

# PARCEL MAP 17572

BEING A SUBDIVISION OF N.E. 1/4 OF THE N.E. 1/4 AND THE EAST 1/2 OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 16, T 3 S, R 4 W, S B M

J.F. DAVIDSON ASSOCIATES

MAY 1986

### RECORDER'S CERTIFICATE

Filed this 24<sup>th</sup> day of July 1986, at 12:00 PM in Book 137 of Parcel Maps at Pages 65-67 at the request of the CLERK OF BOARD.  
No. 17484  
Fee: \$10.00  
WILLIAM E. CONERLY, County Recorder  
By: Sainte Regan, Deputy  
STEWART TITLE INSURANCE CO  
Subdivision Guarantee

### OWNERS CERTIFICATE

We hereby certify that we are the owners of the land included within the subdivision shown hereon; that we are the only persons whose consent is necessary to pass a clear title to said land; that we consent to the making and recording of this subdivision map as shown within the distinctive border line. We hereby dedicate to public use for street and public utility purposes, Lots "A" through "D", inclusive.

We hereby dedicate abutters rights of access along Alessandro Boulevard to the Public. The owners of Parcels 1 and 2 abutting this highway and during such time will have no rights of access except the general easement of travel. As a condition of dedication of Lots "B" through "D", inclusive, Brown Street, the owners of Parcels 2 through 4, inclusive, abutting this highway and during such time will have no rights of access except the general easement of travel, also excepting five thirty foot access openings in Parcels Number 2 through 4, inclusive, as shown hereon.

A-YUNG SU PI-YUN SU  
BY: A-Yung Su by Yu Pi Yun Su  
Yung-Ting Su VUNG-TING SU, ATTORNEY IN FACT

HSIEN TA KUO PING HSIN KUO  
BY: HSIEN Ta Kuo Ping Hsin Kuo  
Lin Mei Kuo LIN MEI KUO, ATTORNEY IN FACT

SHIN SOO  
BY: Shin Soo MEI HUI LU  
Pi-Yun Su PI-YUN SU, ATTORNEY IN FACT

Hsiao Yen Chiu Huang Yu Chih Chiu  
HSIAO-YEN CHIU HUANG YU-CHIH CHIU  
James K. Chou Leslie Chou  
JAMES K. CHOU LESLIE CHOU

### TRUSTEES:

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, FORMERLY TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE, UNDER DEED OF TRUST RECORDED NOV. 12, 1968 AS INST. NO. 108148 OFFICIAL RECORDS OF RIVERSIDE CO., CA.

BY \_\_\_\_\_ PRESIDENT

BY Janice Halterman ASSISTANT-SECRETARY  
JANICE HALTERMAN

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE, UNDER DEED OF TRUST RECORDED AUG. 31, 1979 AS INSTRUMENT NO. 185126 OFFICIAL RECORDS OF RIVERSIDE CO., CA.

BY Robert J. Thomas PRESIDENT

BY Hal Thomas ASST. SECRETARY

STEWART TITLE COMPANY, OF RIVERSIDE COUNTY, A CALIFORNIA CORPORATION, AS TRUSTEE, UNDER DEED OF TRUST RECORDED AUG. 18, 1981 AS INSTRUMENT NO. 156457 OFFICIAL RECORDS OF RIVERSIDE CO., CA.

BY Hugh W. Adley VICE PRESIDENT

BY \_\_\_\_\_ SECRETARY

### SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURE OF THE FOLLOWING OWNER OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED.

WERNER R. STOLL - OWNER OF MINERAL RIGHTS TO SAID LAND

### TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ 7,900.00 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 JULY 23, 1986  
GERALD A. MALONEY  
Clerk of the Board of Supervisors

By R. O. O'Leary  
Deputy

### 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 \$ 7,900.00.

Dated July 15, 1986  
R. WAYNE WATTS  
County Tax Collector

By Anita Swoka  
DEPUTY

### COUNTY SURVEYOR & ROAD COMMISSIONER'S CERTIFICATE

This map conforms with the requirements of the Subdivision Map Act and Local Ordinances. I hereby certify that this map has been examined by me or under my supervision and found to be substantially the same as it appeared on the Tentative Map of Parcel Map 17572 as filed, amended, and approved by the Board of Supervisors on JUNE 19, 1981, the expiration date being JUNE 19, 1986, and that I am satisfied this map is technically correct.

The County of Riverside, State of California, hereby approves the Parcel Map and accepts the offer of dedication made hereon of abutters rights of access along Alessandro Boulevard as part of the County Maintained Road System. The offers of dedication of abutters rights of access along Brown St and lots "A" through "D" inclusive, for public road and public utility purposes are accepted to vest title in the County on behalf of the public for said purposes but that said road shall not become part of the County Maintained Road System until accepted pursuant to Section 941 of the Streets and Highway Code.

Dated July 17, 1986  
County of Riverside State of California  
LeRoy D. Smoot  
County Surveyor Road Commissioner

### CLERK OF THE BOARD OF SUPERVISOR'S CERTIFICATE

On this 23 day of JULY 1986, I received Parcel Map 17572. I hereby certify that all required certificates and documents have been filed. I do hereby submit this Parcel Map to the Office of the County Recorder.

Dated JULY 23, 1986  
Gerald A. Maloney  
GERALD A. MALONEY  
Clerk of the Board of Supervisors

### 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 JAMES CHOU on MAY 7, 1986.

I hereby certify 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.

I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any.

James F. Davidson, Jr.  
James F. Davidson, Jr. S. 3018

copy

PM 137/65

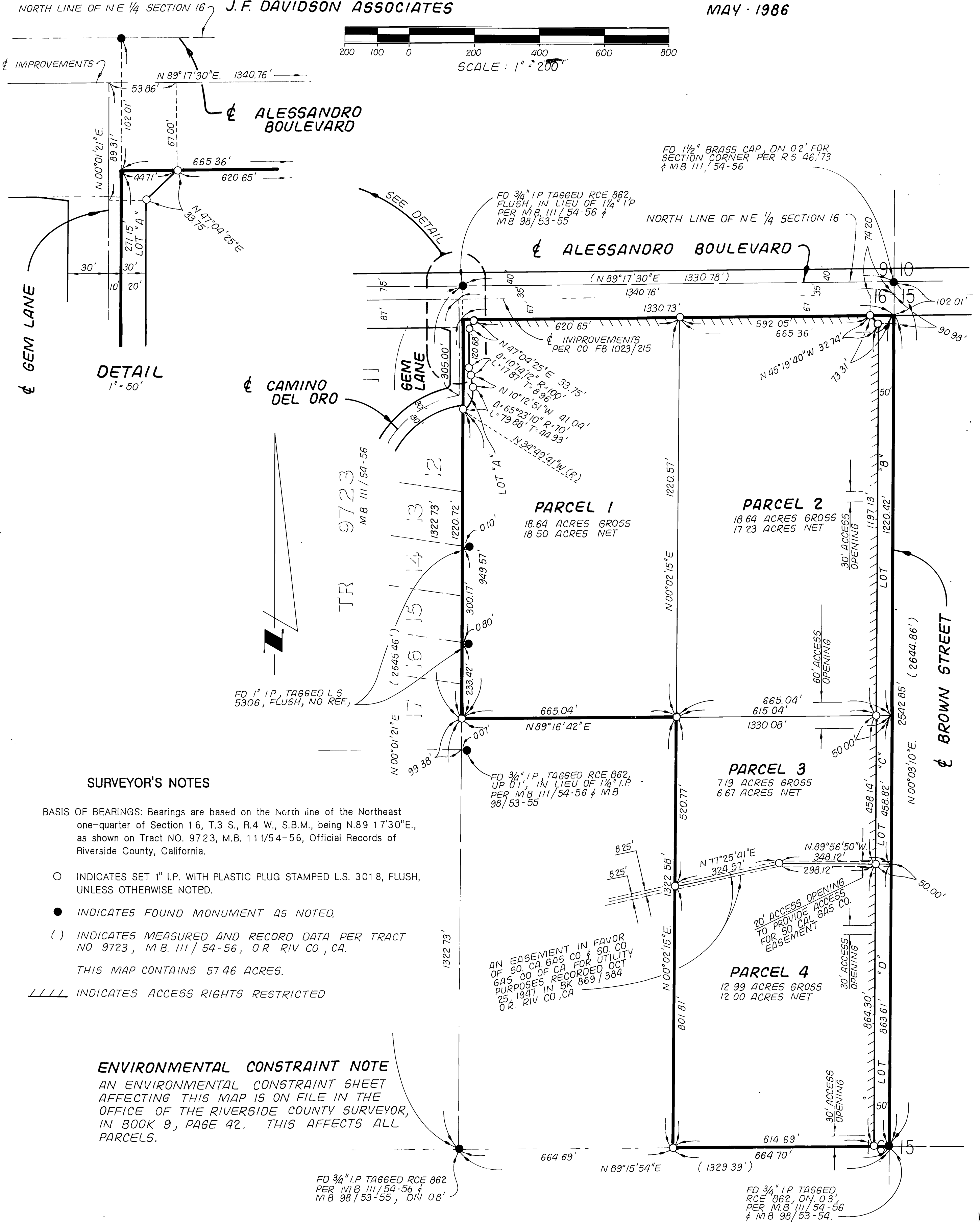
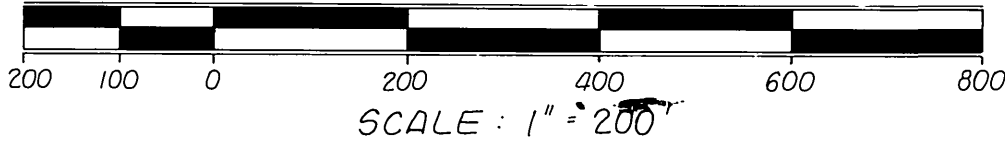


# PARCEL MAP 17572

BEING A SUBDIVISION OF N.E. 1/4 OF THE N.E. 1/4 AND THE EAST 1/2 OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 16, T.3 S., R.4 W., S.B.M.

J.F. DAVIDSON ASSOCIATES

MAY - 1986



### SURVEYOR'S NOTES

BASIS OF BEARINGS: Bearings are based on the North line of the Northeast one-quarter of Section 16, T.3 S., R.4 W., S.B.M., being N.89 17'30"E., as shown on Tract NO. 9723, M.B. 111/54-56, Official Records of Riverside County, California.

○ INDICATES SET 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH, UNLESS OTHERWISE NOTED.

● INDICATES FOUND MONUMENT AS NOTED.

( ) INDICATES MEASURED AND RECORD DATA PER TRACT NO 9723, M.B. 111/54-56, O.R. RIV CO., CA.

THIS MAP CONTAINS 57.46 ACRES.

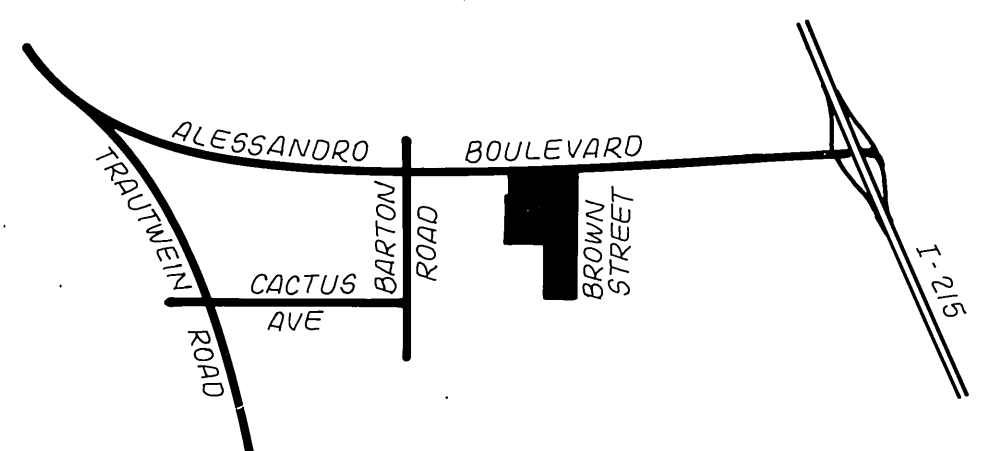
////// INDICATES ACCESS RIGHTS RESTRICTED

### ENVIRONMENTAL CONSTRAINT NOTE

AN ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN BOOK 9, PAGE 42. THIS AFFECTS ALL PARCELS.

### EASEMENT NOTE

AN EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT FOR UTILITY PURPOSES RECORDED NOV 12, 1969 AS INSTRUMENT NO 115832 & MAR 4, 1955 IN BOOK 1702/467 & 552 O.R. AND MAR 4, 1955 IN BOOK 1702/559 OF DEEDS, RECORDS OF RIVERSIDE COUNTY CO, CA. CANNOT BE LOCATED FROM RECORD



PM/137/67