

P.M.B. 175/41

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P.M.B. 175/41

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

SHEET 1 OF 2 SHEETS

PARCEL MAP NO. 27247

BEING A DIVISION OF A PORTION OF BLOCK 1 OF RANGE 6 OF THE TOWN OF RIVERSIDE, AS SHOWN BY MAP FILED IN BOOK 7 PAGE 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ADKAN ENGINEERS
RIVERSIDE, CALIF.

DECEMBER, 1991

RECORDER'S STATEMENT

Filed this 30th day of APR, 1992 at 2:00 P.M. in book 175 of Parcel Maps, at page 41-42 at the request of the City Clerk No. 156652 Fee \$8.00 William E. Conerly, County Recorder By: Santa Kagan Deputy

Subdivision Guarantee: Lincoln Title Company

OWNER'S STATEMENT

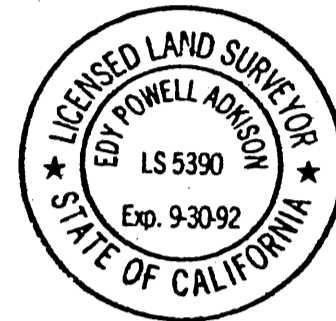
WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE. WE HEREBY DEDICATE TO PUBLIC USE FOR CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES THE EASEMENT DESIGNATED AS 12' SEWER EASEMENT; FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE EASEMENT DESIGNATED AS 20' P.U.E.; FOR CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES AND ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE EASEMENT DESIGNATED AS 8.13 P.U.E. AND SEWER EASEMENT. FURTHER, WE THE UNDERSIGNED OWNERS, OUR SUCCESSORS AND ASSIGNS IN INTEREST, HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR ACCESS RIGHTS APPURTENANT TO PARCELS 1, 2 AND 3 INCLUSIVE, ON, OVER AND ACROSS ORANGE STREET ADJOINING SAID PARCELS. WE ALSO HEREBY RETAIN THE EASEMENT INDICATED AS "20' INGRESS AND EGRESS EASEMENT" FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND PARCEL OWNERS WITHIN THIS PARCEL MAP.

Helena L. Muirhead
HELEN L. MUIRHEAD

SURVEYORS 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 HELEN MUIRHEAD ON DECEMBER 12, 1991. 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.

DATED: JAN-10-1992
EDY P. ADKISON, L.S. 5390
EXPIRES: SEPTEMBER 30, 1992



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

ON March 6, 1992 BEFORE ME, Susan L. Devlin a NOTARY PUBLIC, PERSONALLY APPEARED Helena L. Muirhead, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Susan L. Devlin (SEAL)

CITY ENGINEERS STATEMENT

THIS MAP HAS BEEN EXAMINED BY ME THIS April 21 DAY OF 1992, AND IT CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF RIVERSIDE MUNICIPAL CODE. THE TENTATIVE MAP WAS APPROVED ON OCTOBER 17, 1991

BY: Barry Beck
BARRY BECK, CITY ENGINEER
R.C.E. 20900 (EXPIRES 9-30-93)

TRUSTEE

SERRANO RECONVEYANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED AUGUST 20, 1985, AS INSTRUMENT NO. 184644 AND APRIL 7, 1988, AS INSTRUMENT NO. 91720 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

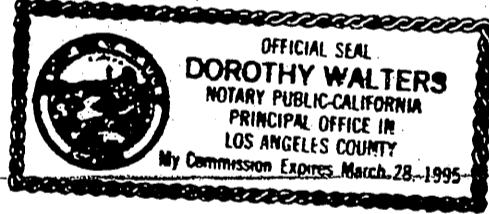
BY: E. Cornwall
E. CORNWALL
PRESIDENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

ON February 27, 1992 BEFORE ME, Dorothy Walters a NOTARY PUBLIC, PERSONALLY APPEARED E. Cornwall, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

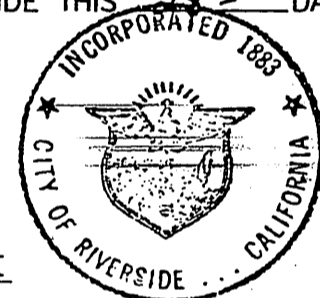
SIGNATURE Dorothy Walters (SEAL)



CITY CLERKS 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. 27247 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 CITY COUNCIL OF THE CITY OF RIVERSIDE THIS April DAY OF 1992.

KAREN E. LINDQUIST
CITY CLERK OF THE CITY OF RIVERSIDE
BY: Karen E. Lindquist



UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

NO WATER FEES AND CHARGES COLLECTED FOR PARCELS #1 AND #3 DISTRIBUTION SYSTEM FEE, 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, #2, AND #3.

EASEMENTS

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

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED: APRIL 20, 1992

BY: Deeter P. Witzfeldt

TAX COLLECTORS 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 THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE WHICH ARE ESTIMATED TO BE \$5,209.27

DATED: April 13, 1992

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Debi Taylor
DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$5209.27 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON PAYMENT OF ALL 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: _____, 1992

CASH TAX BOND
DATED: 4-13-1992

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: _____
DEPUTY

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Malden Pratt
DEPUTY

UTILITIES EASEMENT CERTIFICATE

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

THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE RIVERSIDE WATER COMPANY, OWNER OF A RIGHT OF WAY FOR WATER PIPES, DITCHES AND OTHER CONDUITS RECORDED AUGUST 14, 1885 IN BOOK 42 OF DEEDS, AT PAGE 296 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. SAID RIGHTS OF WAY CANNOT BE LOCATED FROM THE RECORD.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED: APRIL 20, 1992

BY: Deeter P. Witzfeldt

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: 3/4, 1992

BARBARA J. STECKEL
CITY TREASURER

BY: WR Hansen

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:

1. A 2' WIDE EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF SEWER LINES, RECORDED JUNE 30, 1911, IN BOOK 42 PAGE 3 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

JOB NO. 4105

P.M.B. 175/41

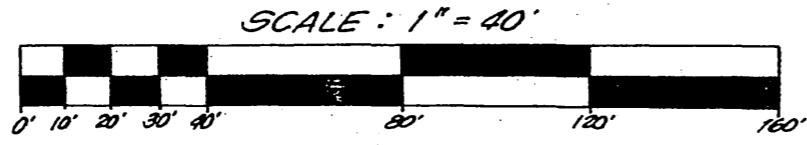
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 27247

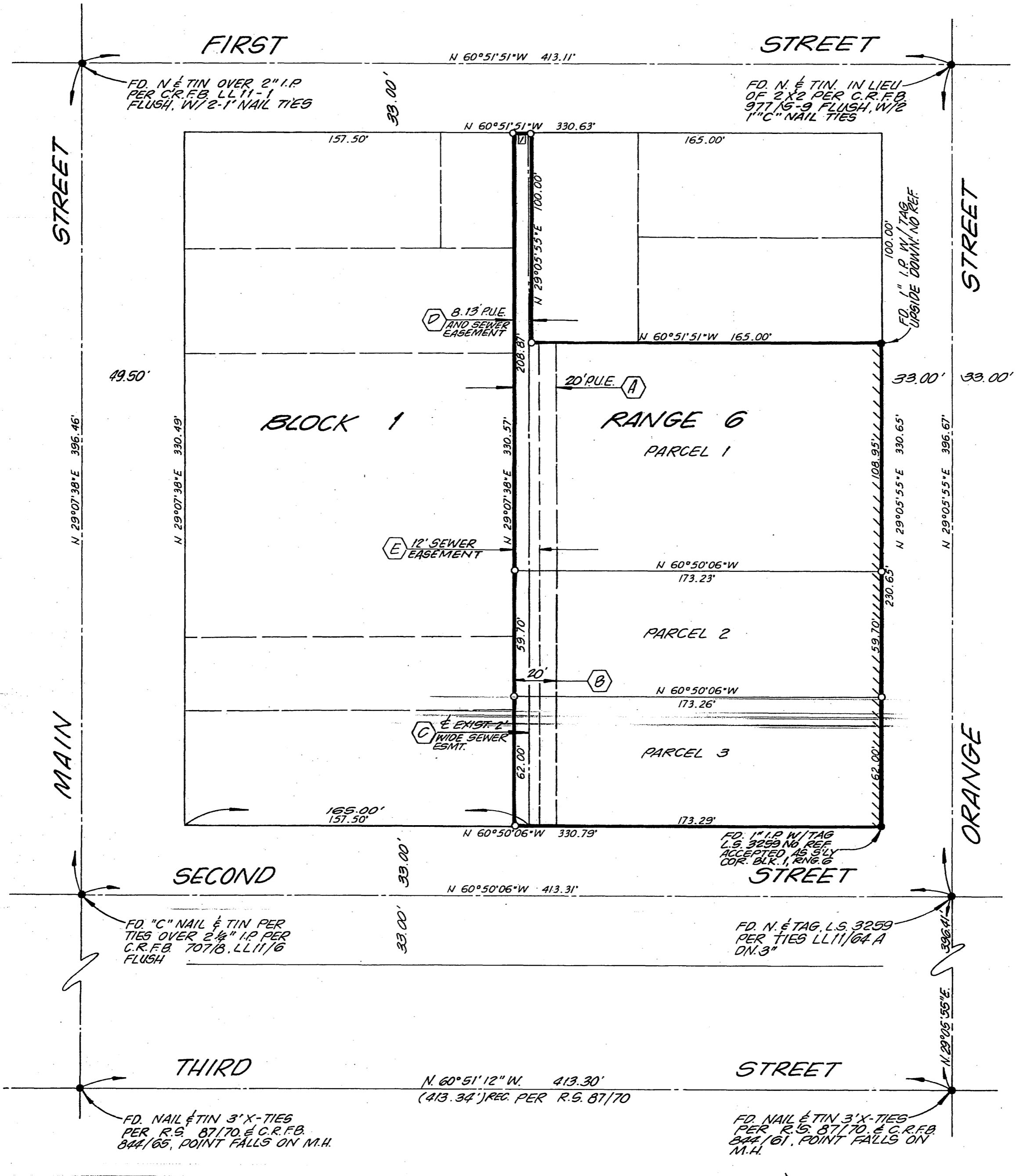
BEING A DIVISION OF A PORTION OF BLOCK 1 OF RANGE 6 OF THE TOWN OF RIVERSIDE, AS SHOWN BY MAP FILED IN BOOK 7 PAGE 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ADKAN ENGINEERS
RIVERSIDE, CALIF.

DECEMBER, 1991



NOTE	BEARING	DISTANCE
1	N 60°51'51"W	8.13'



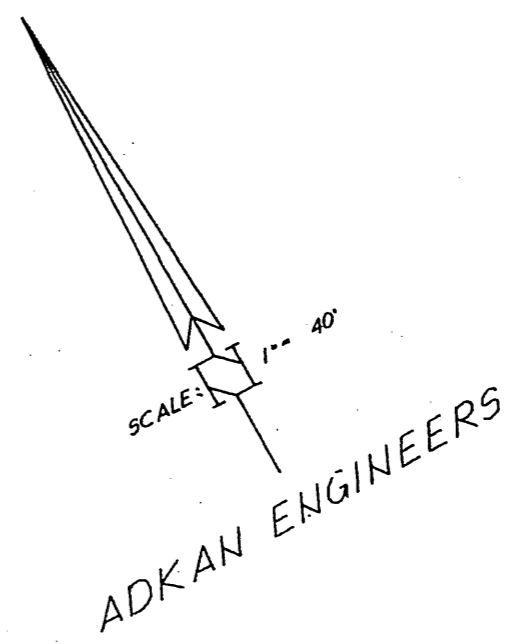
SURVEYOR'S NOTES

1. BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF THIRD STREET BETWEEN MAIN STREET AND ORANGE STREET BEARING N 60°51'12" W. PER R.S. BOOK 87, PAGE 70, RIVERSIDE CO. RECORDS.

2. MONUMENT NOTES
○ INDICATES 1" I.P. 18" LONG W/PLUG L.S. 9390 SET AT ALL PARCEL CORNERS, FLUSH UNLESS OTHERWISE NOTED
● INDICATES FOUND MONUMENT AS NOTED
3. LLLL INDICATES VEHICULAR ACCESS RIGHTS WAIVED.

EASEMENT NOTES

- (A) 20' R.U.E.
- (B) 20' INGRESS AND EGRESS EASEMENT RESERVED TO PARCEL OWNERS WITHIN THIS PARCEL MAP.
- (C) 2' WIDE SEWER EASEMENT RECORDED JUNE 30, 1914 IN BOOK 400, PAGE 3 OF DEEDS.
- (D) 8.13' R.U.E. AND SEWER EASEMENT.
- (E) 12' SEWER EASEMENT.



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