

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

# PARCEL MAP NO. 24758

BEING A SUBDIVISION OF A PORTION OF PARCEL 2 OF PARCEL MAP 7179 RECORDED IN P.M.B. 22/31, ALSO A PORTION OF LOTS 45 & 50 OF ALAMO TRACT, RECORDED IN M.B. 9/5, BOTH BEING RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

### RECORDER'S STATEMENT

Filed this 22<sup>nd</sup> day of DEC., 1994 at 2:00 P. in Book 184 of Parcel Maps, at the request of the City Clerk. PAGES 68-70

No. 475852  
Fee \$10.00  
Frank K. Johnson, County Recorder

By: Darlene Ragan, Deputy  
Subdivision Guaratee, FIRST AMERICAN TITLE INSURANCE CO.

### CITY ENGINEER'S STATEMENT

This map has been examined this 14<sup>th</sup> day of Dec., 1994, and it conforms with the requirements of the Subdivision Map Act and Title 18 of Riverside Municipal Code. The tentative map was approved on June 8, 1989.

Barry Beck, R.C.E. 20900  
City Engineer Exp. 9/30/97

By: Barry Beck

### 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 Garner Partners, a California general partnership in January 1990. I hereby state that this parcel map substantially conforms to the approved ~~map~~ <sup>conditionally approved tentative map</sup>, if any. I ~~state~~ <sup>state</sup> that all monuments are of the character ~~indicated~~ <sup>indicated</sup> and the positions indicated or that they will be set in ~~the~~ <sup>the</sup> positions indicated within one (1) year from the recording date of this map that the monuments are or will be ~~set~~ <sup>set</sup> to enable the survey to be retraced.

Dated: 10/3/94

Philip E. Brown  
RCE 18679 Exp. 6/30/97

### SIGNATURE OMISSIONS

Under the provisions of Section 66436 of the Subdivision Map Act the following signatures have been omitted:

1. The Riverside Land and Irrigating Company, owner of an easement for construction and maintenance of all necessary water ditches, pipes, flumes and apparatus for irrigation and domestic use.
2. David F. Pipes, owner of an easement for water ditch by Instrument recorded May 1, 1916 in Book 544, page 466 of Deeds, Records of Riverside County, California. Said easement cannot be located of record.
3. The County of Riverside, owner of an easement for river channel by Instrument recorded June 1, 1931 in Book 421, of Deeds, page 11, Official Records of Riverside County, California.
4. The Southern California Edison Company, owner of an easement for pole lines, conduits or underground facilities and incidental purposes recorded March 1, 1961 as Instrument No. 36863, Official Records of Riverside County, California.
5. The Southern California Edison Company, successor to an easement for either or both pole lines, conduits or underground facilities and incidental purposes recorded June 29, 1962 as Instrument No. 61349, Official Records of Riverside County, California
6. Christopher A. Mason and Neva P. Mason effect of a declaration of dedication dated February 24, 1976 to irrevocably dedicate in perpetuity for public road purposes, public utility and public services, the property described therein, recorded March 2, 1976, as Instrument No. 27742, Official Records of Riverside County, California.

PHILIP E. BROWN, P.E.  
PROFESSIONAL ENGINEER  
SAN BERNARDINO, CA

NOVEMBER, 1993

### GENERAL ACKNOWLEDGEMENT

State of California )  
                                  ) ss  
County of Riverside )

On 9-27-94, before me Lisa M. Young, Notary Public  
PERSONALLY APPEARED Frank Arciero, William J. McKeever,  
Leslie Richter and Jim D. Guthrie  
X personally known to me or X proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ <sup>is/are</sup> subscribed to the within instrument and acknowledged to me that he/~~she~~ <sup>they</sup> executed the same in ~~his~~ <sup>his/her</sup> ~~her~~ <sup>their</sup> capacity(ies), and that by ~~his~~ <sup>his/her</sup> ~~her~~ <sup>their</sup> 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

MY PRINCIPAL PLACE OF  
BUSINESS IS RIVERSIDE  
COUNTY.

Lisa M. Young  
My Comm. Exp. Mar. 16, 1995

### 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, ~~now a lien but not yet payable, which are estimated to be \$~~

Dated: 12-7-94

R. Wayne Watts  
County Tax Collector

By: Dail Ashmhuust  
Deputy

### 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: \_\_\_\_\_ Gerald A. Maloney  
Clerk of the Board of  
Supervisors~~

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

### 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 no subject to any special assessments, bonds and/or liens which have 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: 9/29/94

Barbara J. Steckel  
City Treasurer

By: MR. Hansen

### OWNERSHIP 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 street and public utility purposes, Lots "A" through "C", inclusive; We further hereby dedicate for construction and maintenance of storm drain facilities, the easement designated as "Storm Drain Easement". and for construction and maintenance of electrical energy distribution facilities, the easements designated as "10' P.U.E." and "22.60' P.U.E."

SPRINGBROOK CENTER, A general partnership

Frank Arciero William J. McKeever  
ARCIERO AND SONS INC. GENERAL PARTNER W. J. McKEEVER INC. GENERAL PARTNER  
Leslie Richter Jim D. Guthrie  
LESLIE RICHTER - GENERAL PARTNER JIM D. GUTHRIE - GENERAL PARTNER

### TRUSTEE

FIRST AMERICAN TITLE INSURANCE CO., A California Corporation, as Trustee under deed of trust recorded Jan. 11, 1979, as Instrument No. 35022.

President \_\_\_\_\_

Secretary \_\_\_\_\_

### CITY CLERK'S CERTIFICATE

Resolved: That this map consisting of three sheets be and the same is hereby accepted as the final map of Parcel Map 24758 and the streets and easements are hereby accepted as public streets and easements except Lot 'C' which is hereby accepted as a 1' barrier strip to deny access from adjoining property to Lot 'B' 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 as accepted by the Mayor and Council of the City of Riverside this 20<sup>th</sup> day of Dec., 1994.



Karen E. Lindquist  
City Clerk of the  
City of Riverside

By: Karen E. Lindquist

### GENERAL ACKNOWLEDGEMENT

State of California )  
                                  ) ss  
County of Riverside )

On \_\_\_\_\_, before me \_\_\_\_\_

personally appeared \_\_\_\_\_

\_\_\_\_\_ 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 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

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

# PARCEL MAP NO. 24758

BEING A SUBDIVISION OF A PORTION OF PARCEL 2 OF PARCEL MAP 7179 RECORDED IN P.M.B. 22/31, ALSO A PORTION OF LOTS 45 & 50 OF ALAMO TRACT, RECORDED IN M.B. 9/5, BOTH BEING RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

PHILIP E. BROWN, P.E.  
PROFESSIONAL ENGINEER  
SAN BERNARDINO, CA

NOVEMBER, 1993

### UTILITIES CERTIFICATE

I hereby certify as follows:

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 and electric facilities necessary to provide service to all parcels as shown on this map; and that all public utilities easements shown are sufficient for all requirements of the electric and water divisions of the Department of Public Utilities of the City of Riverside.

BILL D. CARNAHAN  
Director of Public Utilities

Dated: 12-13-94

By:   
NAM

### POTENTIAL LIQUEFACTION

"All or a portion of the property included within this map has been identified by the City of Riverside Seismic Safety Element of the General Plan as being potentially subject to liquefaction should ground shaking occur. To limit the possibility of structural damage or failure in such an event a geologic investigation acceptable to the City Building Official may be required as prerequisite to issuance of building permit."

### UTILITIES EASEMENT CERTIFICATE:

The City of Riverside being the owner of the below described easement hereby consents to the making and filing of this map.

1. Rights of way and water rights of the Riverside Water Company, together with the right of entry for the purpose of laying, maintaining and constructing water ditches, canals, pipelines, flumes and conduits, for conveying and distributing water for domestic and irrigation purposes. Said rights of way cannot be plotted as the records do not disclose the exact location thereof.

2. A right of way for either or both pole lines, conduits or underground facilities and incidental purposes, to the Trujillo Water Company by Instrument recorded March 12, 1912 in Book 371 of Deeds, page 67, Records of Riverside County, California. Said right of way cannot be located of record.

Dated: 12-13-94

Bill D. Carnahan  
Director of Public Utilities

By:   
NAM

184/69  
P.M.B. 184/69

P.M.B. 184/69

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PHILIP E. BROWN, P.E.  
PROFESSIONAL ENGINEER  
SAN BERNARDINO, CA

NOVEMBER, 1993

### SURVEYOR'S NOTES

**BASIS OF BEARINGS:** The centerline of Garner Road per P.M.B. 158/40, Taken as S 32° 50' 35" E; Riverside Co. Records.

• Fd. 1/2" I.P. Tagged R.C.E. 862, Flush, per P.M.B. 22/31, unless noted otherwise.  
o Fd. Monument as noted.

o Set 1" I.P. Flush, Tagged L.S. 3712, unless noted otherwise.

( ) Record data P.M.B. 22/31

Set 1" IP flush, tagged RCE 18679 at all rear lot corners and angle points in parcel lines, unless noted otherwise.

Set nail and tag RCE 18679 in top of curb at prolongation of parcel lines, unless otherwise noted.

This Parcel Map contains 10.055 Ac. All distances are measured in feet and decimal parts thereof.

C.S.M. R.V. Co. Surveyors Monument

[ ] Record data P.M.B. 198/72-74

R&M indicates Record and Measured.

CURVE DATA				
	Δ	R	L	T
1	28°08'15"	270.00'	132.59'	
2	28°08'15"	300.00'	147.33'	75.18'
3	28°08'15"	330.00'	162.06'	
4	220°00'00"	60.00'	230.38'	
5	20°00'00"	102.00'	35.60'	
6	47°46'10"	60.00'	50.02'	
7	136°17'03"	60.00'	142.72'	
8	35°56'57"	60.00'	37.64'	

### EASEMENTS

△ Ely. 13.5' of 25' Easement to So. Calif. Edison Co. For Pole Lines Per Inst. No. 36063, 3-1-61, O.R.

ALAMO TRACT  
M.B. 9/5

### POTENTIAL LIQUEFACTION

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P.M.B. 184/70

184/70  
P.M.B. 184/70

