

PARCEL MAP NO. 23219

SHOWING THE DIVISION OF A PORTION OF THE NORTHWEST 1/4 OF SECTION 10, T3S, R4W, SAN BERNARDINO MERIDIAN

FEBRUARY, 1989

CITY OF RIVERSIDE - PUBLIC WORKS DEPT.

RECORDER'S STATEMENT

FILED THIS 19th DAY OF JANUARY, 1990 AT 2:00 PM IN BOOK 161 OF PARCEL MAPS, AT PAGES 64+65 AT THE REQUEST OF THE CITY CLERK.

FEE \$ 800 NO. 23703

WILLIAM E. CONERLY, COUNTY RECORDER BY: Doreta Lagan DEPUTY

SUB. GUARANTEE COMMONWEALTH LAND TITLE CO.

OWNER'S STATEMENT

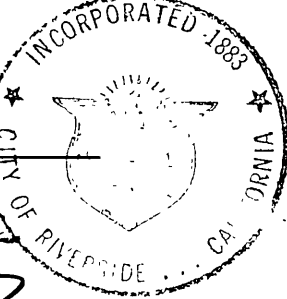
WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE LAND SUBDIVIDED AS SHOWN ON THE ANNEXED MAP, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

CITY OF RIVERSIDE, A MUNICIPAL CORPORATION

BY: George Osborne MAYOR PRO TEMPORE ATTEST: ALICE A. HARE CITY CLERK

EDGEMONT COMMUNITY SERVICES DISTRICT A POLITICAL SUBDIVISION BY: Karen E. Oakley ASSISTANT CITY CLERK

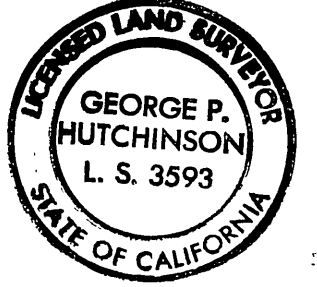
BY: Joe Kendall PRESIDENT BY: Virginia Lou Rab SECRETARY



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 AT THE REQUEST OF THE CITY OF RIVERSIDE IN FEBRUARY, 1989. 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 OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN ONE (1) YEAR FROM THE RECORDING DATE OF THIS MAP, AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED 5-11-89 George P. Hutchinson GEORGE P. HUTCHINSON L.S. 3593 Expires 6/30/92



CITY ENGINEER'S STATEMENT

THIS MAP HAS BEEN EXAMINED THIS 10th DAY OF January 1990, FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

TENTATIVE MAP APPROVED DECEMBER 8, 1988

BARRY BECK, RCE 20900 EXPIRES SEPT. 30, 1993 CITY ENGINEER

Barry Beck

NOTARY ACKNOWLEDGEMENT

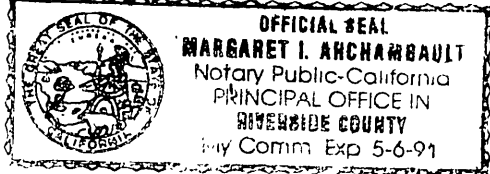
STATE OF CALIFORNIA) SS COUNTY OF RIVERSIDE)

ON THIS 13th DAY OF June, 1989, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GEORGE OSBORNE AND KAREN E. OAKLEY, PERSONALLY KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THIS INSTRUMENT AS MAYOR PRO TEMPORE AND ASSISTANT CITY CLERK OF THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, AND ACKNOWLEDGED TO ME THAT THE MUNICIPAL CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 5-6-91

WITNESS MY HAND AND OFFICIAL SEAL

Margaret J. Archambault NOTARY PUBLIC



NOTARY ACKNOWLEDGEMENT

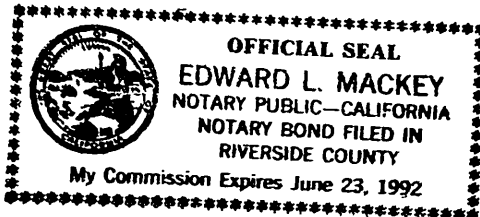
STATE OF CALIFORNIA) SS COUNTY OF RIVERSIDE)

ON THIS 7th DAY OF JUNE, 1989, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOE KENDALL AND VIRGINIA LOU RAB, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS THE PRESIDENT AND SECRETARY OF EDGEMONT COMMUNITY SERVICES DISTRICT, A POLITICAL SUBDIVISION, AND ACKNOWLEDGED TO ME THAT THE EDGEMONT COMMUNITY SERVICES DISTRICT EXECUTED THE SAME.

MY COMMISSION EXPIRES JUNE 23, 1992

WITNESS MY HAND AND OFFICIAL SEAL

Edward L. Mackey NOTARY PUBLIC



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 July 11, 1989

BARBARA J. STECKEL CITY TREASURER

BY: Barbara Steckel

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 July 11, 1989

R. WAYNE WATTS COUNTY TAX COLLECTOR

BY: Evelyn Wallace DEPUTY

SIGNATURE OMISSIONS

UNDER THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED:

- 1. NEVADA-CALIFORNIA ELECTRIC CORPORATION AND SOUTHERN CALIFORNIA TELEPHONE COMPANY, OR THEIR SUCCESSORS IN INTEREST, HOLDER OF AN EASEMENT FOR TRANSMISSION OF ELECTRIC ENERGY AND TELEPHONE AND TELEGRAPH COMMUNICATION PER DEED RECORDED APRIL 8, 1938, IN BOOK 366, PAGE 450, OFFICIAL RECORDS.
2. SOUTHERN CALIFORNIA GAS COMPANY, HOLDER OF AN EASEMENT FOR GAS PIPE LINES AND INCIDENTAL PURPOSES, PER DEED RECORDED SEPT. 18, 1950, IN BOOK 1205, PAGE 58, OFFICIAL RECORDS.
3. EASTERN MUNICIPAL WATER DISTRICT, OR ITS SUCCESSORS IN INTEREST, HOLDER OF AN EASEMENT FOR CONDUITS AND INCIDENTAL PURPOSES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS, PER DEED RECORDED MARCH 4, 1955, IN BOOK 1702, PAGE 559, OFFICIAL RECORDS, AS SET OUT IN MEMO OF AGREEMENT AND IN SUPPLEMENTAL AGREEMENT RECORDED MARCH 4, 1955, IN BOOK 1702, PAGES 467 AND 552 RESPECTIVELY, OFFICIAL RECORDS, AND BY DEED RECORDED NOVEMBER 12, 1969, AS INSTRUMENT NO. 115832, OFFICIAL RECORDS.
4. CALIFORNIA ELECTRIC POWER COMPANY AND CALIFORNIA WATER AND TELEPHONE COMPANY, OR THEIR SUCCESSORS IN INTEREST, FOR ELECTRIC LINES AND INCIDENTAL PURPOSES PER DEED RECORDED AUGUST 5, 1960, IN BOOK 2745, PAGE 41, OFFICIAL RECORDS.

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 _____, 19__

GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS

BY: _____

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

NO WATER FEES AND CHARGES COLLECTED FOR PARCEL I. ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH THE WESTERN MUNICIPAL WATER DISTRICT

ELECTRIC FACILITIES

NO ELECTRIC FEES COLLECTED FOR PARCEL I. ARRANGEMENTS AND PROVISIONS HAVE BEEN MADE FOR INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE ELECTRIC SERVICE TO PARCEL I.

EASEMENTS

ALL PUBLIC UTILITIES EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES

DATED: 1-18-90

BY: Jubal J. Balboni

PARCEL MAP NO. 23219

SHOWING THE DIVISION OF A PORTION OF THE NORTHWEST 1/4 OF SECTION 10, T3S, R4W, S.B.M.

FEBRUARY, 1989

CITY OF RIVERSIDE - PUBLIC WORKS DEPT.

CENTERLINE OF UTILITIES EASEMENT IN FAVOR OF THE NEVADA-CALIFORNIA ELECTRIC CORPORATION AND SOUTHERN CALIFORNIA TELEPHONE COMPANY PER DEED RECORDED APRIL 8, 1938, IN BOOK 366, PAGE 450, OFFICIAL RECORDS.

FD. 1" I.P., NO TAG, FLUSH, PER CITY OF RIVERSIDE TIES, 0.04' SOUTH AND 0.07' EAST OF TRUE POSITION. NOT ACCEPTED.

FD. 1 1/4" I.P. TAGGED L.S. 4545, DN. 0.8', IN LIEU OF 1 1/4" I.P. TAGGED R.C.E. 9876 PER MB. 81/4. CHECKS TIES PER CITY OF RIVERSIDE TIE SHEET.

FD. 1 1/2" BRASS DISC STAMPED R.C.E. 9876, IN 3/4" I.P., DN 0.2', NO REF, IN LIEU OF 3/4" I.P. PER P.M.B. 14/3. ACCEPTED AS THE N.W. CORNER SECTION 10, T3S, R4W, S.B.M.

DETAIL
SCALE 1" = 60'

ACCEPTED FOR PUBLIC STREET PURPOSES BY RESOLUTION REC. 10-12-89, INSTR. NO. 354160, O.R. RIV. CO.
N89°25'00"E 210.00'

PARCEL 1

FD. 1" I.P. TAGGED R.C.E. 11842, FLUSH, IN LIEU OF 1" I.P. TAGGED R.C.E. 9876 PER P.M.B. 14/3. ACCEPTED AS S.W. CORNER PAR. 2, P.M.B. 14/3

PAR 2

PAR 3

REMAINDER PARCEL (NOT SURVEYED)

16.5' PIPELINE EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY PER DEED RECORDED SEPT. 18, 1950, IN BOOK 1205, PAGE 58, OFFICIAL RECORDS.

10' SEWER EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE BY INSTRUMENT RECORDED DEC. 19, 1986, AS INSTR. NO. 325657, O.R. RIVERSIDE COUNTY.

SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 10, T3S, R4W, S.B.M., TAKEN AS N 89°25'00"E AS SHOWN ON R/S 53/22, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. —●— INDICATES FOUND MONUMENT AS NOTED
3. —○— INDICATES SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "CITY ENGR", FLUSH, UNLESS OTHERWISE NOTED
4. () INDICATES RECORD DATA PER DEED RECORDED 4-1-69 AS INSTR. NO. 30698, O.R. RIVERSIDE COUNTY, CALIFORNIA.



SCALE: 1" = 200'

CITY COPY

16/65