

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# PARCEL MAP NO. 19935

A PORTION OF LOT 1 OF BLOCK 43 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY IN THE CITY OF RIVERSIDE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 1, PAGE 70 OF MAPS SAN BERNARDINO COUNTY RECORDS

APRIL 1984  
ANACAL ENGINEERING  
ANAHEIM, CALIFORNIA

### RECORDER'S CERTIFICATE

FILED THIS 30<sup>th</sup> DAY OF FEB. 1985 AT 2:15 PM IN BOOK 127 OF PARCEL MAPS AT PAGE 2425 AT THE REQUEST OF THE CITY CLERK  
WILLIAM E. CONERLY  
COUNTY RECORDER  
BY Sarita Ragan

FEE \$ 8.00  
NO. 34402  
SUB'N G'TEE TICOR 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 ASSESSMENT, 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 Feb. 4, 1985 H.E. BREWER  
CITY TREASURER

BY H.E. Brewer

### 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 DISTINCTIVE BORDERLINE. WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS BLANKET R.U.E. AND 6' R.U.E.

Richard W. Beamish  
RICHARD W. BEAMISH

Ruth E. Beamish  
RUTH E. BEAMISH

### SIGNATURE OMISSIONS

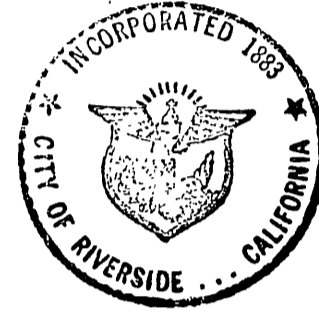
PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED, SINCE THEIR RIGHTS CANNOT RIPEN INTO FEE:  
1) CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO LA SIERRA COMMUNITY SERVICES DIST. FOR 10' SEWER EASEMENT PER INST. NO. 17747 REC. 3-1-61, O.R., RIVERSIDE COUNTY, CA.  
2) 15' EASEMENT FOR INGRESS/EGRESS AND UTILITIES IN FAVOR OF FLORIDA SERVICE STATIONS, INC. PER INST. NO. 137287 REC. 12/30/63, O.R. RIVERSIDE COUNTY, CA.  
3) 15' EASEMENT FOR INGRESS/EGRESS IN FAVOR OF LOMA LINDA UNIVERSITY BY INST. NO. 142751, REC. 10/26/72, O.R., RIVERSIDE COUNTY, CA.

### CITY CLERKS CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 2 SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 19935 AND THE EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC 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 SAID CITY THERETO.  
I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF RIVERSIDE, THIS 13<sup>th</sup> DAY OF February 1985.

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 S&K INVESTMENTS AND DEVELOPMENT, INC. ON 2 AUGUST 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.

2/4/84  
DATE

C.F. Queyrel  
C.F. QUEYREL L.S. 2988

### CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 5<sup>th</sup> DAY OF FEBRUARY 1985 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 MARCH 22, 1984  
DATE

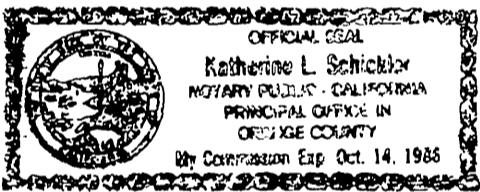
### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS

ON THIS 27<sup>th</sup> DAY OF DEC. 1984, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RICHARD W. BEAMISH AND RUTH E. BEAMISH PERSONALLY 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 IT.

WITNESS MY HAND AND OFFICIAL SEAL

Katherine L. Schickler  
NOTARY PUBLIC IN AND FOR SAID STATE



### UTILITY EASEMENTS

THE CITY OF RIVERSIDE BEING THE SUCCESSOR IN INTEREST OF THE BELOW DESCRIBED EASEMENTS, CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP:  
1) 24' WATERLINE EASEMENT CONVEYED TO CITY OF RIVERSIDE BY INST. NO. 88683, REC. 4/27/84, O.R., RIVERSIDE COUNTY, CA.  
2) RIGHT OF WAY FOR INGRESS AND EGRESS AND FOR CONSTRUCTION OR WATERLINE FACILITIES IN FAVOR OF DALY WATER CO. BY INST. NO. 27935, REC. 4/17/57, O.R. RIVERSIDE COUNTY, CA.  
3) 6' ELECTRICAL EASEMENTS IN FAVOR OF SOUTHERN CALIFORNIA EDISON CO., BY INST. NO. 73254, REC. 10/10/58 AND INST. NO. 34508 REC. 4/23/59, BOTH RECORDS OF RIVERSIDE COUNTY, CA.

FRED KRAY  
DIRECTOR OF PUBLIC UTILITIES

DATED February 5, 1985 BY Fred Kray

### PUBLIC UTILITIES CERTIFICATE:

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES:  
FRONTAGE FEE WATER CONNECTION CHARGES (ONE MASTER WATER METER) AND BACKUP FACILITY CAPACITY CHARGE HAVE BEEN PAID FOR PARCEL NO. 1 THRU G.  
ELECTRIC FACILITIES:  
NO FEE COLLECTED BUT ARRANGEMENTS HAVE BEEN MADE TO INSTALL UNDERGROUND FACILITIES FOR PARCELS NO. 1 THRU NO. G.

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

DATE: February 5, 1985 BY: Fred Kray

BENEFICIAL SERVICE COMPANY, A CALIFORNIA CORPORATION UNDER DEED OF TRUST RECORDED APRIL 2, 1984, AS INSTRUMENT NO. 71615

John W. Alexander Kurt C. Kemper  
John W. ALEXANDER ASSE. Treasurer Kurt C. KEMPER ASSE. Vice President & Secretary

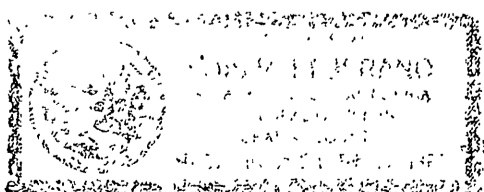
STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS

ON THIS 9<sup>th</sup> DAY OF JANUARY 1985, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED John W. ALEXANDER AND Kurt C. KEMPER PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE Vice President & Asst. Treasurer AND Asst. Vice President & Secretary RESPECTIVELY OF BENEFICIAL SERVICE COMPANY, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE 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 COMMISSION EXPIRES  
February 27, 1987

WITNESS MY HAND AND OFFICIAL SEAL:

Louis R. Bejerano  
NOTARY PUBLIC IN AND FOR SAID STATE  
Louis R. BEJERANO



### 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 2-4-85 R. WAYNE WATTS  
COUNTY TAX COLLECTOR

BY: Larry Kemper

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# PARCEL MAP NO. 19935

A PORTION OF LOT 1 OF BLOCK 43 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY IN THE CITY OF RIVERSIDE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 1, PAGE 70 OF MAPS SAN BERNARDINO COUNTY RECORDS

CITY COPY

APRIL 1984 ANACAL ENGINEERING SCALE 1"=60'  
ANAHEIM, CALIFORNIA

### SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF MAGNOLIA AVENUE BEING N56°14'E AS SHOWN ON MAP OF TRACT "TOWN & COUNTRY ESTATES" BOOK 35 PAGES 31 AND 32, RECORDS OF RIVERSIDE COUNTY.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●
3. SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 2988 AT ALL INTERIOR PARCEL CORNERS AND AT ALL POINTS SHOWN THUS ○ UNLESS OTHERWISE NOTED

### SUMMARY OF AREAS:

PARCEL 1	1.3978 ACRES
PARCEL 2	0.2362 ACRES
PARCEL 3	0.3487 ACRES
PARCEL 4	0.3345 ACRES
PARCEL 5	0.8494 ACRES
PARCEL 6	2.8616 ACRES
TOTAL	6.0282 ACRES

4. LLLLLL INDICATES VEHICULAR ACCESS RIGHTS WAIVED

