

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA.

PARCEL MAP NO. 24195

SHOWING A DIVISION OF LOT 15 OF GRAND AVENUE ACRES AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 57, OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

(SECTION 28, T. 2 S. / R. 5 W., S.B.M.)

MARCH, 1989

ARCHER ENGINEERING
RIVERSIDE, CALIF.

OWNER'S STATEMENT

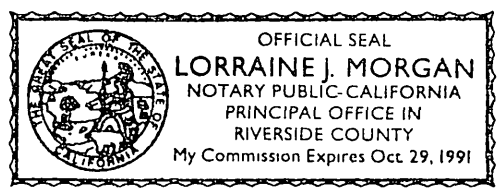
I HEREBY STATE THAT I AM THE OWNER OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT I CONSENT TO THE MAKING AND FILING OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE, AND I HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" AND "B". I FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "5' P.U.E."

EDWARD HUNTER AS TRUSTEE OF THE HUNTER TRUST DATED JULY 21, 1987.

Edward Hunter
EDWARD HUNTER, TRUSTEE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS
ON THIS 18th DAY OF January, 1990, BEFORE ME, Lorraine J. Morgan, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED EDWARD HUNTER, PERSONALLY KNOWN TO ME OR WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE TRUSTEE OF "THE HUNTER TRUST DATED JULY 21, 1987"; THE TRUST THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID TRUST. MY COMMISSION EXPIRES 10-29-91 WITNESS MY HAND AND OFFICIAL SEAL.



Lorraine J. Morgan
NOTARY PUBLIC IN AND FOR SAID STATE

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:
RIVERSIDE TITLE COMPANY - OWNER OF AN EASEMENT FOR OPEN DITCHES AND UNDERGROUND PIPES PER DEED RECORDED NOVEMBER 6, 1924 IN BOOK 621, PAGE 104 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CA.

UTILITY EASEMENTS CERTIFICATE

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

1. A 10' WIDE EASEMENT FOR DOMESTIC WATER SYSTEMS IN FAVOR OF THE CITY OF RIVERSIDE PER INSTRUMENT No. 32019, RECORDED MARCH 19, 1965, O.R. RIV. CO.
2. AN EASEMENT FOR WATER DITCHES, PIPES AND FLUMES IN FAVOR OF THE RIVERSIDE WATER COMPANY, BY DEED RECORDED AUGUST 14, 1885 IN BOOK 42, PAGE 296 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CA.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATE: MARCH 13, 1990

BY: *Dieter P. Witzfeld*

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 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 \$ 500.00.
DATE March 12, 1990. R. WAYNE WATTS
RIVERSIDE COUNTY TAX COLLECTOR

BY: *Marilyn Shope* DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 500.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE. 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.

DATE 3-13-90 1990 GERALD A. MALONEY
R. Wayne Watts CLERK OF THE BOARD OF SUPERVISORS
Riverside County Tax Collector
BY: *Kenn Rott* DEPUTY, Tax Collector

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 ASSESSMENT, 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.

DATE 1-23 1990 BARBARA J. STECKEL
CITY TREASURER

BY: *Barbara Steckel*

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:
WATER FACILITIES
I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE, PUBLIC UTILITIES DEPARTMENT, SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP.

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: MARCH 13, 1990

BY: *Dieter P. Witzfeld*

RECORDER'S STATEMENT

FILED THIS 28th DAY OF March 1990
AT 1:00 P.M. IN BOOK 163 OF PARCEL MAPS AT PAGES 10-11 AT THE REQUEST OF THE CITY CLERK.
FEE \$ 8.00
NUMBER 111077

WILLIAM E. CONERLY
COUNTY RECORDER

BY: *Gina Hunley* DEPUTY

SUBDIVISION GUARANTEE: TICOR TITLE INSURANCE COMPANY.

CITY ENGINEER'S STATEMENT

THIS MAP HAS BEEN EXAMINED THIS 21st DAY OF March 1990 FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

BY: *Barry Beck*
BARRY BECK R.C.E. 20900 EXPIRES 9/30/93
RIVERSIDE CITY ENGINEER

TENTATIVE MAP APPROVED: FEBRUARY 23, 1989.

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 RAY J. HIGDON IN NOVEMBER 1988. 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.

Bradley H. Worrel DATE 1-18-90
BRADLEY H. WORREL
R.C.E. 33844
EXP. 6-30-90



CITY CLERK'S CERTIFICATE

RESOLVED THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 24195 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST TO SAID PARCEL 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 27th DAY OF March 1990.

ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: *Alice A. Hare*



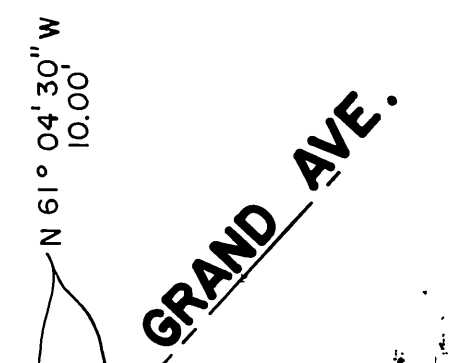
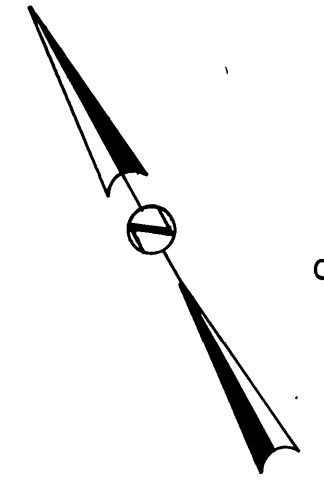
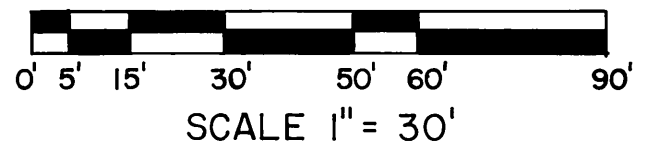
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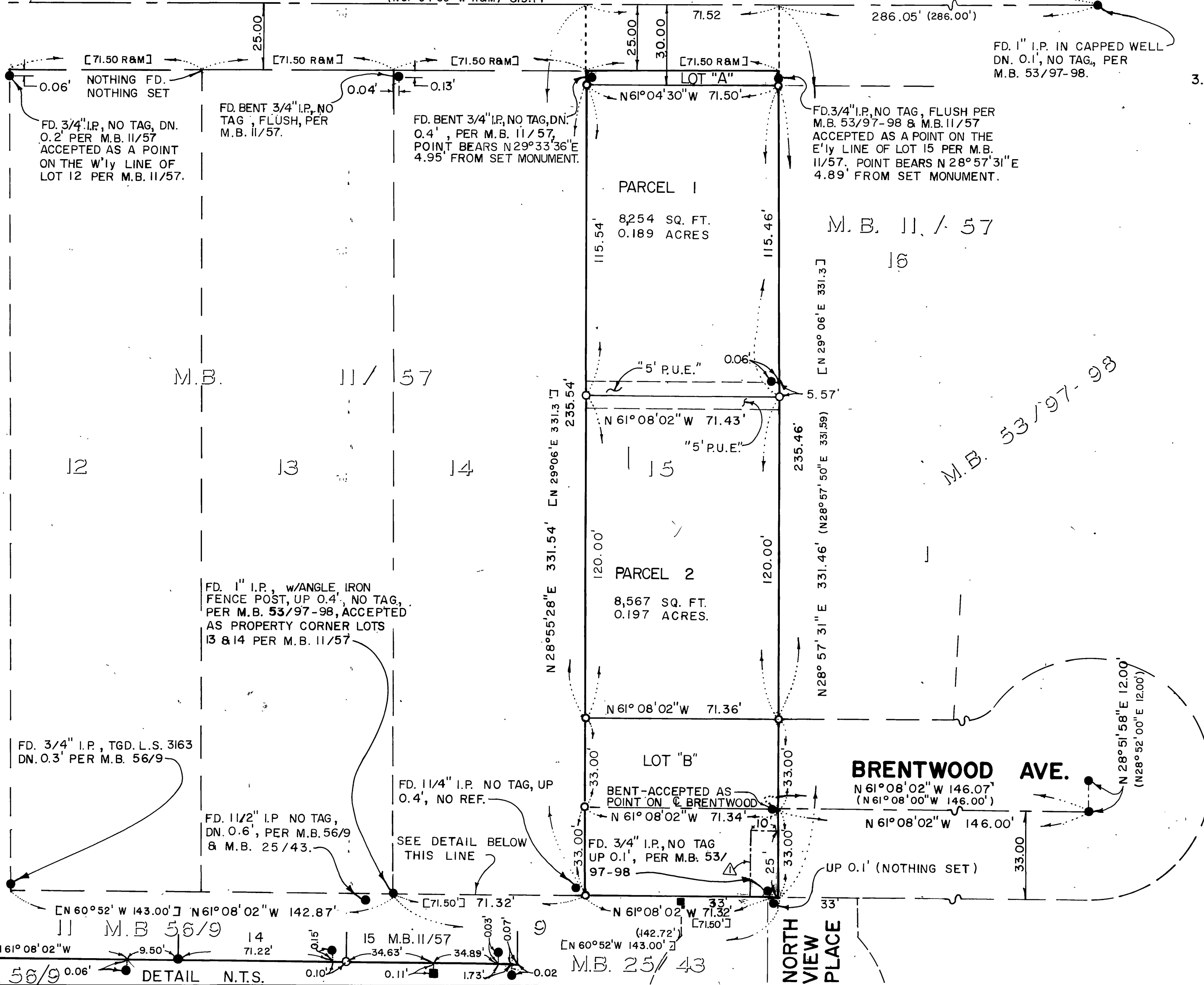
MARCH, 1989

ARCHER ENGINEERING
RIVERSIDE, CALIF.



CHARLOTTE WAY

WAY



EASEMENT NOTES:

1. THE CENTERLINE OF A 10.00 FOOT WIDE EASEMENT FOR DOMESTIC WATER SYSTEMS IN FAVOR OF THE CITY OF RIVERSIDE PER INSTRUMENT NO. 32019, RECORDED MARCH 19, 1965, O.R. RIV. CO.
2. AN EASEMENT FOR WATER DITCHES, PIPES, AND FLUMES IN FAVOR OF RIVERSIDE WATER COMPANY, BY DEED RECORDED AUGUST 14, 1885 IN BOOK 42 PAGE 296 OF DEEDS, RECORDS OF SAN BERNARDINO CO. CA. SAID EASEMENT IS NOT PLOTTABLE FROM THE RECORDS.
3. AN EASEMENT FOR OPEN DITCHES, AND UNDERGROUND PIPES IN FAVOR OF THE RIVERSIDE TITLE COMPANY RECORDED NOVEMBER 6, 1924 IN BOOK 621, PAGE 104 OF DEEDS. SAID EASEMENT IS NOT PLOTTABLE FROM THE RECORDS.

ENGINEER'S NOTES:

- INDICATES FOUND 3/4" I.P., TAGGED R.C.E. 9455, FLUSH, PER M.B. 53/97-98 UNLESS OTHERWISE NOTED.
- INDICATES FOUND 2" x 2", NO TAG, UP 0.3' PER M.B. 53/97-98.
- INDICATES SET 1" I.P. TAGGED R.C.E. 33844 FLUSH, UNLESS OTHERWISE NOTED.
- () INDICATES RECORD DATA PER M.B. 53/97-98.
- [] INDICATES RECORD DATA PER M.B. 11/57.
- R&M RECORD AND MEASURED

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CHARLOTTE WAY, TAKEN AS N 61° 04' 30" W PER M.B. 53/97-98

P.M.B. 163/11

P.M.B. 163/11