

OWNER'S CERTIFICATE

We hereby certify 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. We hereby offer for dedication for public use for street purposes Lot "A".

Joseph B. Lanfranco
Joseph B. Lanfranco

SAFECO TITLE INSURANCE COMPANY, a California corporation, as Trustee

Stephen J. Milner Norman K. Burdick
Asst. Vice President Asst. Secretary

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) ss.
COUNTY OF RIVERSIDE)

On this 19 day of June, 1978, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joseph B. Lanfranco, known to me to be the person whose name is subscribed to within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.
My Commission expires on 7-27-80.

Charles C. Canup
Notary Public in and for said County and State
CHARLES C. CANUP
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY
My Commission Expires July 27, 1980

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) ss.
COUNTY OF RIVERSIDE)

On this 20 day of June, 1978, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Stephen G. Milner known to me to be the Asst. V. President and Norman K. Burdick known to me to be the Asst. Secretary of Safeco Title Insurance Co. the Corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its By-Laws or a Resolution of its Board of Directors.

WITNESS my hand and official seal.
My Commission expires on 2-4-80

Thomas
My Commission Expires February 4, 1980

Carol A. Thomas
Notary Public in and for said County and State

PARCEL MAP 10744

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP
2 SOUTH, RANGE 5 WEST, S.B.M.

J. F. DAVIDSON ASSOCIATES

RIVERSIDE, CALIFORNIA
SEPTEMBER 1977

PUBLIC UTILITY EASEMENTS

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

A right of entry upon and right of way over said land for all water pipes ditches, and other conduits that may be required by the Riverside Water Company, a Corporation, as set out in Deeds recorded August 14, 1885 in Book 42, Page 294 and Book 42 Page 296 of Deeds, Records of San Bernardino County, California.

EVERETT C. ROSS
Director of Public Utilities

Dated: June 22, 1978 By: Everett C. Ross

UTILITIES CERTIFICATE

I hereby certify as follows:

Water Facilities

All frontage fees, acreage fees, main extension charges, water connection charges and Backup Facility Capacity Charges for Parcels No. 1, No. 2, No. 3 and No. 4 have been paid.

Electric Facilities

All electric fees have been paid for Parcels No. 1, No. 2, No. 3 and No. 4 have been paid but developer installed facilities have not been installed.

Easements

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

EVERETT C. ROSS
Director of Public Utilities

Dated: June 22, 1978 By: Everett C. Ross

RECORDER'S CERTIFICATE

Filed this 24 day of July, 1978, at 12:30 P.M. in Book 52 of Parcel Maps, at Page 69-70 at the request of the City Engineer.

W. D. BALOGH, County Recorder

By Hamed C. Beale
Deputy

No. 153274

Fee \$ 7.00

Sub. G'tee Safeco Title Ins. Co.

CITY ENGINEER'S CERTIFICATE

This map has been examined this 6th day of July, 1978, for conformance with the requirements of the Subdivision Map Act and Title 18 of the Riverside Municipal Code.

ROBERT C. WALES R.C.E. 18793
City Engineer

By Robert C. Wales

TENTATIVE MAP APPROVED August 18, 1977

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. 10744, and the streets and easements are hereby accepted as public streets and 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 Council of the City of Riverside this 18th day of July, 1978.



ALICE A. HARE
City Clerk of the City of Riverside, California

By Alice A. Hare

ENGINEER'S CERTIFICATE

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 JOE LANFRANCO on April 12 1977. I hereby state that the parcel map procedures of the local agency have been complied with and that this parcel map conforms to the approved tentative map and the conditions of approval thereof which were required to be fulfilled prior to the filing of the parcel map.

Dated Feb. 14, 1978

Robert S. Kipper
REGISTERED PROFESSIONAL ENGINEER
ROBERT S. KIPPER
No. 13699
CIVIL
STATE OF CALIFORNIA
R.C.E. No. 13699

SIGNATURE OMISSION

The signature of Errol K. Fleming, et al, owner of an Easement for road purposes per deed recorded October 15, 1927 in Book 737, Page 22 of Deeds, Records of Riverside County, California, has been omitted under the provision of Section 66436, Subsection (c)(1) of the Subdivision Map Act since their interest cannot ripen into fee.

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP 10744

OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 WEST, S.B.M.
SEPTEMBER 1977

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

SCALE: 1" = 60'

R.S. 20/55 PAR 2
TRACT 1351
M.B. 1

TRACT NO 2109
M.B. 44 / 27-28 Riv. Co.

PAR. 2

PARCEL 1
2.20 Acres

R.S. 3/32
Riv. Co.

PARCEL 2
3.85 Acres

PARCEL 3
2.12 Acres

PARCEL 4
1.70 Acres

PAR. 1

R.S. 41/80
PAR 1

ENGINEER'S NOTES

Bearings are based on the Southwesterly line of Lot "F", Knob Hill Drive per M.B. 44 / 27 & 28 of Tract No. 2109 as being N 62°49'40"W

- Indicates Found 3/4" I.P., Flush, No Tag per M.B. 44 / 27 & 28. Set R.C.E. 862 plastic plug unless otherwise noted.
- Indicates Set 3/4" I.P. with plastic plug stamped R.C.E. 862 flush unless otherwise noted.

Fd. 2" I.P., in Conc.,
Flush Tagged L.S.
4055 Accepted as
Section Corner per
R.S. 3/32

Fd. 3/4" I.P., No Tag
Flush, per R.S. 3/32
Set R.C.E. 862 Plastic Plug

P.M. 52/70

P.M. 52/70