

CITY COPY

13/13  
13  
PMB 131/13

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 1 OF 2 SHEETS

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT I CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE.

Ellen H. Quinn  
ELLEN H. QUINN

# PARCEL MAP 20599

BEING A SUBDIVISION OF A PORTION OF LOT 13 IN BLOCK 27 OF RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1 AT PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

APRIL 1985  
HAWKINS, ROBERTSON & ASSOCIATES  
RIVERSIDE, CALIFORNIA

RECORDER'S CERTIFICATE

FILED THIS 26<sup>TH</sup> DAY OF SEPTEMBER 1985, AT 3:00 P.M. IN BOOK 131 OF PARCEL MAPS AT PAGE 1314 AT THE REQUEST OF THE CITY CLERK.

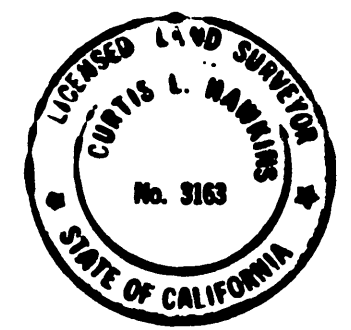
FEE: \$800  
NO: 217072  
WILLIAM E. CONERLY  
COUNTY RECORDER  
BY: Santa Ragan

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

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 ORDINANCES AT THE REQUEST OF ELLEN QUINN ON NOVEMBER 5, 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, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE JUNE 13, 1985  
Curtis E. Hawkins  
CURTIS E. HAWKINS L.S. 3163



CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 24<sup>TH</sup> DAY OF SEPTEMBER 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: William D. Gardner  
DEPUTY R.C.E. 11405

TENTATIVE MAP APPROVED: DECEMBER 20, 1984

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

FRONTAGE FEES, WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGE 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 WATER AND ELECTRIC DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

FRED KRAY  
DIRECTOR OF PUBLIC UTILITIES  
DATED: June 17, 1985 BY: Fred Kray 84-3529 B

TAX COLLECTOR'S 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 \$ 400.00.

DATED: 6-14-85  
R. WAYNE WATTS  
COUNTY TAX COLLECTOR  
BY: Larry Kowalski

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 400.00 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: SEPT. 24, 1985  
GERALD A MALONEY  
CLERK OF THE BOARD OF SUPERVISORS  
BY: R. D. Olson  
DEPUTY

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: June 17, 1985  
H.E. BREWER  
CITY TREASURER  
BY: H.E. Brewer

UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENT, HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP.

1. A RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER COMPANY, AND ITS ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES, AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE, THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.

DATED June 17, 1985  
FRED KRAY  
DIRECTOR OF PUBLIC UTILITIES  
BY: Fred Kray

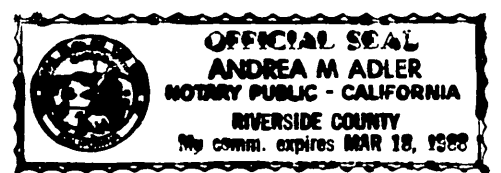
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } SS

ON THIS 13<sup>TH</sup> DAY OF JUNE 1985, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ELLEN H. QUINN, KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME.

MY COMMISSION EXPIRES MARCH 18, 1988

WITNESS MY HAND AND OFFICIAL SEAL.



Andrea M. Adler  
NOTARY PUBLIC IN AND FOR SAID STATE

SIGNATURE OMISSION

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

- A 4' EASEMENT FOR PIPELINE AND IRRIGATION PURPOSES RECORDED MARCH 27, 1947, IN BOOK 827 AT PAGE 218 ORIGINAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

PMB 131/13

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

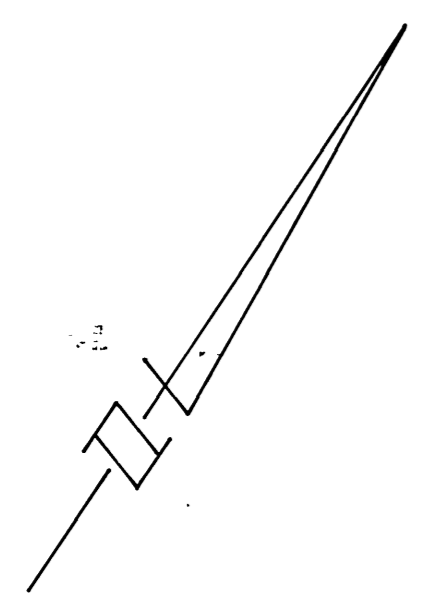
# PARCEL MAP 20599

BEING A SUBDIVISION OF A PORTION OF LOT 13 IN BLOCK 27 OF RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1 AT PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

APRIL 1985

SCALE: 1"=30'

HAWKINS, ROBERTSON & ASSOCIATES  
RIVERSIDE, CALIFORNIA



**SURVEYOR'S NOTES**  
 BASIS OF BEARINGS: BEARINGS ARE BASED ON THE CENTERLINE OF INDIANA AVENUE BEING N.56°00'00"E. AS SHOWN ON TRACT 9297 ON FILE IN BOOK 94, PAGES 5-11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CA.

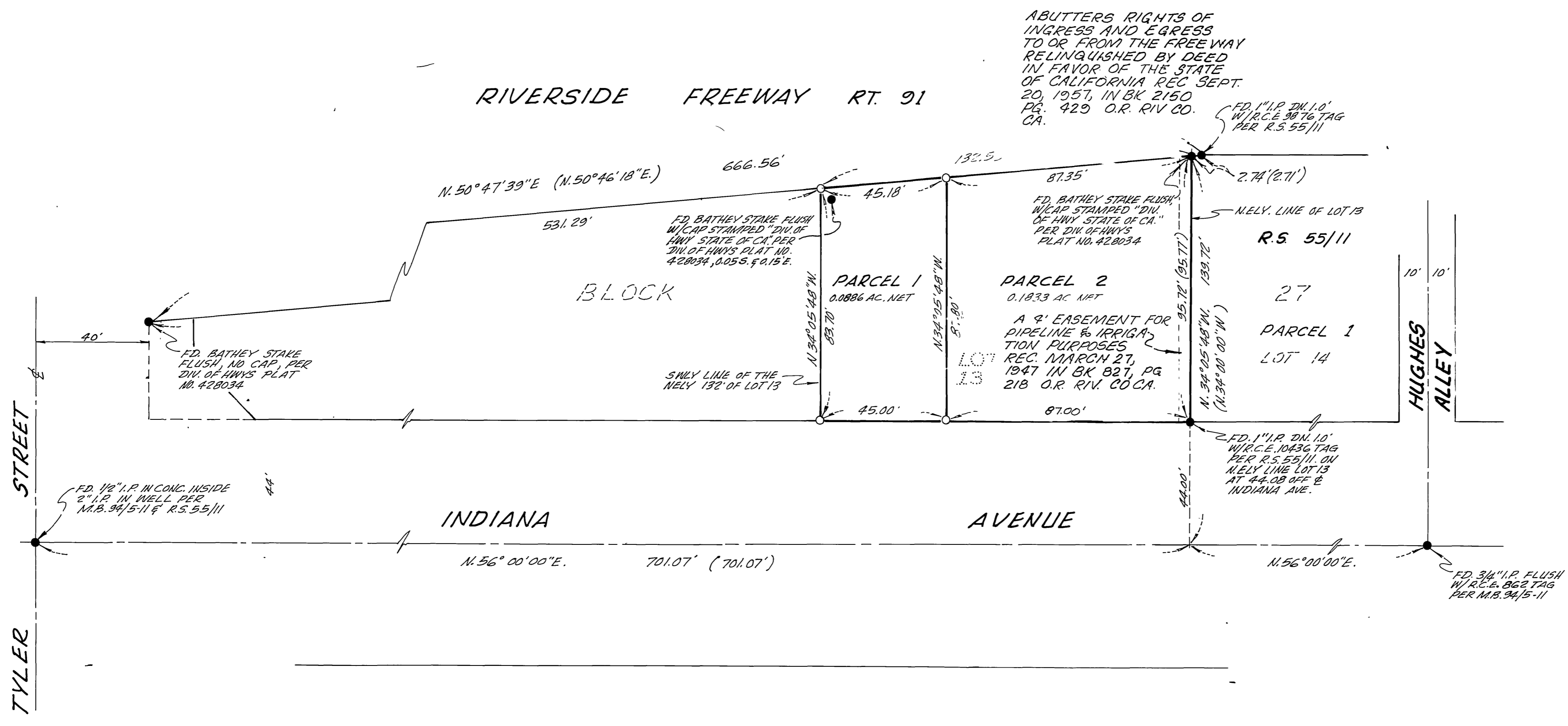
- INDICATES MONUMENTS FOUND AS NOTED.
- INDICATES 3/4" IRON PIPE SET FLUSH WITH PLASTIC PLUG STAMPED L.S. 3/163 UNLESS OTHERWISE NOTED.
- ( ) INDICATES RECORD DATA PER RECORD OF SURVEY 55/11, RIV. CO. RECORDS, UNLESS OTHERWISE NOTED.

**SUMMARY OF AREAS:**

PARCEL 1	0.0886 ACRES
PARCEL 2	0.1833

ABUTTERS RIGHTS OF INGRESS AND EGRESS TO OR FROM THE FREEWAY RELINQUISHED BY DEED IN FAVOR OF THE STATE OF CALIFORNIA REC SEPT. 20, 1957, IN BK 2150 PG. 429 O.R. RIV CO. CA.

RIVERSIDE FREEWAY RT. 91



PMB 131/14