

83/85  
P.M. 83/85

# PARCEL MAP NO. 15252

SHOWING A DIVISION OF A PORTION OF THE NORTHEAST 1/4  
OF THE SOUTHEAST 1/4 OF SECTION 24, T.2S., R.5W.  
S.B.B. & M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

JUNE 1980

### RECORDER'S CERTIFICATE

FILED THIS 22 DAY OF OCT 1980 AT  
12:00 P.M. IN BOOK 83 OF PARCEL MAPS  
AT PAGES 85+86 AT THE REQUEST OF THE CITY  
ENGINEER.

FB# 87°  
# 196196  
SUSAN GIBBS FIRST AMERICAN TITLE INSURANCE COMPANY

DONALD D. SULLMAN  
COUNTY RECORDER  
By Delia Ann Steger

### OWNERS CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES  
HAVING ANY RECORD OF TITLE OR INTEREST IN THE LAND  
SUBDIVIDED AS SHOWN AND THAT WE ARE THE ONLY PARTIES  
WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO  
SAID LAND AND WE CONSENT TO THE PREPARATION AND RECORD-  
ATION OF THIS PARCEL MAP AS SHOWN WITHIN THE COLORED  
BORDERED LINE. WE HEREBY DEDICATE TO PUBLIC USE  
FOR STREET PURPOSES, LOT "A". WE ALSO HEREBY OFFER  
FOR DEDICATION FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL  
FACILITIES THE AREAS DESIGNATED AS "18' P.U.E." AND "15' P.U.E."  
WE THE UNDERSIGNED OWNERS AND 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, ON OVER AND ACROSS LINDEN STREET AND THE ALLEY ADJOINING  
PARCELS 1, 5, 6, 7 AND 8 AND CHICAGO AVENUE ADJOINING PARCELS  
3 AND 13 EXCEPT AT THE OPENINGS SHOWN AND THIRD STREET  
ADJOINING PARCELS 13 AND 12 EXCEPT AT THE OPENING SHOWN.  
WE HEREBY OFFER FOR DEDICATION FOR CONSTRUCTION  
AND MAINTENANCE OF SEWER FACILITIES THE AREAS DESIGNATED  
AS "18' SEWER EASEMENT", "12.55' SEWER EASEMENT" AND  
"5.45' SEWER EASEMENT".

MARTIN ENTERPRISES, A LIMITED PARTNERSHIP  
H. RHOADES MARTIN JR., GENERAL PARTNER

H. Rhoads Martin Jr.

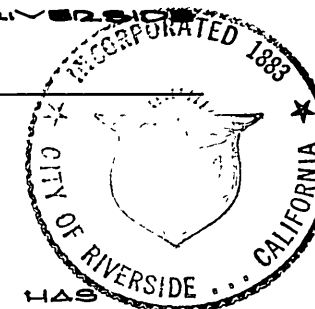
### CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2)  
SHEETS BE AND THE SAME HEREBY ACCEPTED AS  
THE FINAL MAP OF PARCEL MAP NO. 15252 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 THEREON  
AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE  
OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF  
THE CITY THEREON.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION  
WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE  
CITY OF RIVERSIDE THIS 21ST DAY OF Oct, 1980.

ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare



### PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:  
WATER AND ELECTRIC FACILITIES

THE OWNER / DEVELOPER 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.

### 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: October 3, 1980

BY: David Orr

### 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 AND LOCAL ORDINANCE AT  
THE REQUEST OF MARTIN ENTERPRISES ON MARCH 12,  
1980. I HEREBY STATE THAT THIS PARCEL  
MAP SUBSTANTIALLY CONFORMS TO THE APPROVED  
OR CONDITIONALLY APPROVED TENTATIVE MAP,  
IF ANY.

DATED: JUNE 26, 1980

Ernest N. Webb  
ERNEST N. WEBB R.C.E. 1976

### CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 15th DAY OF  
October, 1980 FOR CONFORMANCE WITH THE REQUIREMENTS  
OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE  
RIVERSIDE MUNICIPAL CODE.

ROBERT C. WALES R.C.E. 1979  
CITY ENGINEER

BY: Robert C. Wales

TENTATIVE MAP APPROVED SEPT. 9, 1979

### NOTARY ACKNOWLEDGEMENT

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

ON THIS 25th DAY OF Sept, 1980, BEFORE ME, THE  
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE  
PERSONALLY APPEARED H. Rhoads Martin Jr.  
KNOWN TO ME TO BE one OF THE  
PARTNERS OF THE LIMITED PARTNERSHIP THAT EXECUTED  
THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME  
THAT SAID PARTNERSHIP EXECUTED THE SAME.  
WITNESS MY HAND AND OFFICIAL SEAL.

VICAR A. GRIZZLE  
NOTARY PUBLIC  
RIVERSIDE COUNTY  
CALIFORNIA  
My Commission Expires May 4, 1984

Vicki A. Grizzle  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES 5-4-84

P.M. 83/85

# PARCEL MAP NO. 15252

SHOWING A DIVISION OF A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, T.2S., R.5W., S.B.B. & M.

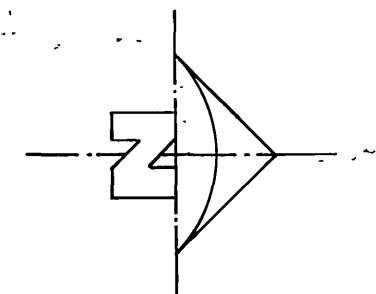
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

JUNE 1980

SCALE: 1" = 100'

### ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF CHICAGO AVENUE TAKEN AS N. 0° 09' 27" E. AS SHOWN BY MAP ON FILE IN BOOK 48 OF RECORDS OF SURVEY AT PAGE 17 THEREOF, RECORDS OF RIVERSIDE COUNTY CALIF.
2. ● DENOTES FOUND MONUMENTS AS NOTED.
3. ○ DENOTES SET 1" IRON PIPE, FLUSH, TAGGED R.C.E. 9876.
4. SET STEEL PIN IN TOP OF CURB TAGGED R.C.E. 9876, FOR SIDE LOT LINES PROJECTED.
5. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES.
6. THIS PARCEL MAP CONTAINS 16.07 ACRES GROSS.
7. // DENOTES WAIVER OF VEHICULAR ACCESS.
8. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.



FD. 3/4" I.P. TAGGED R.C.E. 4210, DN. 0.10' NO REF. ACCEPTED AS INTERSECTION OF THE C. OF ANDERSON AVE. AND THE C. OF LINDEN ST.

FD. NAIL & TAG R.C.E. 4210, FLUSH, IN CONC. SIDEWALK, 3.00' WEST OF S.E. COR. OF LOT 16, RANCHO PARK TR. PER M.B. 39/18, 19 RIV. CO. REC.

FD. 3/4" I.P. FLUSH, NO TAG, NO REF. ACCEPTED AS INTERSECTION OF THE C. OF LOU ELLA LANE AND C. OF LINDEN ST.

FD. BRASS DISK FLUSH, PER D.S. 48/17 RIV. CO. REC.

FD. 3/4" I.P. TAGGED R.C.E. 4210, FLUSH, 2.84' EAST OF LINE, ACCEPTED AS POINT ON C. OF KEITH ST. PER M.B. 39/18, 19 RIV. CO. REC.

FD. S. & T., 0.20 DN., 0.50 NORTH OF LINE PER M.B. 30/85, 86 RIV. CO. REC.

FD. S. & T., FLUSH, DN. 0.30 PER M.B. 30/85, 86 RIV. CO. REC., 3.00' EAST OF EAST LINE OF ANDERSON PARK M.B. 30/85, 86

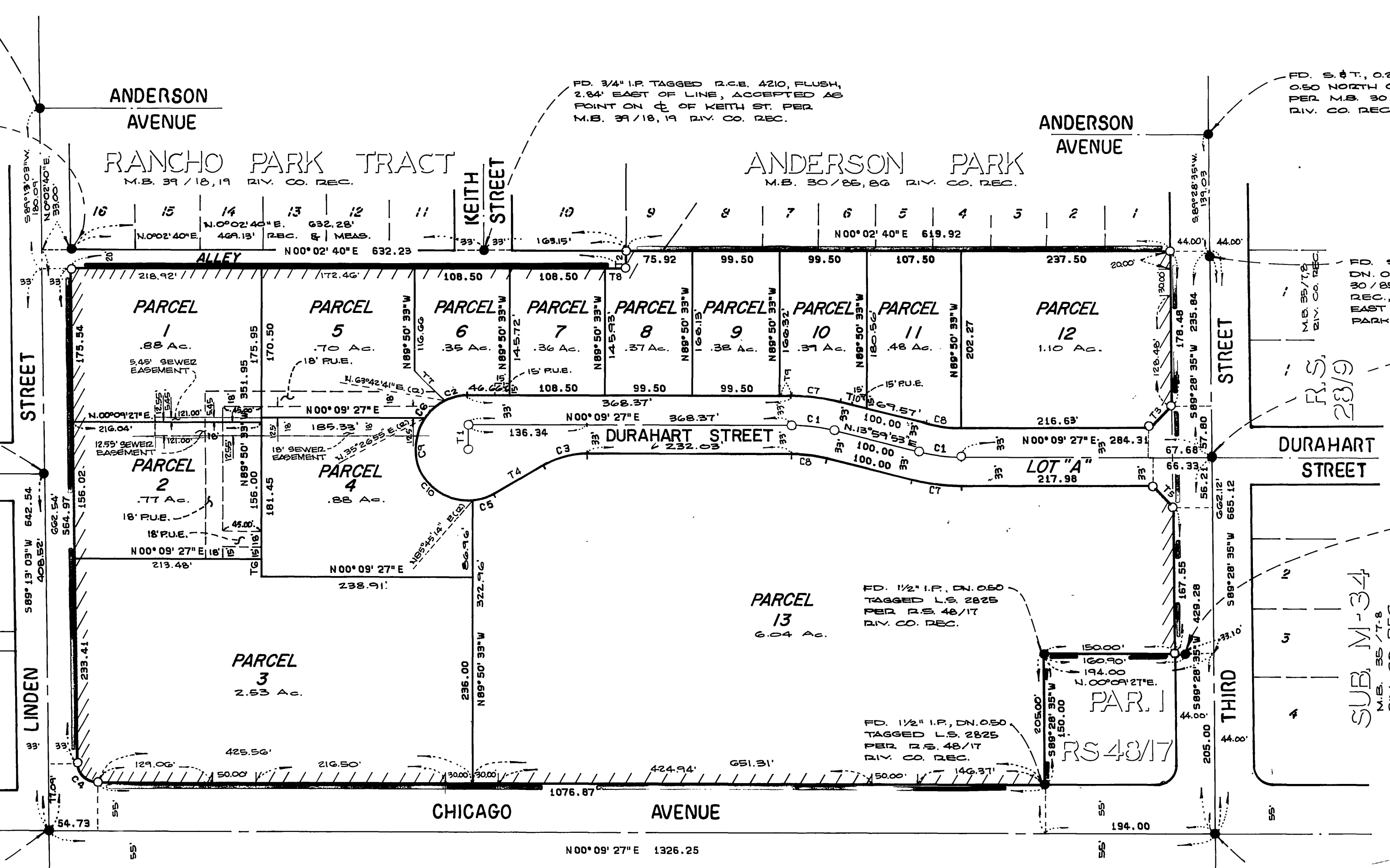
FD. 1" OD. IR. NO TAG, FLUSH, ACCEPTED AS C. OF DURAHART ST. PER M.B. 35/1, 8 RIV. CO. REC. SET TAG R.C.E. 9876.

FD. NAIL AND TAG L.S. 2825, NO REF., FLUSH, IN DRIVEWAY APPROACH, ACCEPTED AS POINT ON N'LY PROLONGATION OF WEST LINE OF PARCEL 1, R.S. 48/17 RIV. CO. REC.

FD. 1/2" I.P. DN. 0.50 TAGGED L.S. 2825 PER R.S. 48/17 RIV. CO. REC.

FD. 1/2" I.P. DN. 0.50 TAGGED L.S. 2825 PER R.S. 48/17 RIV. CO. REC.

FD. BRASS DISK IN WELL 0.80 DN. PER R.S. 48/17 RIV. CO. REC.



CURVE DATA TABLE				
№	Δ	R	L	T
1	13° 50' 26"	200.00	48.31	24.27
2	26° 26' 40"	60.00	27.69	14.10
3	30° 01' 37"	100.00	52.41	26.82
4	89° 03' 36"	23.00	35.75	22.63
5	25° 37' 24"	60.00	26.83	13.64
6	28° 15' 46"	60.00	29.60	15.11
7	13° 50' 26"	233.00	56.28	28.28
8	13° 50' 26"	167.00	40.34	20.27
9	210° 01' 37"	60.00	219.94	-
10	129° 41' 41"	60.00	135.82	127.78

TANGENT TABLE		
№	BEARING	DIST.
1	N 89° 50' 33" W	27.00
2	S 89° 21' 40" W	20.00
3	N 46° 23' 15" W	33.44
4	N 29° 52' 10" W	65.00
5	N 46° 03' 01" E	33.04
6	N 89° 50' 33" W	20.00
7	N 45° 09' 27" E	49.67
8	N 00° 02' 40" E	23.85
9	N 00° 09' 27" E	14.21
10	N 13° 59' 53" E	30.43

83  
86  
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