

94  
1/24  
P.M.B. 94/64

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# PARCEL MAP 17589

BEING A DIVISION OF PARCEL 1 OF A PARCEL MAP RECORDED IN BOOK 16 PAGE 90 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APRIL 1981

**HAWKINS, ROBERTSON & ASSOCIATES**  
RIVERSIDE, CALIFORNIA

## 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.

Walter E. Taylor     Elizabeth B. Taylor  
WALTER E. TAYLOR     ELIZABETH B. TAYLOR

## NOTARY ACKNOWLEDGEMENT

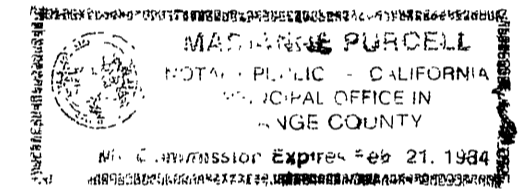
STATE OF CALIFORNIA } ss  
COUNTY OF ORANGE }

ON THIS 20th DAY OF July 1981, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Walter E. Taylor and Elizabeth B. Taylor KNOWN TO ME TO BE THE PERSONS DESCRIBED IN, AND WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES Feb. 21, 1984

WITNESS MY HAND AND OFFICIAL SEAL

Marianne Purcell  
NOTARY PUBLIC IN AND FOR SAID STATE



## SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436(C)(1) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

- 1 AN EASEMENT IN FAVOR OF ARLINGTON UTILITY COMPANY RECORDED MARCH 21, 1958 IN BOOK 2242, PAGE 8 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR SEWER LINES. SEE SHEET 2.
- 2 AN EASEMENT RESERVED BY THE CITY OF RIVERSIDE RECORDED JANUARY 24, 1975 AS INSTRUMENT NUMBER 9319 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR GAS LINE FACILITIES. SEE SHEET 2.
- 3 AN EASEMENT RESERVED BY THE CITY OF RIVERSIDE RECORDED MARCH 16, 1962 AS INSTRUMENT NUMBER 24434, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR SEWERS, STORM DRAINS, GAS LINES, AND TELEPHONE LINES. SEE SHEET 2.

## UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP.

- 1 AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED SEPTEMBER 7, 1949 IN BOOK 1107 PAGE 31 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR POLE LINES AND CONDUITS AND AFFECTS ALL DIVISION PROPERTY LINES, EXCEPT THOSE LINES WHICH COINCIDE WITH STREET OR ALLEY RIGHT OF WAY LINES OF LOTS 307 AND 308 M.B. 22/81-82.
- 2 AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE RECORDED JANUARY 24, 1975 AS INSTRUMENT NUMBER 9319, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR WATER LINE FACILITIES. SEE SHEET 2.
- 3 AN EASEMENT RESERVED BY THE CITY OF RIVERSIDE RECORDED MARCH 16, 1962 AS INSTRUMENT NUMBER 24434, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR WATER LINES AND ELECTRIC FACILITIES.

EVERETT C. ROSS  
PUBLIC UTILITIES DIRECTOR

DATE July 27, '81 BY David C. Han

## RECORDER'S CERTIFICATE

FILED THIS 31 DAY OF JULY 1981 AT 11:00 AM IN BOOK 94 OF PARCEL MAPS AT PAGES 64+65 AT THE REQUEST OF THE CITY ENGINEER

FEE: \$ 8-     DONALD D. SULLIVAN  
COUNTY RECORDER

NO: 145656     BY: Dellie Ann Steger DEPUTY

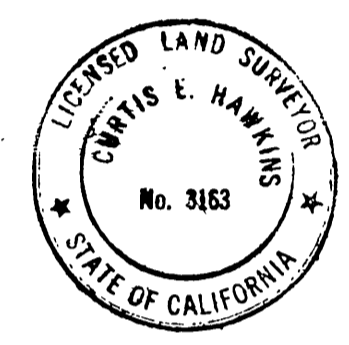
SUB'M. G'TEE: CALIFORNIA LAND TITLE COMPANY

## SURVEYOR'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 WALTER E. TAYLOR IN FEBRUARY, 1981. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED 4/12/81

Curtis E. Hawkins  
CURTIS E. HAWKINS L.S. 3163



## CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 29th DAY OF July, 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. 18793  
CITY ENGINEER

BY William D. Gardner, RCE 1405

TENTATIVE MAP APPROVED \_\_\_\_\_ APRIL 9, 1981

## PUBLIC UTILITY 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 ELECTRIC FACILITIES, HAS NOT DEPOSITED FEES NOR MADE ARRANGEMENTS AND PROVISIONS FOR INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE ELECTRIC SERVICES TO PARCELS 1 & 2.

EASEMENTS  
ALL PUBLIC UTILITIES 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 July 27, 1981 BY David C. Han

P.M.B 94/64

94/65 P.M.B. 94/65

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE CENTERLINE OF CREST AVENUE BEING N.00°28'30"E. AS SHOWN ON PARCEL MAP 16/90 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL MAP 17589

BEING A DIVISION OF PARCEL 1 OF A PARCEL MAP RECORDED IN BOOK 16, PAGE 90 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APRIL 1981

SCALE: 1"=60'

HAWKINS, ROBERTSON & ASSOCIATES

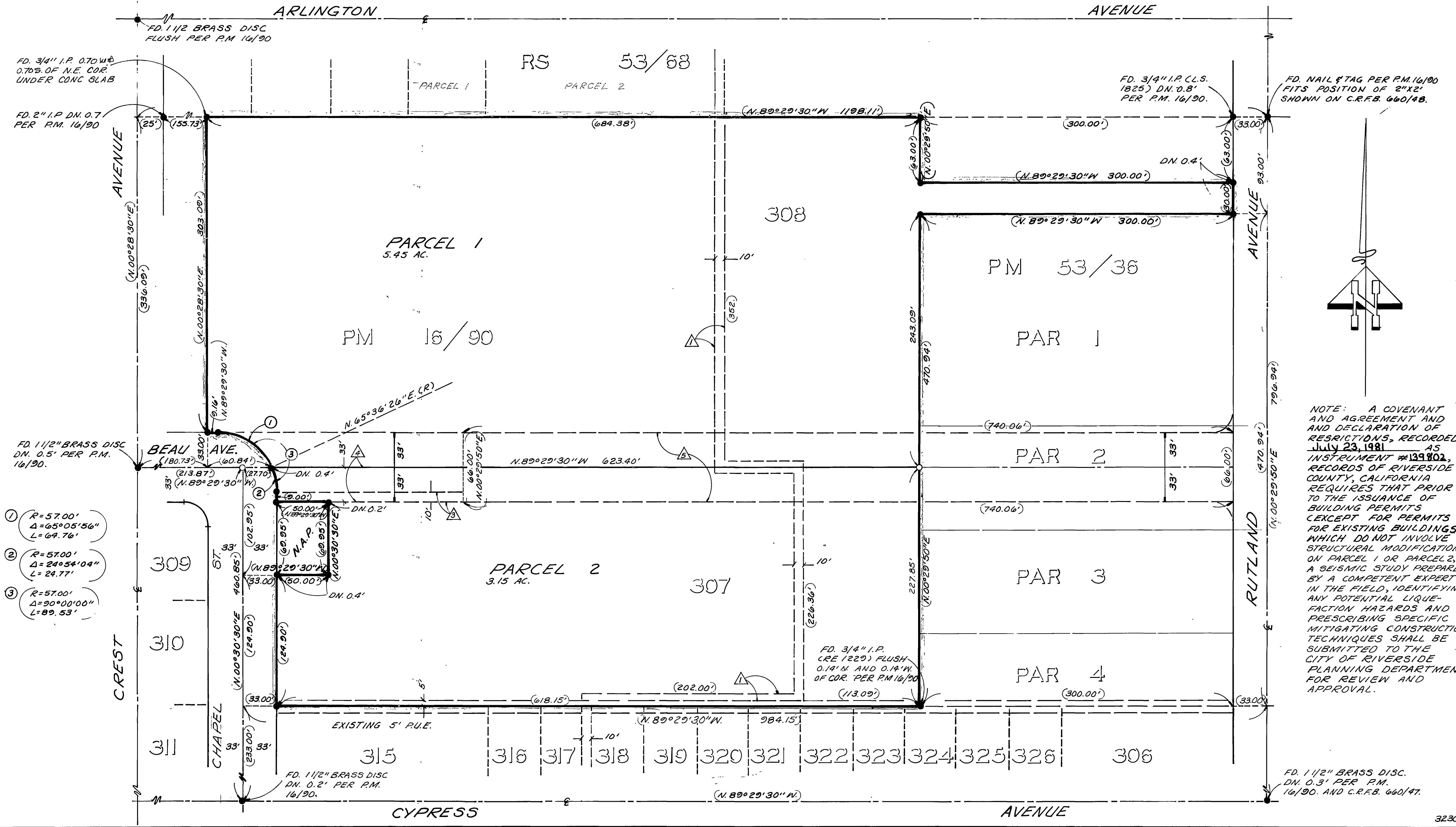
RIVERSIDE, CALIFORNIA

SURVEYOR'S NOTES (CONT.)

- INDICATES FOUND 3/4" IRON PIPE W/L.S. 3163. TAG FLUSH PER P.M. 16/90 UNLESS OTHERWISE NOTED.
- THIS PARCEL MAP CONTAINS 8.60 ACRES GROSS.
- ( ) INDICATES RECORD AND MEASURED INFORMATION PER P.M. 16/90.

SURVEYOR'S NOTES

- INDICATES SET 3/4" IRON PIPE WITH L.S. 3163 TAG, FLUSH, UNLESS OTHERWISE NOTED.



NOTE: A COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS, RECORDED JULY 23, 1981 AS INSTRUMENT #139802, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA REQUIRES THAT PRIOR TO THE ISSUANCE OF BUILDING PERMITS EXCEPT FOR PERMITS FOR EXISTING BUILDINGS WHICH DO NOT INVOLVE STRUCTURAL MODIFICATIONS ON PARCEL 1 OR PARCEL 2, A SEISMIC STUDY PREPARED BY A COMPETENT EXPERT IN THE FIELD, IDENTIFYING ANY POTENTIAL LIQUEFACTION HAZARDS AND PRESCRIBING SPECIFIC MITIGATING CONSTRUCTION TECHNIQUES SHALL BE SUBMITTED TO THE CITY OF RIVERSIDE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL.

P.M.B. 94/65