

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

# PARCEL MAP NO. 25460

BEING A DIVISION OF A PORTION OF LOTS 19 AND 20 IN BLOCK 1 OF ORANGE ACRES AS SHOWN ON MAP ON FILE IN BOOK 13, AT PAGE 7, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

ADKAN ENGINEERS, RIVERSIDE, CALIFORNIA JANUARY, 1990

### RECORDER'S STATEMENT

Filed this 23rd day of April, 1992 at 1:00 P.M. in Book 175 of Parcel Maps, at Pages 28-29 at the request of the City Clerk. No. 145757 Fee \$ 8.00  
William E. Conerly, County Recorder  
By: Susan Hunzley, Deputy  
Subdivision Guarantor  
FIRST AMERICAN TITLE INSURANCE COMPANY

### OWNER'S STATEMENT

We hereby state that we are the owners of the land included within the subdivision shown hereon; that we are the only persons whose consent is necessary to pass a clear title to said land; that we consent to the making and recording of this parcel map as shown within the distinctive borderline. We hereby dedicate to public use for construction and maintenance of electrical energy distribution facilities the easement designated as "10' WIDE PUBLIC UTILITIES EASEMENT."

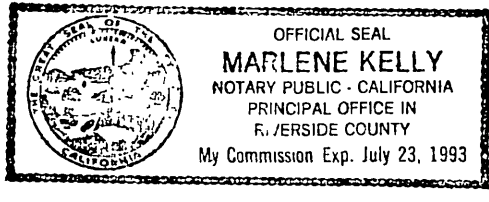
Michael D. Davis  
MICHAEL D. DAVIS

### NOTARY ACKNOWLEDGEMENT

State of California  
County of Riverside ss.  
On this 12 day of December, 1990, before me, a Notary Public in and for said State, personally appeared MICHAEL D. DAVIS, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

Marlene Kelly  
(Notary's Printed Name)  
My commission expires: 7-23-93  
My Principal Place of Business is in Riverside County, CA.

Witness my hand:  
Marlene Kelly

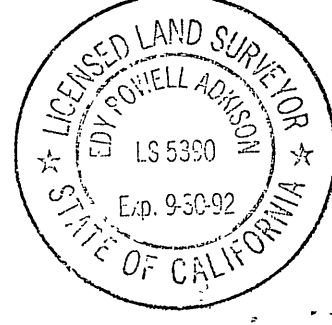


### SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based on a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Michael Davis in January, 1990. 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 or that they will be set in such positions indicated within (1) year from the recording date of this map and that they are or will be sufficient to enable the survey to be retraced.

Date: 12/17, 1990

Edy P. Adkison  
EDY P. ADKISON L.S. 5390  
EXPIRES SEPTEMBER 30, 1992



### CITY ENGINEERS STATEMENT

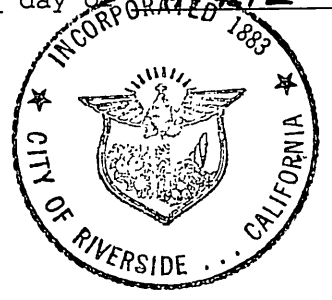
This map has been examined by me this 14th day of April, 1992, and it conforms with the requirements of the Subdivision Map Act and Title 18 of the Riverside Municipal Code. The tentative map was approved November 22, 1989.

Barry Beck, City Engineer  
RCE 20900, Exp 9-30-93

By: Barry Beck

### 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 No. 25460, and the easement offered hereon is hereby accepted as a public easement, 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 City Council of the City of Riverside this 21st day of April, 1992.



Karen E. Lindquist  
City Clerk of the City of Riverside

By: Karen E. Lindquist

### SIGNATURE OMISSIONS

Pursuant to section 66436 of the Subdivision Map Act, the signatures of the following have been omitted:

An easement in favor of: The City of Riverside for sewer lines, as recorded July 3, 1925 in Book 645, Page 127 of Deeds, Records of Riverside County, California.

### UTILITIES CERTIFICATE

I hereby certify as follows:

#### WATER FACILITIES

No Water Fees and Charges collected for Parcel #1. Execution of Covenant & Agreement & Declaration of Restrictions in conjunction with the Water Main Replacement Requirement in Washington Street for Parcel #1. Distribution System Fees, Water Connection Charges and Backup Facility Capacity Charges have been paid for Parcel #2.

#### ELECTRIC FACILITIES

Electric Fees have been paid and arrangements have been made to serve both Parcels. However, the developer provided and installed facilities have not been installed for Parcels #1 & #2.

#### EASEMENTS

All Public Utility Easements shown are sufficient for all requirements of the Water and Electric Divisions of the Department of the Public Utilities of the City of Riverside.

Dated: APRIL 13, 1992

Bill D. Carnahan  
Director of Public Utilities

By: Dieter P. Witzfeld

### TAX BOND STATEMENT

I hereby state that a bond in the sum of \$ 400.00 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 \_\_\_\_\_, 199\_\_

Gerald A. Maloney  
Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy

CASH TAX BOND  
Dated April 22, 1992  
R. Wayne Watts  
County Tax Collector

By: Grace Pesto  
Deputy

### UTILITIES EASEMENT 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 right of way in favor of: Riverside Water Company, and its assigns, for ditches, pipes, flumes and apparatus, as recorded April 26, 1882 in Book 28, Page 635, and August 14, 1885 in Book 42 of Deeds, at Pages 294 and 296, both in Records of San Bernardino County, California, the exact location thereof not being disclosed by the records.

Dated: APRIL 13, 1992

Bill D. Carnahan  
Director of Public Utilities

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 and special assessments collected as taxes that are now a lien but are not yet payable, which are estimated to be \$ 400.00.

Dated 3-5, 1992.

R. Wayne Watts  
County Tax Collector

By: Debi Taylor

### 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.

Date: 2-13, 1992

Barbara J. Steckel  
City Treasurer

By: Barbara Steckel

1. A right of way in favor of: Riverside Water Company, and its assigns, for ditches, pipes, flumes and apparatus, as recorded April 26, 1882 in Book 28, Page 635, and August 14, 1885 in Book 42 of Deeds, at Pages 294 and 296, both in Records of San Bernardino County, California, the exact location thereof not being disclosed by the records.

Date: \_\_\_\_\_

By: \_\_\_\_\_

City Copy 175/28

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

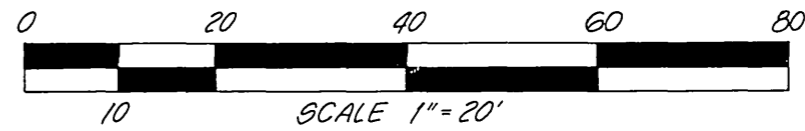
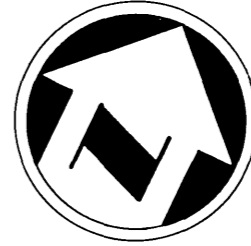
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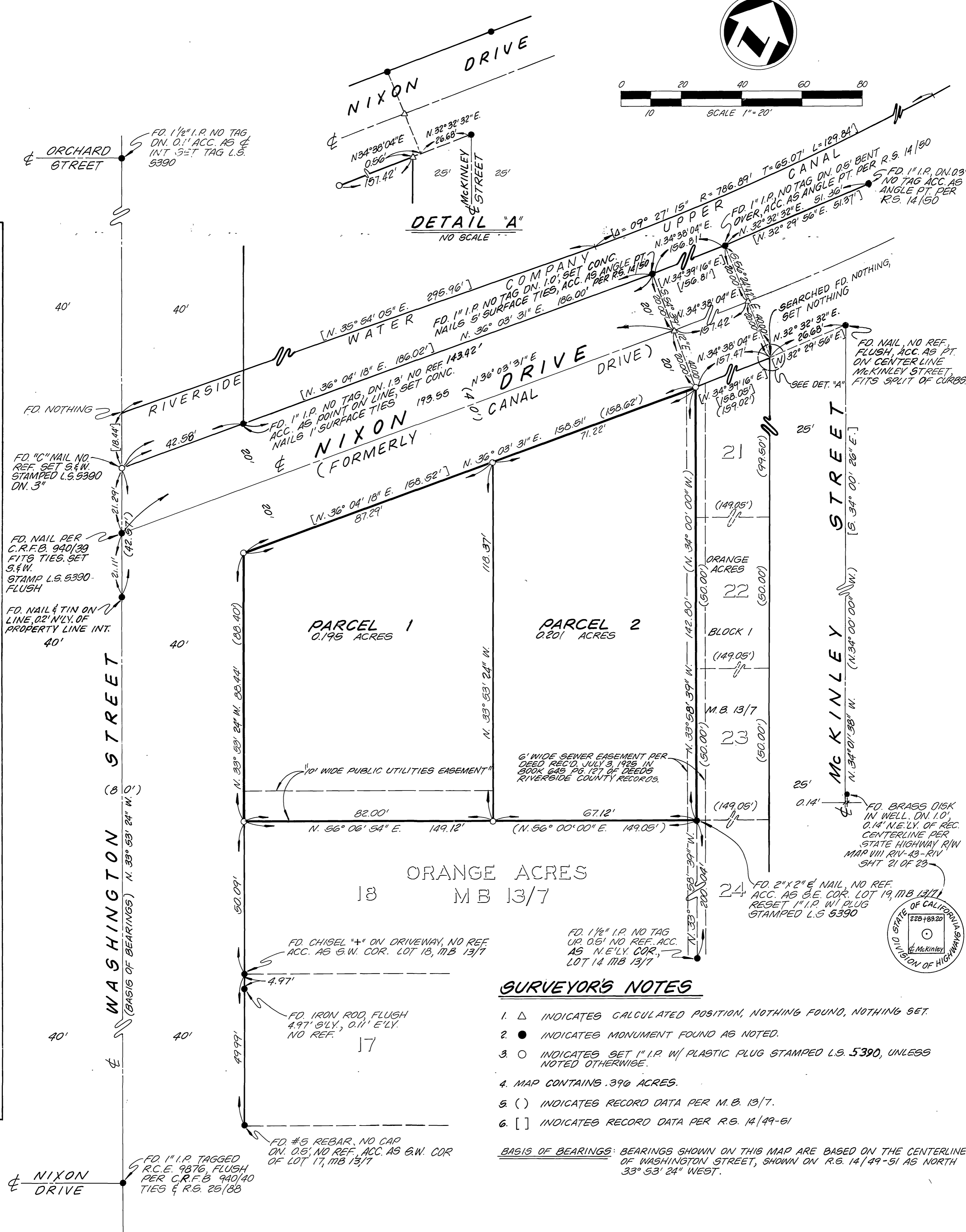
ADKAN ENGINEERS,

RIVERSIDE, CALIFORNIA

JANUARY, 1990



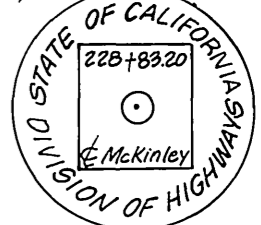
**DETAIL "A"**  
NO SCALE



### SURVEYOR'S NOTES

1.  $\Delta$  INDICATES CALCULATED POSITION, NOTHING FOUND, NOTHING SET.
2.  $\bullet$  INDICATES MONUMENT FOUND AS NOTED.
3.  $\circ$  INDICATES SET 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 5390, UNLESS NOTED OTHERWISE.
4. MAP CONTAINS .396 ACRES.
5. ( ) INDICATES RECORD DATA PER M.B. 13/7.
6. [ ] INDICATES RECORD DATA PER R.S. 14/49-51

BASIS OF BEARINGS: BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF WASHINGTON STREET, SHOWN ON R.S. 14/49-51 AS NORTH 33° 53' 24" WEST.



City Copy 175/29

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