

CITY COPY
Sheet 1 of 2 sheets
124
67

OWNER'S CERTIFICATE

We hereby certify that we are the owners of or have some right, title, or interest in the land included within the land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Parcel Map as shown within the distinctive borderline.

Sanford Schneider Juan S. Schneider
Sanford Schneider Juan S. Schneider

EQUITABLE TRUST COMPANY, a California corporation, trustee in deed of trust recorded December 28, 1979 as instrument No. 274728.

Nathaniel J. Hutton Leonor Alvarez
(Vice) President Asst. Secretary Asst. Vice President

PARCEL MAP 16426

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

BEING A DIVISION OF PARCEL 2 AS SHOWN BY MAP ON FILE IN BOOK 22, PAGE 97 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS. ALSO BEING LOCATED IN SECTION 11, T.35. R.5W., S.B.M.

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

AUGUST 1981

RECORDER'S CERTIFICATE

Filed this 18th day of October, 1984, at 3:30 p M. in Book 124 of Parcel Maps, at Page 67-68 at the request of the City Clerk

WILLIAM E. COVERLY, County Recorder

By Santa Rogan
Deputy

No. 226061

Fee \$ 800

Sub. G'tee Safeco Title Insurance

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

On this 21st day of September, 1984, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sanford Schneider and Juan S. Schneider (personally known to me) (proved to me on the basis of satisfactory evidence) 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 12-21-84 Witness my hand and official seal.

James G. Dehl
Notary Public in and for said County and State

UTILITY EASEMENTS

The City of Riverside, being the owner of the below described Easements, hereby consents to the making and filing of the annexed map.

- 1. An easement for pole lines and conduits and rights incidental thereto as contained in an instrument recorded March 18, 1976 as instrument No. 35625, Records of Riverside County, Ca.
- 2. An easement for pole lines and conduits and rights incidental thereto as contained in an instrument recorded March 18, 1976 as instrument No. 35626, Records of Riverside County, Ca.

Date October 15, 1984 FRED KRAY
Director of Public Utilities

By Fred Kray

SIGNATURE OMISSIONS

Pursuant to Section 66436 of the Subdivision Map Act, the signatures of the following owners of easements and/or other interests have been omitted.

- 3. An easement for a roadway and storm ditch in favor of Union Title and Abstract Co. as contained in an instrument recorded September 28, 1917 in Book 469, Page 111, Records of Riverside Co., Ca. Not plottable of record.
- 4. An easement for irrigation and water pipe lines in favor of the Gage Canal Company as contained in an instrument recorded February 20, 1976 as instrument No. 21982, Riverside County Records.
- 5. An easement for ingress and egress and utility purposes in favor of Andrew Brothers of California, Inc. as contained in an instrument recorded March 18, 1976 as instrument No. 34960, Records of Riverside County, Ca.

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.

Dated October 1, 1984 R. WAYNE WATTS
County Tax Collector

By Marie R. Torres

CITY ENGINEER'S CERTIFICATE

This map has been examined this 15th day of October, 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 January 22, 1981

UTILITIES CERTIFICATE

I hereby certify as follows:
Water Facilities
No water fees and charges collected for Parcel 1. Water Connection Charges and Backup Facility Capacity Charge have been paid for Parcel 2.
Electric Facilities
Electric fees have been collected for Parcels 1 and 2 and developer installed facilities have been installed.
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: October 15, 1984 By: Fred Kray

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 SANFORD SCHNEIDER on March 13, 1979.

I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any. I also hereby state that all monuments are of the character and occupy the positions indicated and that the monuments are sufficient to enable the survey to be retraced.

4-1-83
Date

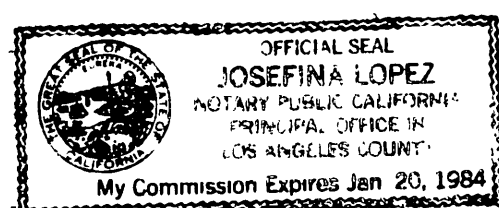
James F. Davidson, Jr.
James F. Davidson, Jr. L.S. 3018
STATE OF CALIFORNIA

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

On this 24th day of November, 1981, before me, JOSEFINA LOPEZ, a Notary Public in and for said County and State, personally appeared NATHANIEL J. HUTTON, known to me to be the Vice President, and LEONOR ALVAREZ, known to me to be the Asst. V.P. of Equitable Trust 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 such corporation executed the same.

My commissions expires 1-20-84 WITNESS my hand and official seal.



Josefina Lopez
Notary Public in and for said County and State

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 Oct. 1, 1984 H.E. BREWER
CITY TREASURER

By H.E. Brewer

P.M.B. 124/67

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

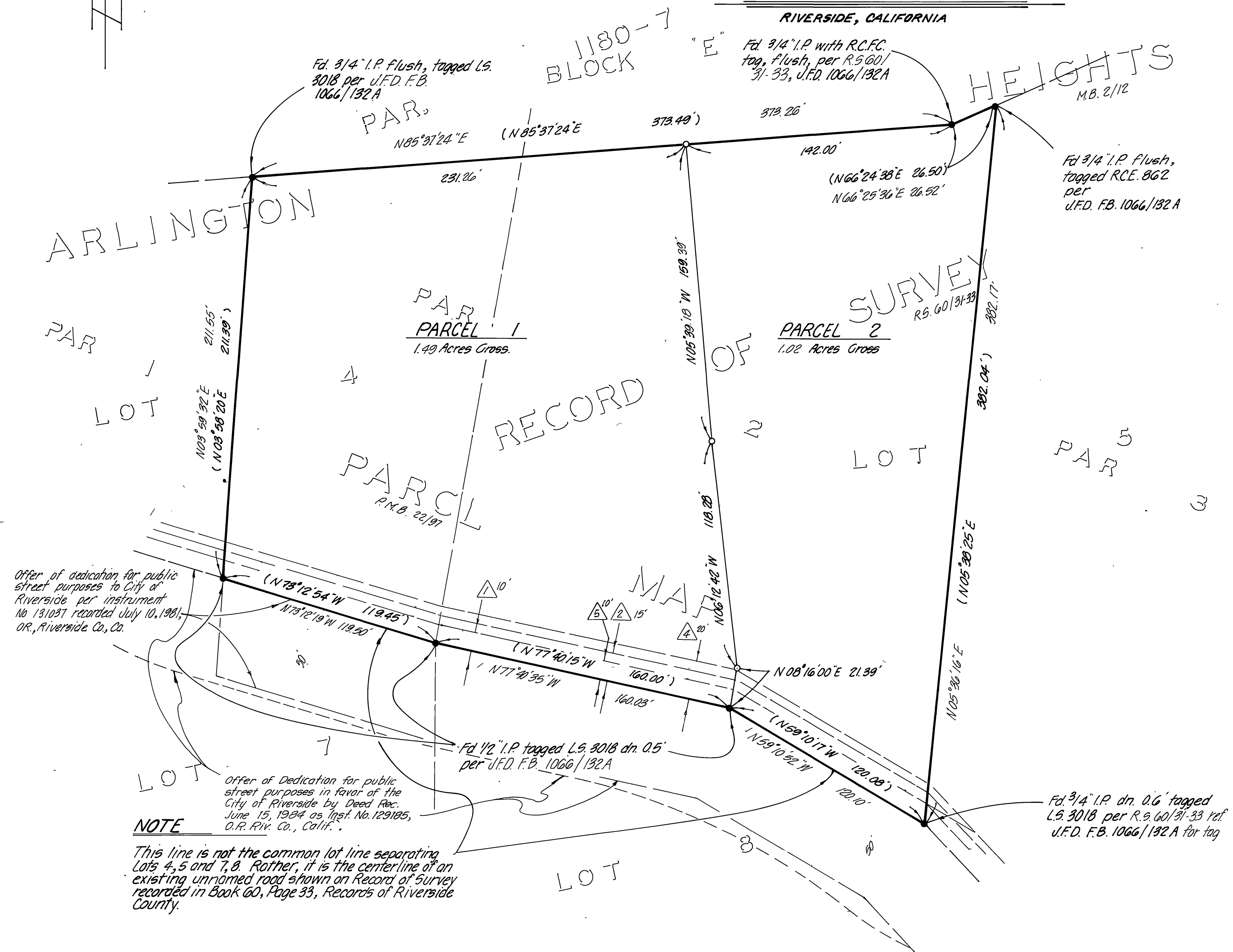
PARCEL MAP 16426

BEING A DIVISION OF PARCEL 2 AS SHOWN BY MAP ON FILE IN BOOK 22, PAGE 97 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS. ALSO BEING LOCATED IN SECTION 11, T.39. R.5W. S.B.M.

Scale: 1"=40'

J.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

August 1981



SURVEYOR'S NOTES

The bearings shown hereon are based upon the the North line of Parcel 2 of Parcel Map as recorded in Book 22 Page 97 of Parcel Maps, Riverside County Records, and being: N 85° 37' 24" E.

- Indicates a 3/4" I.P. with a plastic plug and stamped L.S. 3018, set flush, unless otherwise noted.
- Indicates monument found as noted. Accepted as angle points in boundary of Parcel 2 of P.M.B. 22/97
Total area within Blue Border: 2.51 acres gross.
- (—) Indicates record data per Parcel Map 22/97, Riverside County Records

Offer of dedication for public street purposes to City of Riverside per instrument No 131037 recorded July 10, 1961, O.R. Riverside Co., Ca.

Offer of Dedication for public street purposes in favor of the City of Riverside by Deed Rec. June 15, 1954 as Inst. No. 129185, O.R. Riv. Co., Calif.

NOTE

This line is not the common lot line separating Lots 4, 5 and 7, 8. Rather, it is the centerline of an existing unnamed road shown on Record of Survey recorded in Book 60, Page 33, Records of Riverside County.

Fd 3/4" I.P. dn. 0.6' tagged L.S. 3018 per R.S. 60/31-33 ref. J.F.D. F.B. 1066/132A for tag

Fd 1/2" I.P. tagged L.S. 3018 dn. 0.5' per J.F.D. F.B. 1066/132A

Fd 3/4" I.P. with R.C.F.C. tag, flush, per R.S. 60/31-33, J.F.D. 1066/132A

Fd 3/4" I.P. flush, tagged R.C.E. 862 per J.F.D. F.B. 1066/132A