

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA.
PARCEL MAP NO. 16087
SHOWING A DIVISION OF A PORTION OF THE SOUTHEAST QUARTER
OF SECTION 10, T.3S., R.4W., S.B.B. & M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
JULY, 1983

RECORDER'S CERTIFICATE

FILED THIS 22 DAY OF NOV, 1983, AT 1:15 P.M.
IN BOOK 118 OF PARCEL MAPS AT PAGES 34+35 AT THE
REQUEST OF THE CLERK OF THE BOARD.
NO. 243853 FEE 48.00

WILLIAM E. CONERLY
COUNTY RECORDER

BY: Dellie Ann Stager

SUBDIVISION GUARANTEE: FIDELITY NATIONAL TITLE INSURANCE.

SURVEYOR'S CERTIFICATE

THE MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND
BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE
REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL
ORDINANCES AT THE REQUEST OF ALBERT B. COWAN IN
AUGUST, 1982. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANT-
IALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED
TENTATIVE MAP, IF ANY.

DATED AUGUST 18, 1983

John H. Staaf
JOHN H. STAAF L.S. NO. 3481

COUNTY SURVEYOR'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUB-
DIVISION MAP ACT AND LOCAL ORDINANCE. I HEREBY CERTIFY
THAT I HAVE EXAMINED THIS MAP AND FOUND IT TO BE
SUBSTANTIALLY THE SAME AS IT APPEARED ON THE
TENTATIVE MAP OF PARCEL MAP NO. 16087 AS FILED, AS AMEND-
ED AND APPROVED BY THE BOARD OF SUPERVISORS ON
SEPTEMBER 5, 1980, THE EXPIRATION DATE BEING SEPT. 5,
1983; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY
CORRECT.

DATED Nov. 1, 1983

Le Roy D. Smoot
Le Roy D. Smoot, COUNTY SURVEYOR

BOARD OF SUPERVISOR'S CERTIFICATE

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD
OF SUPERVISORS HEREBY APPROVES THE PARCEL MAP AND
ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR
PUBLIC ROAD AND PUBLIC UTILITY PURPOSES.

DATED 11-8, 1983

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BY: Kay Ceniceros
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: Nancy Romms DEPUTY

OWNER'S CERTIFICATE

WE HEREBY CERTIFY 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 AND THAT WE CONSENT TO
THE MAKING AND RECORDING OF THIS PARCEL MAP AS SHOWN
WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE
TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES,
LOT "A". WE HEREBY DEDICATE ABUTTERS RIGHTS OF ACCESS ALONG
HIGHWAY I-215 (EXCEPT FOR THE ACCESS OPENINGS AS SHOWN)
TO THE PUBLIC. THE OWNERS OF PARCEL 1, ABUTTING THIS HIGHWAY
AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT
THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT
OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL
TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART
VACATED.

Albert B. Cowan Dorothy J. Cowan
ALBERT B. COWAN DOROTHY J. COWAN

JOHN J. PEARCE ESCROWS, INC., A CALIFORNIA CORPORATION,
TRUSTEE, BY DEED OF TRUST REC'D. OCT. 22, 1979, INSTR. NO.
223611, O.R. DIV. CO.

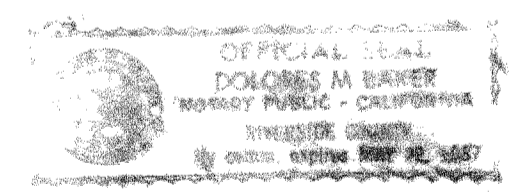
John J. Pearce
JOHN J. PEARCE, PRESIDENT

NOTARY ACKNOWLEDGEMENT

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

ON THIS 26th DAY OF October, 1983, BEFORE ME, THE UNDERSIGNED,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
ALBERT B. COWAN AND DOROTHY J. COWAN, PERSONALLY KNOWN
TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED
TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY
EXECUTED THE SAME.

MY COMMISSION EXPIRES WITNESS MY HAND AND OFFICIAL SEAL
May 22, 1987 Dolores M. Haber
NOTARY PUBLIC IN AND FOR SAID STATE



NOTARY ACKNOWLEDGEMENT

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

ON THIS 20th DAY OF October, 1983, BEFORE ME, THE UNDER-
SIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY
APPEARED JOHN J. PEARCE, PERSONALLY KNOWN TO ME AND/OR
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE
THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT
OF THE CORPORATION THEREIN, AND ACKNOWLEDGED THAT THE
CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES WITNESS MY HAND AND OFFICIAL SEAL
4-29-87 Harriet W. Roush
NOTARY PUBLIC IN AND FOR SAID STATE



EASEMENT NOTES:

1. PUBLIC UTILITY EASEMENT (NEVADA-CALIFORNIA ELECTRIC CORPORATION), AND APPURTENANCES THERETO, REC'D. NOVEMBER 20, 1939 IN BOOK 436, PAGE 563, OFFICIAL RECORDS.
2. RIGHTS OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF WATER PIPE LINES, AS GRANTED TO BOX SPRINGS MUTUAL WATER COMPANY, A CORPORATION, BY DEED REC'D. OCT. 26, 1949 IN BOOK 1118, PAGE 459 AND 460, OFFICIAL RECORDS.
3. A RIGHT OF WAY GRANTED TO SOUTHERN SIERRAS POWER COMPANY, A CORPORATION, A SET OUT IN AGREEMENT REC'D. DEC. 20, 1926, IN BOOK 698, PAGE 298, OF DEEDS, LEASE REC'D. DEC. 20, 1926, IN BOOK 11, PAGE 450 OF LEASES, DEED REC'D. DEC. 21, 1926 IN BOOK 698, PAGE 313 OF DEEDS AND DEED REC'D. DEC. 4, 1931 IN BOOK 59, PAGE 67, OFFICIAL RECORDS.

EDGEMONT NO. 2

M.B. 12/19 RIV. CO. RECS.

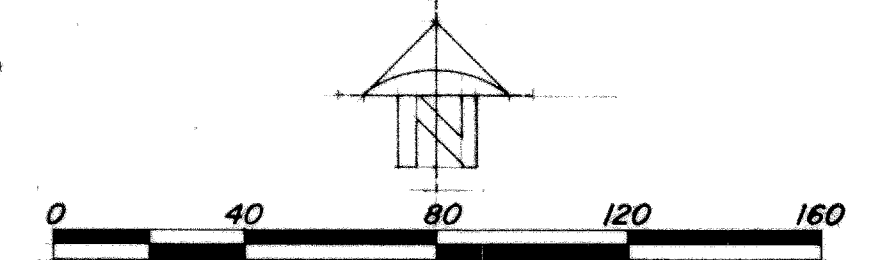
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA.

PARCEL MAP NO. 16087

SHOWING A DIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, T.3S., R.4W., S.B.B. & M.

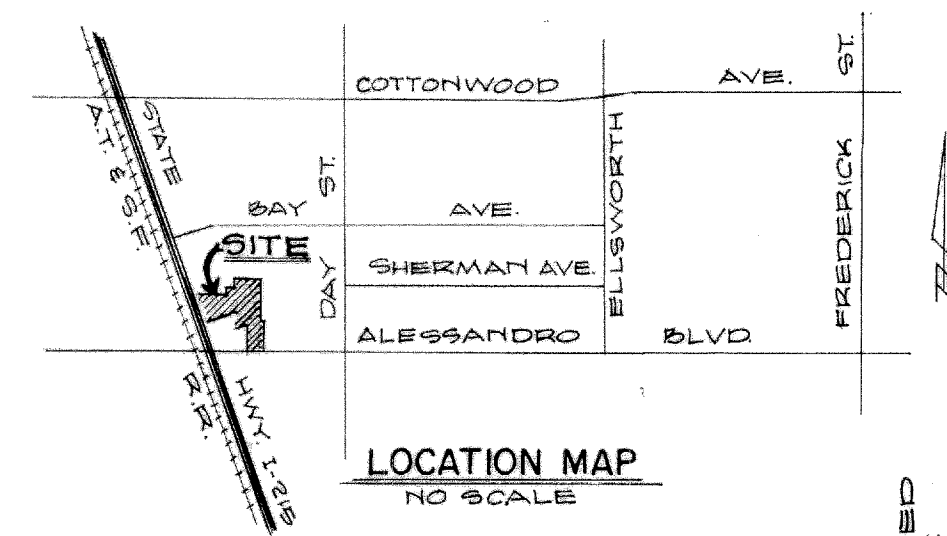
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
JUNE, 1983

SCALE: 1" = 40'

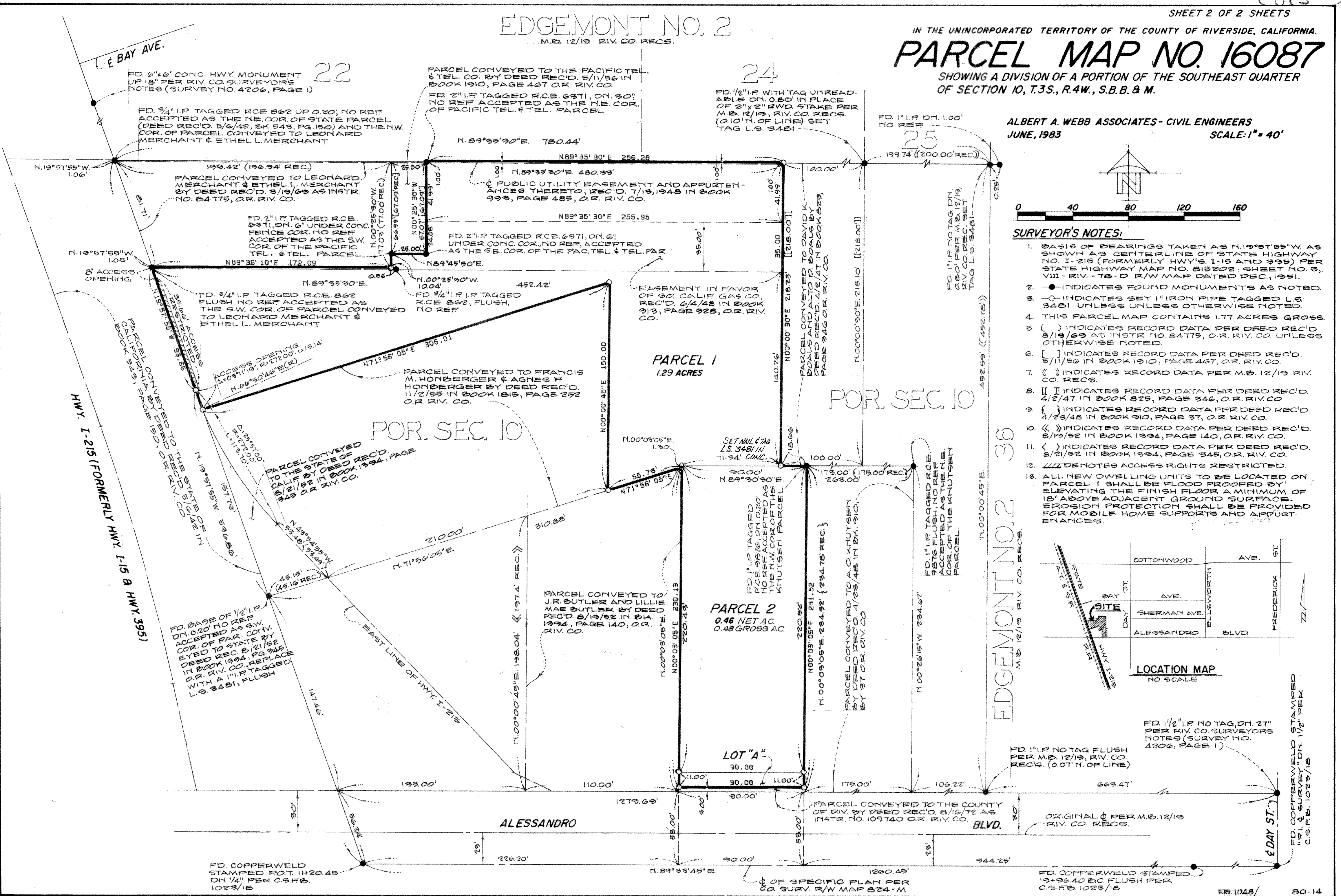


SURVEYOR'S NOTES:

1. BASIS OF BEARINGS TAKEN AS N.19°57'55"W, AS SHOWN AS CENTERLINE OF STATE HIGHWAY NO. I-215 (FORMERLY HWY'S. I-15 AND 395) PER STATE HIGHWAY MAP NO. 815202, SHEET NO. 5, VIII - RIV. - 78-D R/W MAP DATED DEC. 1951.
2. ● INDICATES FOUND MONUMENTS AS NOTED.
3. ○ INDICATES SET 1" IRON PIPE TAGGED L.S. 3481 UNLESS OTHERWISE NOTED.
4. THIS PARCEL MAP CONTAINS 1.77 ACRES GROSS.
5. () INDICATES RECORD DATA PER DEED REC'D. 8/19/69 AS INSTR. NO. 84775, O.R. RIV. CO. UNLESS OTHERWISE NOTED.
6. [] INDICATES RECORD DATA PER DEED REC'D. 5/11/56 IN BOOK 1910, PAGE 467, O.R. RIV. CO.
7. { } INDICATES RECORD DATA PER M.B. 12/19 RIV. CO. RECS.
8. [] INDICATES RECORD DATA PER DEED REC'D. 4/2/47 IN BOOK 825, PAGE 346, O.R. RIV. CO.
9. { } INDICATES RECORD DATA PER DEED REC'D. 4/23/48 IN BOOK 310, PAGE 37, O.R. RIV. CO.
10. << >> INDICATES RECORD DATA PER DEED REC'D. 8/19/52 IN BOOK 1394, PAGE 140, O.R. RIV. CO.
11. < > INDICATES RECORD DATA PER DEED REC'D. 8/21/52 IN BOOK 1394, PAGE 345, O.R. RIV. CO.
12. // DENOTES ACCESS RIGHTS RESTRICTED.
13. ALL NEW DWELLING UNITS TO BE LOCATED ON PARCEL 1 SHALL BE FLOOD PROOFED BY ELEVATING THE FINISH FLOOR A MINIMUM OF 18" ABOVE ADJACENT GROUND SURFACE. EROSION PROTECTION SHALL BE PROVIDED FOR MOBILE HOME SUPPORTS AND APPURTENANCES.



EDGEMONT NO. 2
M.B. 12/19 RIV. CO. RECS.



FD. COPPERWELD STAMPED POT. 11+20.45' DN 1/4" PER C.S.F.B. 1023/18

FD. 1/2" I.P. NO TAG, DN. 27" PER RIV. CO. SURVEYORS NOTES (SURVEY NO. 4206, PAGE 1)

FD. 1" I.P. NO TAG FLUSH PER M.B. 12/19, RIV. CO. RECS. (0.07' N. OF LINE)

ORIGINAL & PER M.B. 12/19 RIV. CO. RECS.

FD. COPPERWELD STAMPED 19+96.40 B.C. FLUSH PER C.S.F.B. 1023/18