

122/14

City's Copy

OWNER'S 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" AND "B". WE ALSO HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL, ENERGY FACILITIES THE EASEMENTS DESIGNATED AS "E" P.U.E. AND "SPECIAL" P.U.E.

John R. Bercau, Mary Ann Bercau, Jewel C. Dalton, June L. Dalton

TRUSTEE:

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED MAY 2, 1979, AS INSTRUMENT NO. 88544 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Deputy President, Asst. Secretary

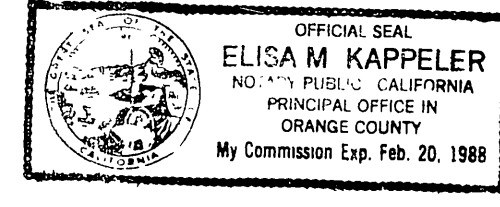
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF ORANGE S.S

ON THIS 13th DAY OF April, 1984, BEFORE ME, the Undersigned, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN R. BERCAU AND MARY ANN BERCAU PERSONALLY KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

Elise M. Kappeler, NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES



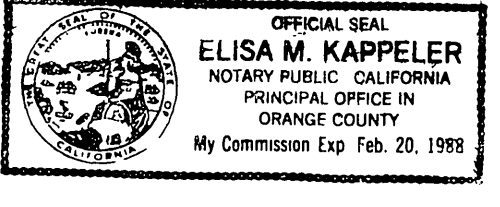
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF ORANGE S.S

ON THIS 13th DAY OF April, 1984, BEFORE ME, the Undersigned, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JEWEL C. DALTON AND JUNE L. DALTON PERSONALLY KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

Elise M. Kappeler, NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF RIVERSIDE S.S

ON THIS 5th DAY OF April, 1984, BEFORE ME, the Undersigned, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Robert C. Wales and Hal Thomas PERSONALLY KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF FIRST AMERICAN TITLE INSURANCE COMPANY A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

Bernice G. Selig, NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP 19703

BEING A SUBDIVISION OF A PORTION OF LOT 74 AND A PORTION OF MORRIS STREET VACATED AND ACOBN STREET VACATED (FORMERLY NORTH VAN BUREN STREET) OF THE MECLASKY TRACT AS SHOWN BY MAP ON FILE IN BOOK 10 AT PAGE 5 36 & 37 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CA. LOCATED IN SECTION 31, T.2 S, R.5 W, S.B.M.

JANUARY 1984

HAWKINS, ROBERTSON AND ASSOC. RIVERSIDE, CALIFORNIA

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. 19703 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 5th DAY OF JUNE, 1984.



ALICE A. HARE CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare

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 May 11, 1984

H.E. BRENER CITY TREASURER

BY: H.E. Brener

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$9,000.00 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 6/7/84

GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS

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 NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$9,000.00.

DATED May 11, 1984

R. WAYNE HATTS COUNTY TAX COLLECTOR

BY: Maria R. Toms

CITY ENGINEER CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 29th DAY OF May, 1984, FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

DATED 5/29/84

ROBERT C. WALES, R.C.E. 18793 CITY ENGINEER

BY: Robert C. Wales

TENTATIVE MAP APPROVED OCTOBER 20, 1983.

RECORDER'S CERTIFICATE

FILED THIS 12th DAY OF JUNE, 1984, AT 2:00 P.M. IN BOOK 122 OF PARCEL MAPS AT PAGE 14715 AT THE REQUEST OF THE CITY CLERK.

FEE: 8.00 NO. 125645

WILLIAM E. CONERLY COUNTY RECORDER

BY: Doris S. Jones

SUB. N 6'TEE FIRST AMERICAN TITLE INSURANCE CO.

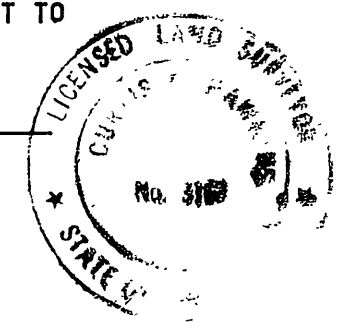
SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME 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 THE CITY OF RIVERSIDE REDEVELOPMENT AGENCY, JAN. 10, 1984.

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.

2-3-84 DATE

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



SIGNATURE OMISSION

UNDER THE PROVISIONS OF SECTION 66436 (C) OF THE SUBDIVISION MAP ACT THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

- 1. A PERMANENT EASEMENT AND RIGHT OF WAY GRANTED TO CITIZENS DOMESTIC WATER COMPANY, TO EXCAVATE FOR AND LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, ALTER, REPLACE AND REMOVE A LINE OF PIPE OR LINES OF PIPES, DITCHES OR FLUMES, TOGETHER WITH ANY OR ALL FITTINGS APPURTENANT THERETO, FOR THE CONVEYANCE OF WATER IN, OVER AND ACROSS THE HEREIN DESCRIBED PROPERTY, TOGETHER WITH CERTAIN WATER AND WATER RIGHTS, AS SET OUT IN DEED RECORDED MARCH 18, 1926 IN BOOK 663 PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. PERMANENT EASEMENTS AND RIGHT OF WAY FOR GAS, SEWER, AND STORM DRAIN EASEMENTS AS RESERVED BY THE CITY OF RIVERSIDE BY RESOLUTION NO. 15076, DATED 7/26/83, RECORDED 3/13/84, INST. NO. 35317.

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.

- 1. PERMANENT EASEMENT AND RIGHT OF WAY FOR BLANKET WATERLINE EASEMENT AS RESERVED BY THE CITY OF RIVERSIDE BY RESOLUTION NO. 15076, DATED 7/26/83, BY FRED KRAY, DIRECTOR OF PUBLIC UTILITIES

DATE May 25 1984

BY: Fred Kray

POTENTIAL LIQUEFACTION CERTIFICATE

ALL OR A PORTION OF THE PROPERTY INCLUDED WITHIN THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO LIQUEFACTION SHOULD GROUND SHAKING OCCUR. TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT A GEOLOGIC INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PRE-REQUISITE TO ISSUANCE OF BUILDING PERMITS.

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS: WATER FACILITIES FRONTAGE FEES AND WATER CONNECTION CHARGES HAVE BEEN PAID FOR PARCELS 1 & 2.

ELECTRIC FACILITIES ALL ELECTRIC FEES HAVE BEEN PAID AND ARRANGEMENTS HAVE BEEN MADE BUT THE CUSTOMER INSTALLED FACILITIES HAVE NOT BEEN INSTALLED FOR PARCELS 1 & 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: May 25 1984

BY: Fred Kray

P.M.B. 122/14

P.M.B. 122/14

City's Copy

122/15

# PARCEL MAP 19703

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

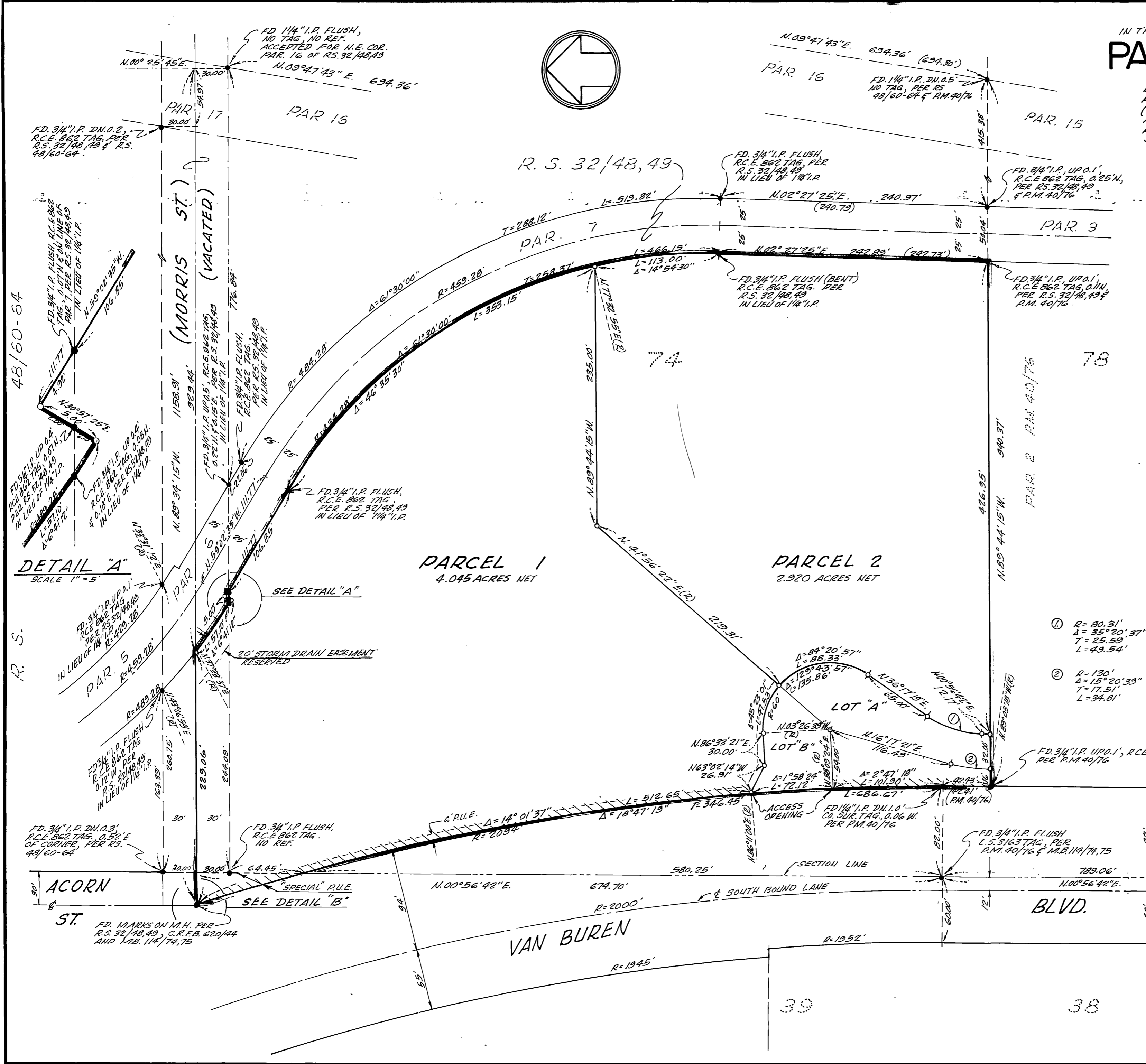
BEING A SUBDIVISION ON A PORTION OF LOT 74 AND A PORTION OF MORRIS STREET VACATED AND ACORN STREET VACATED (FORMERLY NORTH VAN BUREN STREET) OF THE McCLASKEY TRACT AS SHOWN BY MAP ON FILE IN BOOK 10 AT PAGES 36 & 37 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CA. LOCATED IN SECTION 31, T.25, R.5W, S.8M, JANUARY 1984

HAWKINS, ROBERTSON AND ASSOC.  
RIVERSIDE, CALIFORNIA.

## SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE CENTERLINE OF MORRIS STREET BEING N. 83° 34' 15" W. AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 32 AT PAGES 48 AND 49 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIF. ( ) INDICATES RECORD DATA PER R.S. 32/48, 49, UNLESS OTHERWISE NOTED.
2. —•— INDICATES MONUMENTS FOUND AS NOTED.
3. —○— INDICATES 3/4" I.P. SET FLUSH WITH PLASTIC PLUG STAMPED L.S. 3163, UNLESS OTHERWISE NOTED.
4. MORRIS ST. VACATED: BLANKET EASEMENTS FOR GAS, SEWER, STORM DRAIN AND WATER RESERVED.
5. SUMMARY OF AREAS:
 

PARCEL 1	4.045 ACRES
PARCEL 2	2.920 ACRES
LOT "A"	0.400 ACRES
<b>TOTAL AREA</b>	<b>7.365 ACRES</b>
6. // INDICATES ACCESS RIGHTS RELINQUISHED PER BK. 1574-P. 167 ET SEQ., D.R. RIVERSIDE COUNTY, CA. AND PER CITY OF RIVERSIDE RESOLUTION 15076 DATED 7/26/85.



DETAIL "A"  
SCALE 1"=5'

DETAIL "B"  
NO SCALE

POINT FALLS ON M.H. COVER. DID NOT SET MARKS ON M.H. P.M. USE TILE & INTERSECTION ACORN ST. & MORRIS ST.

P.M.B. 122/15

P.M.B. 122/15