

# PARCEL MAP NO. 17159

SHOWING A DIVISION OF A PORTION OF LOT 4 IN BLOCK 36 AND LOT 2 AND A PORTION OF LOT 1 IN BLOCK 37, AND A PORTION OF LOT U (VORIS AVENUE), AND A PORTION OF LA SIERRA AVENUE (RECORDED AS HOLDEN AVENUE) OF THE LA SIERRA GARDENS, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, AT PAGES 42 THROUGH 50, INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND PARCEL 3, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 5 OF PARCEL MAPS, AT PAGES 37 AND 38, INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA  
FEBRUARY 1981

### RECORDER'S CERTIFICATE

FILED THIS 17 DAY OF JUNE 1981 AT  
2:30 P.M. IN BOOK 93 OF PARCEL MAPS  
AT PAGES 60+61 AT THE REQUEST OF THE  
CITY ENGINEER.  
FEE \$ 7.00 DONALD D. SULLIVAN  
COUNTY RECORDER  
No. 113032  
BY: Deddie Ann Stager  
SUB'N G'TEE FIRST AMERICAN TITLE INSURANCE CO.

### OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD OF TITLE OR INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE COLORED BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" AND "B".

PACIFIC SOUTHWEST REALTY COMPANY,  
A DELAWARE CORPORATION

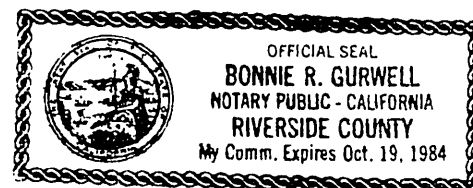
Albert E. Steward VICE PRES.  
G.W. Stackman, Sr. ASSIST. VICE PRES.

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

ON THIS 13th DAY OF April, 1981, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Albert E. Steward AND G.W. Stackman, Sr. KNOWN TO ME TO BE THE VICE PRES. AND ASSIST. VICE PRES. RESPECTIVELY, OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND 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 SAME, 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.

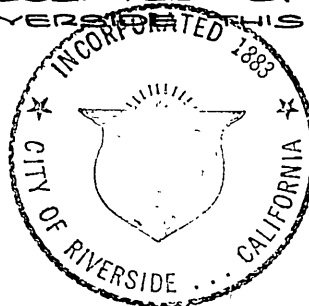
Bonnie R. Gurwell  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES 10-19-84



### 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. 17159 AND THE STREETS AND ARE HEREBY ACCEPTED AS PUBLIC STREETS 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 THE CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 16th DAY OF June, 1981.



ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE  
BY: Alice A. Hare

### PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

#### WATER FACILITIES

FRONTAGE FEES ONLY HAVE BEEN PAID FOR PARCEL # 1. NO WATER FEES AND CHARGES COLLECTED FOR PARCEL # 2.

#### ELECTRIC FACILITIES

THE SUBDIVIDER HAS NOT INSTALLED ELECTRICAL FACILITIES, HAS NOT DEPOSITED FEES NOR MADE ARRANGEMENTS AND PROVISIONS FOR INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE ELECTRIC SERVICE TO PARCELS #1 AND #2.

#### 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.

DATED: June 11, 1981

EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES

BY: Everett C. Ross

### 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 PACIFIC SOUTHWEST REALTY CO., JANUARY, 1981.

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY.

DATED: MARCH 3, 1981

Ernest N. Webb  
ERNEST N. WEBB R.C.E. 9876

### CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 17th DAY OF JUNE, 1981 FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

ROBERT C. WALES R.C.E. 18795  
CITY ENGINEER

BY: Robert C. Wales

TENTATIVE MAP APPROVED: NOV. 6, 1980

93  
60  
P.M.B. 93/60

P.M.B. 93/60

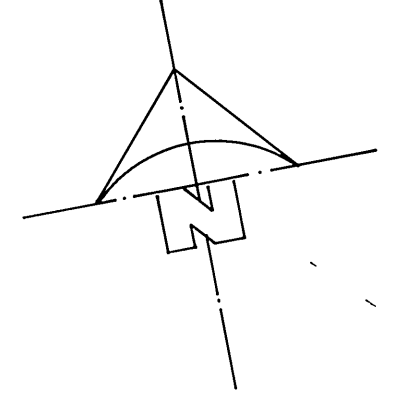
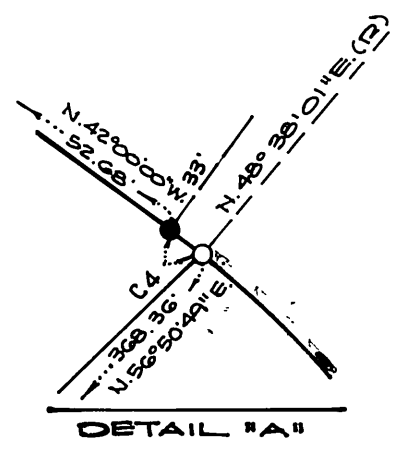
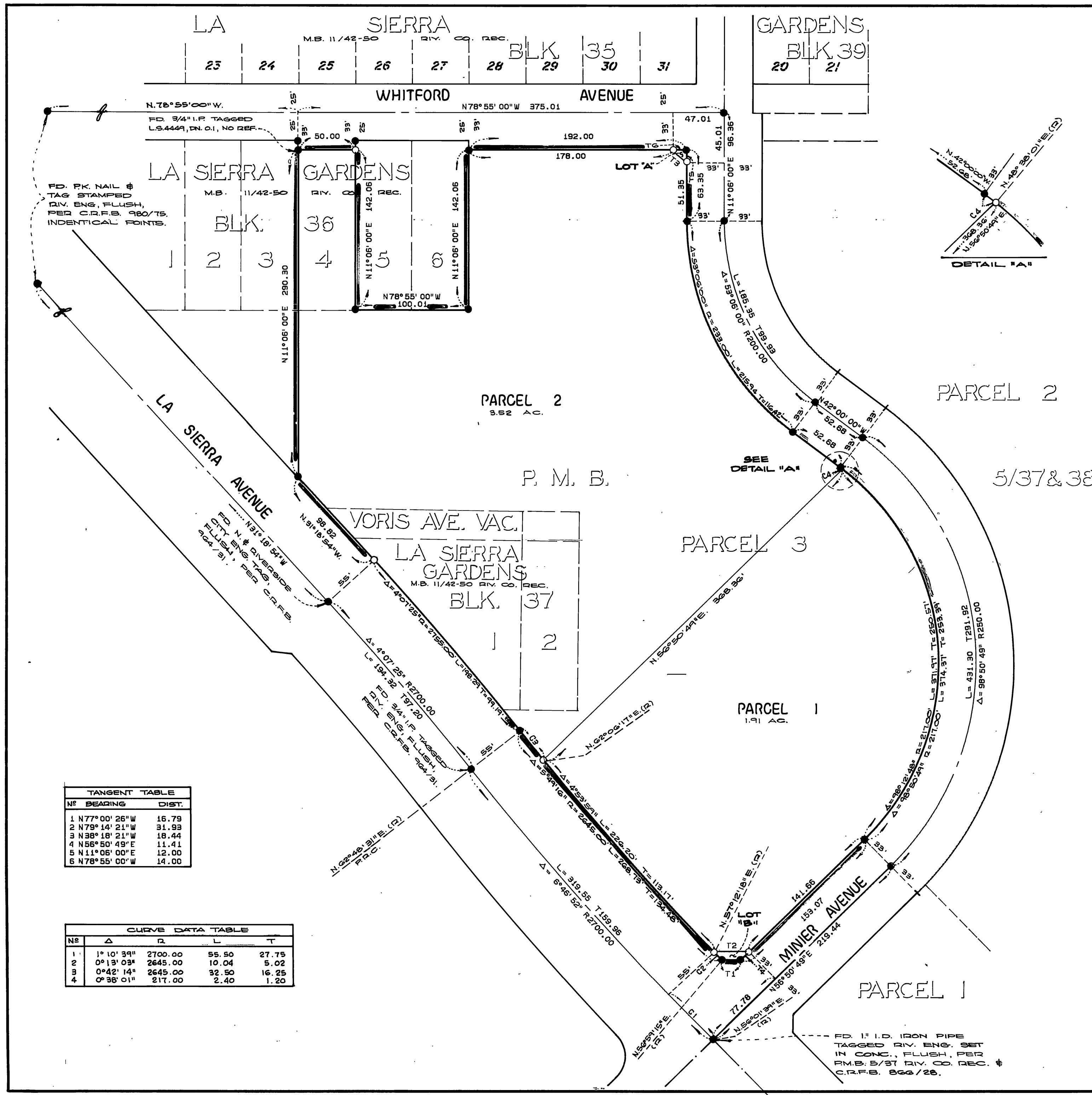
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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

FEBRUARY, 1981

SCALE: 1" = 60'



### ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF MINER AVE. TAKEN AS N. 56° 50' 49" E. AS SHOWN BY MAP ON FILE IN BOOK 5 OF PARCEL MAPS, AT PAGES 37 AND 38 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● DENOTES FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, PER PARCEL MAP 5, PAGES 37 AND 38, RIV. CO. REC., UNLESS OTHERWISE NOTED.
3. ○ DENOTES SET 1" IRON PIPE, FLUSH, TAGGED R.C.E. 9876.
4. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
5. THIS PARCEL MAP CONTAINS 5.43 ACRES GROSS.

№	BEARING	DIST.
1	N 77° 00' 26" W	16.79
2	N 79° 14' 21" W	31.93
3	N 38° 18' 21" W	18.44
4	N 56° 50' 49" E	11.41
5	N 11° 06' 00" E	12.00
6	N 78° 55' 00" W	14.00

№	Δ	R	L	T
1	1° 10' 39"	2700.00	55.50	27.75
2	0° 13' 03"	2645.00	10.04	5.02
3	0° 42' 14"	2645.00	32.50	16.25
4	0° 38' 01"	217.00	2.40	1.20