

CITY COPY

140
93

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

PARCEL MAP NO. 21696

BEING A DIVISION OF A PORTION OF LOT 4 OF ORANGE GROWERS BANK ADDITION PER MAP RECORDED IN BOOK 2, PAGE 40 OF MAPS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
(SECTION 13, T. 2 S., R. 5 W. S.B.M.)

HAWKINS, ROBERTSON & ASSOCIATES
RIVERSIDE, CALIFORNIA
JULY 1986

RECORDER'S CERTIFICATE

FILED THIS 30TH DAY OF JANUARY 1987 AT 8:30 AM.
IN BOOK 140 OF PARCEL MAPS AT PAGES 93-94 AT THE REQUEST OF THE CITY CLERK.

FEES: \$800
NO: 216993

WILLIAM E. CONERLY
COUNTY RECORDER
BY Santa Hagan DEPUTY

SUBDIVISION GUARANTEE TICOR TITLE INSURANCE COMPANY

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 DISTINCTIVE BORDERLINE. WE HEREBY DEDICATE TO THE PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOT "A". WE ALSO HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY FACILITIES THE EASEMENT DESIGNATED AS 12' P.U.E. BUILDING CORPORATION OF LABORERS' LOCAL 1184

Kenneth W. Bell PRESIDENT
John L. Smith SECRETARY

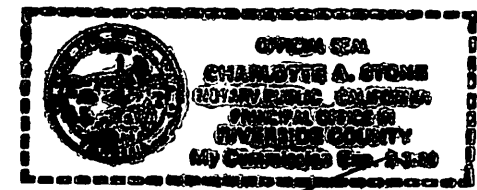
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss.
COUNTY OF RIVERSIDE }

ON THIS 7TH DAY OF OCTOBER 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED KENNETH W. BELL AND JOHN L. SMITH PERSONALLY KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND SECRETARY OF THE BUILDING CORPORATION OF LABORERS LOCAL 1184, 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.

MY COMMISSION EXPIRES FEB 3, 1989
WITNESS MY HAND AND OFFICIAL SEAL.

Charlotte A. Stone
NOTARY PUBLIC IN AND FOR SAID STATE



TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ 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 _____
By Gerald A. Maloney CLERK OF THE BOARD OF SUPERVISORS
By _____ DEPUTY

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 THAT ARE NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ _____

R. WAYNE WATTS
RIVERSIDE COUNTY TAX COLLECTOR
DATED December 18, 1986
By Beth A. Crislip DEPUTY

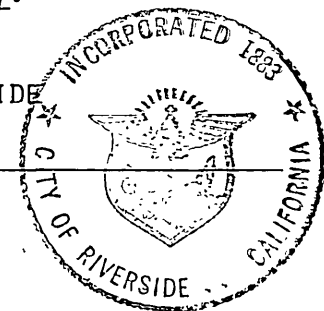
CITY CLERK'S CERTIFICATE

RESOLVED THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 21696 AND THE STREETS ARE HEREBY ACCEPTED AS PUBLIC STREETS 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 27TH DAY OF JANUARY 1987.

ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

By Alice A. Hare



CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 21ST DAY OF JANUARY 1987, FOR CONFORMANCE WITH 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 JUNE 5, 1986

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 Dec. 30, 1986 H.E. BREWER
CITY TREASURER

By H.E. Brewer

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 BUILDING CORPORATION OF LABORERS' LOCAL 1184, MARCH 7, 1986. 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.

DATE OCTOBER 7, 1986
By Curtis E. Hawkins L.S. 3163
CURTIS E. HAWKINS EXP. 6-30-88



SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDER HAS BEEN OMITTED.

1. A RIGHT OF WAY FOR AND USE OF CEMENT FLUME ALONG THE EAST LINE OF THE HEREINABOVE DESCRIBED PROPERTY RESERVED FOR RUNNING WATER FOR IRRIGATING OTHER LANDS IN FAVOR OF GEORGE SEGER, AS SET OUT IN DEED RECORDED MAY 15, 1901 IN BOOK 121, PAGE 225 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES
FRONTAGE FEES, WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCELS *1 AND *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 OF WATER AND ELECTRIC DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

FOR BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
DATED 1/14/87 BY Dieter P. Witzfeld

P.M.B. 140/93

P.M.B. 140/93

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

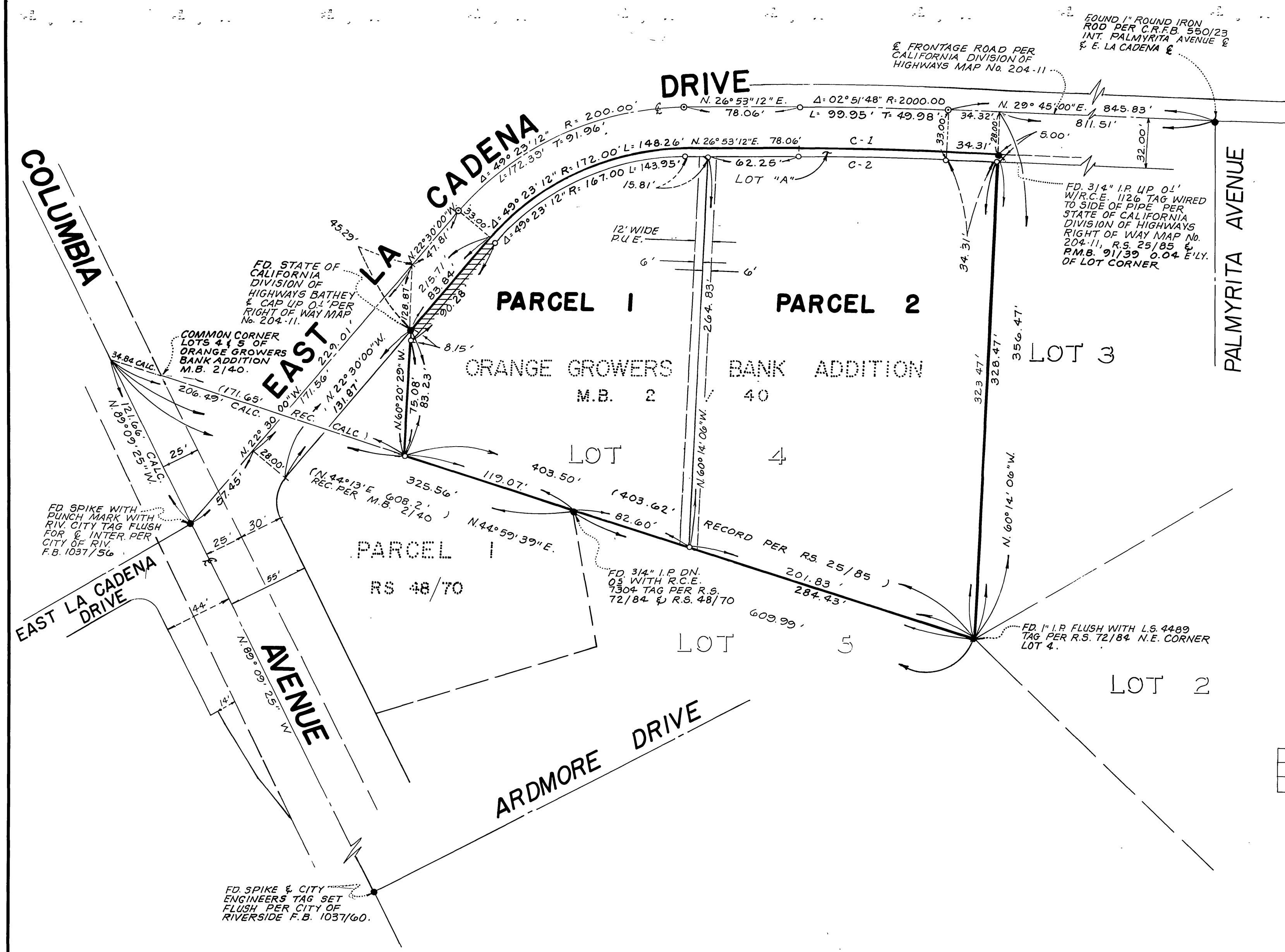
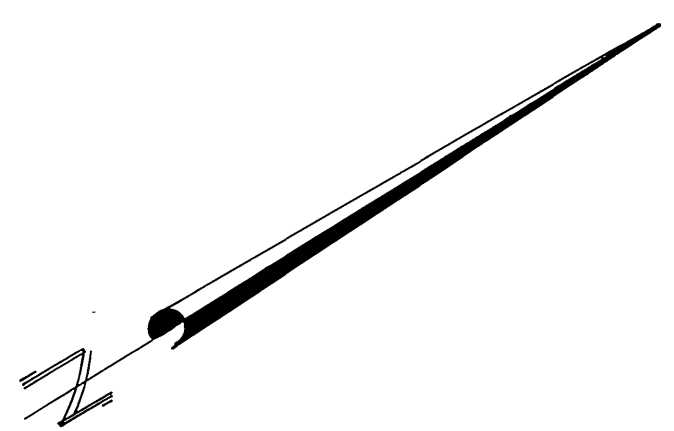
PARCEL MAP NO. 21696

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HAWKINS, ROBERTSON & ASSOCIATES

Riverside, California

JULY 1986 SCALE 1" = 50'



SURVEYOR'S NOTES

- BASIS OF BEARINGS**
- BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF LA CADENA DRIVE PER CALIFORNIA DIVISION OF HIGHWAYS RIGHT OF WAY MAP (No. 204-11) ON FILE WITH THE COUNTY OF RIVERSIDE TAKEN AS N. 29° 45' 00" E.
- --- INDICATES FOUND MONUMENTS AS NOTED.
 - --- INDICATES SET 3/4" IRON PIPE FLUSH WITH PLASTIC PLUG STAMPED L.S. 3163 UNLESS OTHERWISE NOTED.
 - ⊙ --- INDICATES FOUND BRASS DISC STAMPED CALIFORNIA DIVISION OF HIGHWAYS IN WELL DN. 1.0' PER RIGHT OF WAY MAP No. 204-11 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
 - () --- INDICATES RECORD AND MEASURED INFORMATION PER RECORD OF SURVEY ON FILE IN BOOK 25, PAGE 85 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA UNLESS OTHERWISE NOTED.
 - ||||| INDICATES WAIVER OF ACCESS RIGHTS PER DEED RECORDED OCTOBER 8, 1948 IN BOOK 1018, PAGE 24, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SUMMARY OF AREAS

PARCEL 1 : 0.88 ACRES (38154 SQ. FT.)
 PARCEL 2 : 1.32 ACRES (57495 SQ. FT.)
 LOT "A" : 0.05 ACRES (2220 SQ. FT.)
TOTAL AREA 2.25 ACRES (97869 SQ. FT.)

CURVE DATA

CURVE	DELTA	RADIUS'	LENGTH
C-1	02° 51' 48"	1972.00	98.55'
C-2	02° 51' 48"	1967.00	98.30'

P.M.B. 140/94

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