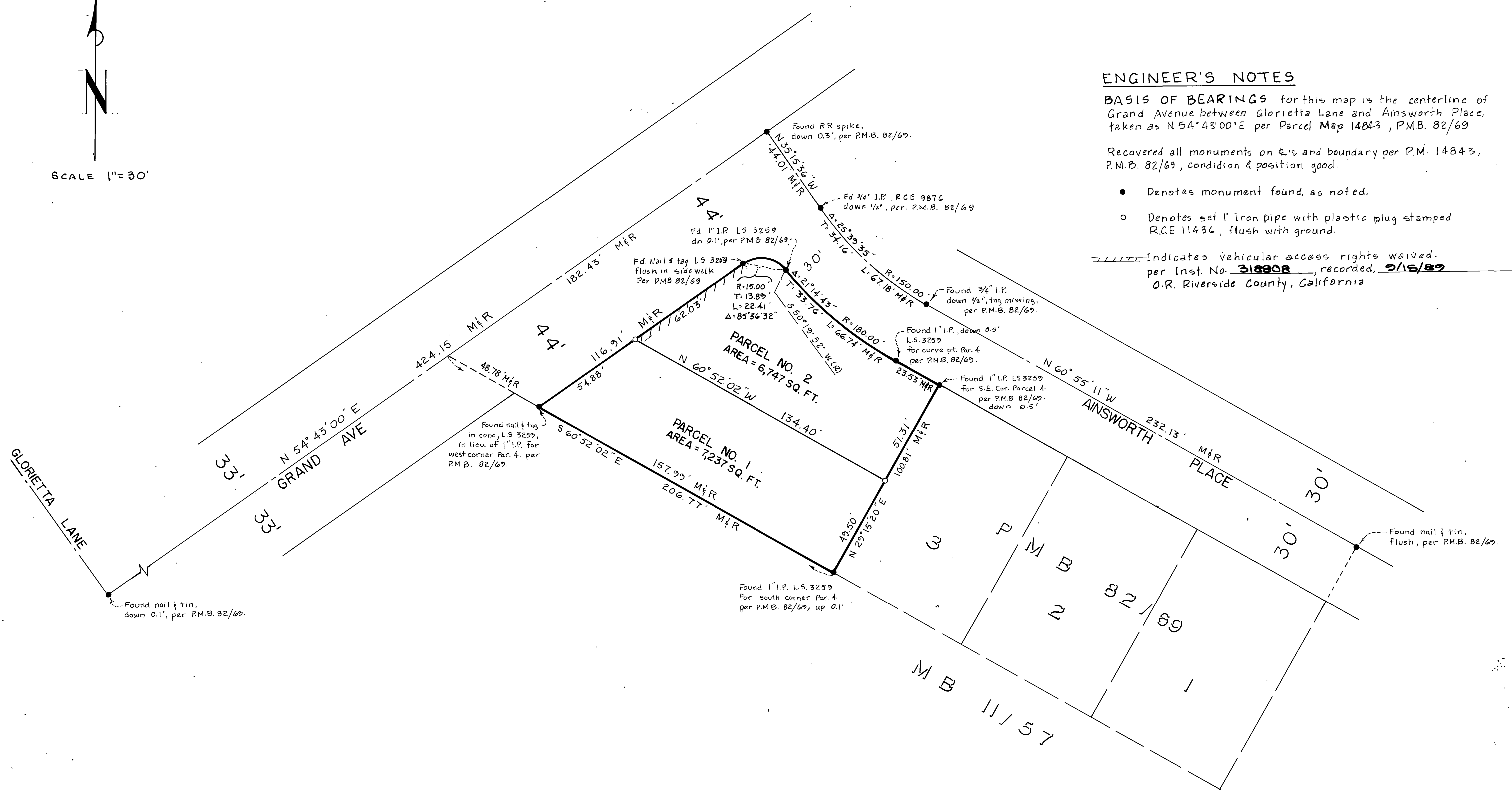
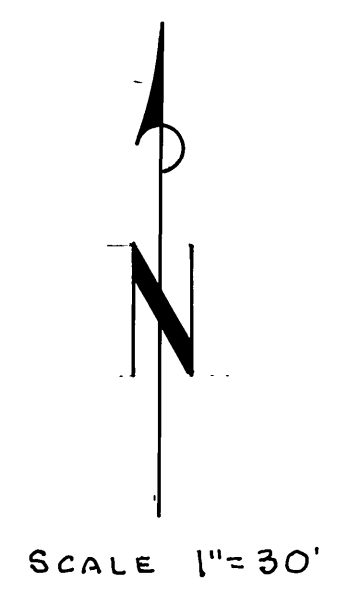
P.M.B.159/72

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

SHEET TWO OF TWO SHEETS

PARCEL MAP NO. 23237

BEING A DIVISION OF PARCEL 4, PARCEL MAP 14843, AS SHOWN IN BOOK 82 OF
PARCEL MAPS, PAGE 69, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
HORTON ENGINEERING
GRAND TERRACE, CA, JANUARY, 1988



ENGINEER'S NOTES

BASIS OF BEARINGS for this map is the centerline of Grand Avenue between Glorietta Lane and Ainsworth Place, taken as N 54° 43' 00" E per Parcel Map 14843, P.M.B. 82/69

Recovered all monuments on E's and boundary per P.M. 14843, P.M.B. 82/69, condition & position good.

- Denotes monument found, as noted.
- Denotes set 1" Iron pipe with plastic plug stamped R.C.E. 11436, flush with ground.

----- Indicates vehicular access rights waived per Inst. No. 318808, recorded, 9/15/89 O.R. Riverside County, California