

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# PARCEL MAP 19719

BEING A DIVISION OF A PORTION OF LOT 1 BLOCK 25 OF THE VILLAGE OF ARLINGTON AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 62 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA AND OF LOT 43, 22, AND A PORTION OF 45 OF FARNHAM PLACE AS SHOWN BY MAP ON FILE IN BOOK 2 PAGE 46 OF MAPS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

NOVEMBER 1983

**HAWKINS, ROBERTSON AND ASSOC.**  
RIVERSIDE, CA.

### RECORDER'S CERTIFICATE

FILED THIS 23<sup>rd</sup> DAY OF April 1984 AT 1:00 PM IN BOOK 121 OF PARCEL MAPS AT PAGE 4849 AT THE REQUEST OF THE CITY ENGINEER.

FEES \$800  
NO. 83716

WILLIAM E. COVERLY  
COUNTY RECORDER  
BY Santa Rogan

SUB.N 6766 SAFECO TITLE INSURANCE

### CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL.

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED 2/3/84 H.E. BREWER  
CITY TREASURER

BY WR Hansen

### OWNERS CERTIFICATE

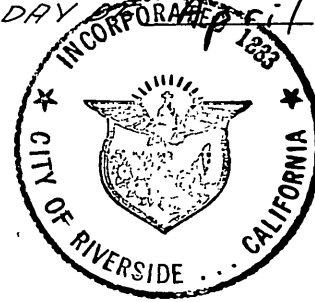
WE HEREBY CERTIFY THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD, TITLE OR INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE COLORED BORDERLINE. WE HEREBY DEDICATE TO THE PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A", "B" AND "C". WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES, THE EASEMENT DESIGNATED AS "BLANKET P.U.E."

CITY OF RIVERSIDE, A MUNICIPAL CORPORATION  
Al Brown MAYOR x Alice A. Hare CITY CLERK

### 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. 19719 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 THE CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 17<sup>th</sup> DAY OF Jan, 1984



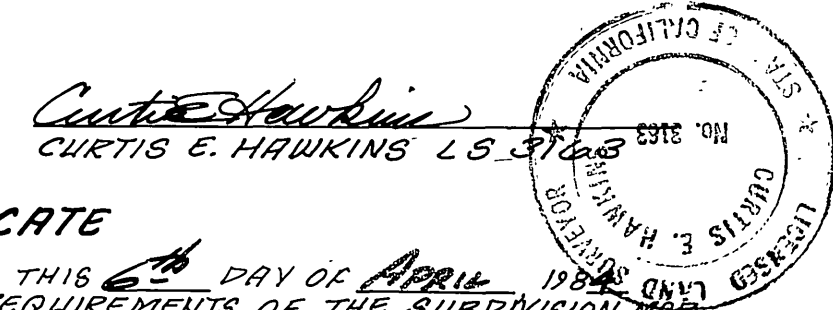
ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare

### 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 CITY OF RIVERSIDE REDEVELOPMENT AGENCY, NOV. 9, 1983 I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN ONE (1) YEAR FROM THE RECORDING DATE OF THIS MAP, AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JAN. 4, 1984  
DATE



Curtis Hawkins  
CURTIS E. HAWKINS L.S. 3763

### CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 6<sup>th</sup> DAY OF April 1984 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 NOV. 3, 1983  
DATE

### SIGNATURE OMISSION

UNDER THE PROVISIONS OF SECTION 66430 (C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED

- 1. AN EASEMENT OVER SAID LAND FOR THE HERINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF R.T. EVANS, ET AL, IN INSTRUMENT RECORDED JANUARY 8, 1902 IN BOOK 132 PAGE 112 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR PIPELINES AND DITCHES.

### TAX COLLECTOR CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$\_\_\_\_\_.

DATED 2-3-84 R. WAYNE WATTS  
COUNTY TAX COLLECTOR

BY: Larry Knowles

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ) ss  
COUNTY OF RIVERSIDE )

ON THIS 11<sup>th</sup> DAY OF January, 1984, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED AL BROWN AND ALICE A. HARE, PERSONALLY KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THIS INSTRUMENT AS MAYOR AND CITY CLERK OF THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, AND ACKNOWLEDGED TO ME THAT THE MUNICIPAL CORPORATION EXECUTED IT.

WITNESS MY HAND AND OFFICIAL SEAL

Margaret L. Allen  
NOTARY PUBLIC IN AND FOR SAID STATE

### PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

#### WATER FACILITIES

FRONTAGE FEES 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 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.

FRED KRAY  
DIRECTOR OF PUBLIC UTILITIES

DATED: Jan 9, 1984

Fred Kray

### UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW DESCRIBED EASEMENT HEREBY CONSENTS TO MAKING AND FILING OF THE ANNEXED MAP. A RIGHT OF ENTRY UPON AND RIGHT OF WAY OVER AND THROUGH THE LANDS HEREIN DESCRIBED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES, DITCHES AND OTHER CONDUITS THAT MAY BE REQUIRED BY THE RIVERSIDE WATER COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, RECORDED AUGUST 14, 1885 IN BOOK 42, PAGE 296 OF DEEDS, SAN BERNARDINO COUNTY RECORDS.

FRED KRAY  
DIRECTOR OF PUBLIC UTILITIES

DATED Jan 9, 1984

BY: Fred Kray

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$\_\_\_\_\_ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE, AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED \_\_\_\_\_ GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

BY \_\_\_\_\_  
DEPUTY

P.M.B. 121/48

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IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA.

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BEING A DIVISION OF A PORTION OF LOT 1, BLOCK 25 OF THE VILLAGE OF ARLINGTON, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 62 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA AND OF LOTS 43, 44 AND A PORTION OF 45 OF FARNHAM PLACE AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 46 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

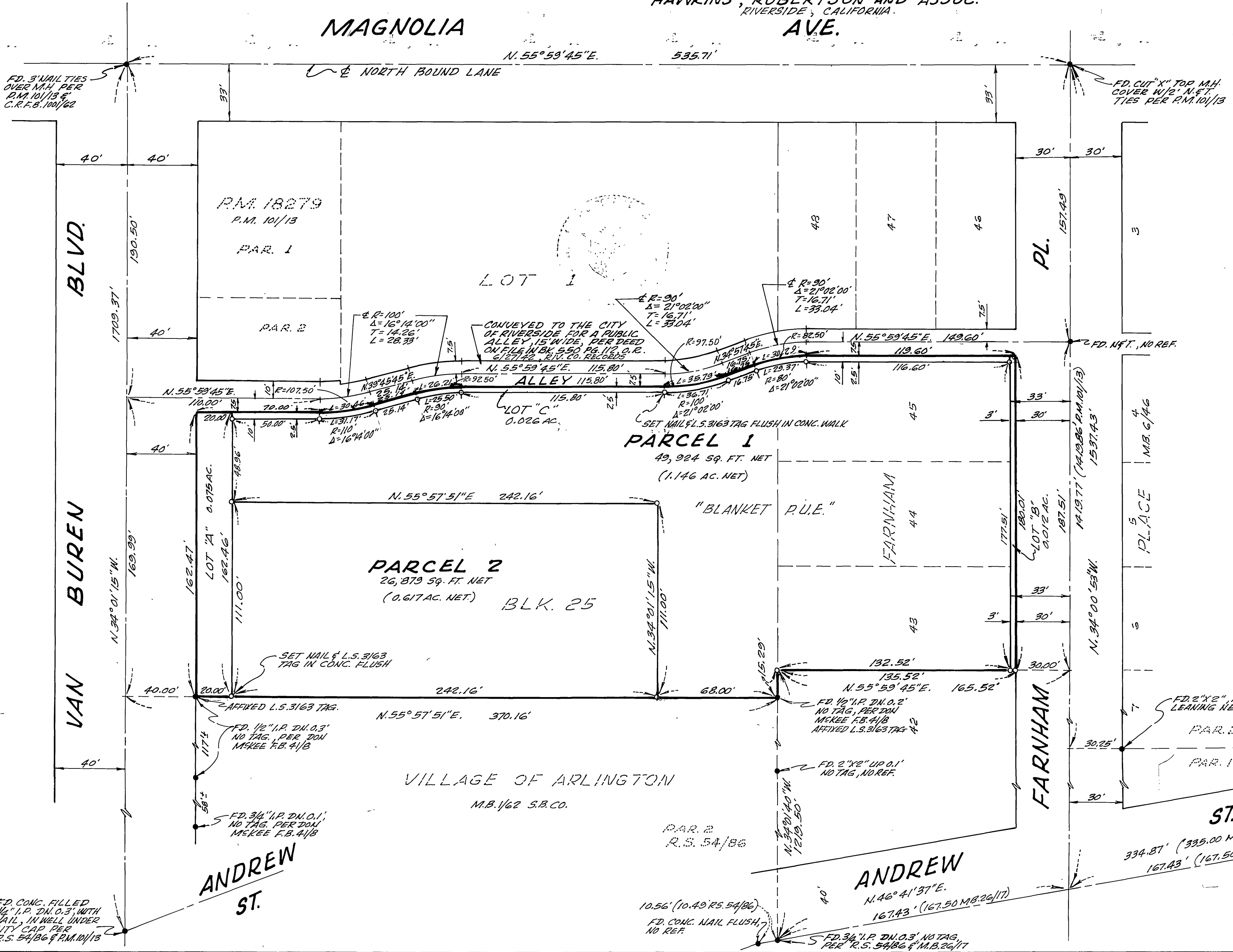
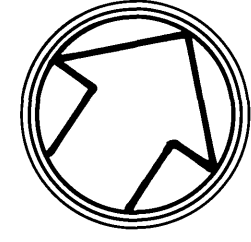
NOVEMBER 1983

SCALE 1"=40'

HAWKINS, ROBERTSON AND ASSOC.  
RIVERSIDE, CALIFORNIA.

MAGNOLIA

AVE.



### SURVEYOR'S NOTES

BASIS OF BEARINGS- BEARINGS ARE BASED ON THE CENTERLINE OF VAN BUREN BLVD. AS BEING N.34°01'15"W AS SHOWN ON PARCEL MAP 18279 BY MAP ON FILE IN BOOK 101, PG. 13 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- INDICATES MONUMENTS FOUND AS NOTED.
- INDICATES 3/4" I.P. SET FLUSH WITH PLASTIC PLUG STAMPED L.S. 3163 UNLESS OTHERWISE NOTED.

### SUMMARY OF AREAS:

PARCEL 1	1.146 ACRES
PARCEL 2	0.617
LOT "A"	0.075
LOT "B"	0.012
LOT "C"	0.026
<b>TOTAL AREA</b>	<b>1.876 ACRES</b>

P.M.B. 121/49

P.M.B. 121/49