

City Copy

142/33

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP 20617

BEING A DIVISION OF A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, T.3 S., R. 4 W., S.B.M.

JANUARY, 1985

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

CITY TREASURER

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 Feb 18 1987

H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF OR HAVE RIGHT, TITLE OR INTEREST IN THE LAND WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP; THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND I HEREBY CONSENT TO THE MAKING AND FILING OF SAID PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE AND I HEREBY DEDICATE FOR STREET AND PUBLIC UTILITY PURPOSES, LOT "A".

Khosrow Golshani
KHOSROW GOLSHANI

RIVERSIDE NATIONAL BANK A NATIONAL BANKING ASSOCIATION AS BENEFICIARY UNDER DEED OF TRUST RECORDED AUG. 15, 1986 AS INSTRUMENT # 196657, OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

R. L. Larson Sr. VICE-PRES.
J. Cochran Vice Pres.

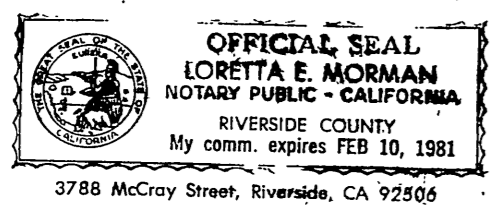
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

ON THIS 26th DAY OF June, 1987, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED KHOSROW GOLSHANI PERSONALLY KNOWN TO ME AND/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 HE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

Loretta E. Morman
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES Feb. 10, 1981



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

ON THIS 18th DAY OF February, 1987, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED R. L. Larson AND J. Cochran PERSONALLY KNOWN TO ME AND OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS THE Sr. Vice President AND Vice President OF RIVERSIDE NATIONAL BANK, 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 SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 6-2-89

Cathy Corrigan
NOTARY PUBLIC IN AND FOR SAID STATE

SIGNATURE OMISSION

IN ACCORDANCE WITH SECTION 66436 (C)(1) OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED, SINCE THEIR INTEREST CANNOT RIPEN INTO FEES.

- (1) CITY OF RIVERSIDE, 10' EASEMENT FOR STORM DRAIN PURPOSES, BY DEED RECORDED AUGUST 31, 1973 AS INSTRUMENT NO. 115791, O.R., RIV. CO., CA.
- (2) CITY OF RIVERSIDE, OFFER OF DEDICATION FOR PUBLIC ROAD, PUBLIC UTILITY AND INCIDENTAL PURPOSES BY DEED RECORDED AUGUST 31, 1973 AS INSTRUMENT NO. 115972 O.R., RIV. CO., CA.

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 700.00 HAS BEEN EXECUTED AND FILE WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, 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 March 11 1987

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: Mania Brooks

UTILITIES EASEMENTS

THE CITY OF RIVERSIDE, BEING THE OWNERS OF THE FOLLOWING DESCRIBED EASEMENT, HEREBY CONSENT TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP:

- (1) CITY OF RIVERSIDE, OFFER OF DEDICATION FOR PUBLIC ROAD, PUBLIC UTILITY AND INCIDENTAL PURPOSES BY DEED RECORDED AUGUST 31, 1973 AS INSTRUMENT NO. 115972, O.R., RIV. CO., CA.

DATED FEB 24, 1987

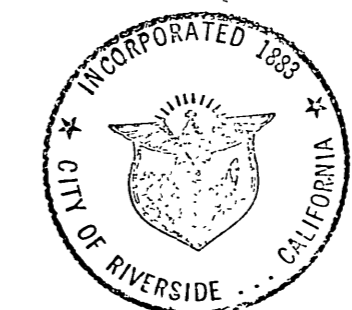
BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Wirtzfeld

CITY CLERK'S CERTIFICATE

RESOLVED: That this map consisting of 2 (two) sheets be and the same is hereby accepted as the final map of Parcel Map 20617 and the streets and easements are hereby accepted as public streets and 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 Council of the City of Riverside this 10th day of March, 1987



ALICE A. HARE
City Clerk of the City of Riverside

BY: Alice A. Hare

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:
WATER FACILITIES: All Frontage fees, Acreage fees, Water connection charges and Back-up Facility Capacity Charges have been paid for Parcels 1, 2, 3 & 4.
ELECTRIC FACILITIES: ALL FEES HAVE BEEN PAID FOR PARCELS 1, 2, 3 & 4, BUT DEVELOPER INSTALLED ELECTRICAL FACILITIES HAVE NOT BEEN INSTALLED.
EASEMENTS: ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER AND ELECTRICAL DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED FEB 24, 1987

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Wirtzfeld

RECORDER'S CERTIFICATE

FILED THIS 12th DAY OF MARCH 1987 AT 11:00 A.M. IN BOOK 142 OF PARCEL MAPS AT PAGE 33 & 34 AT THE REQUEST OF THE CITY CLERK.

FEE \$8.00
NO. 68130

WILLIAM E. CONERLY
COUNTY RECORDER

BY: Carita Ragan DEPUTY

SUB'N. G'TEE SAFECO TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF KHOSROW GOLSHANI IN APRIL 1977. 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.

DATED: JUNE 27, 1979

John H. Staaf
JOHN H. STAAF
L.S. 3481



CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 24th DAY OF FEB, 1987 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

BY: William D. Gardner
DEPUTY R.C.E. 11408

TENTATIVE MAP APPROVED JAN. 3, 1985

P.M.B. 142/33

P.M.B. 142/33

CITY
COPY

142
34

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP 20617

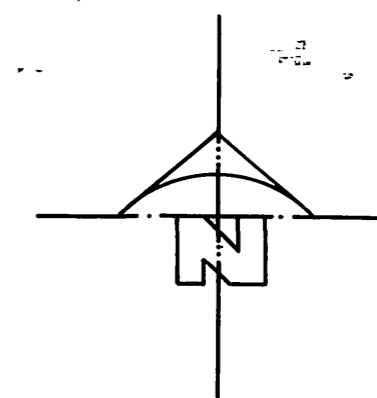
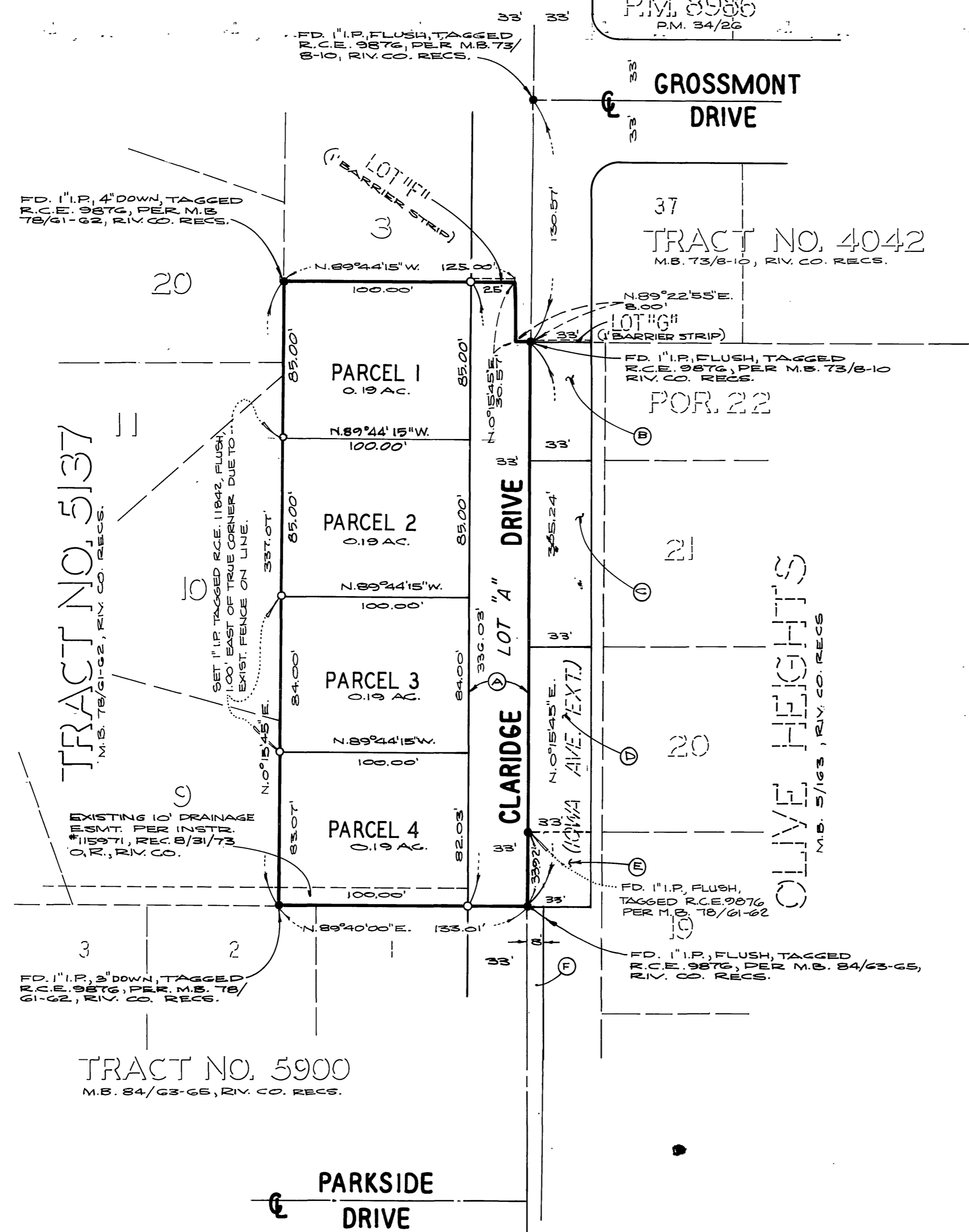
BEING A DIVISION OF A PORTION OF THE NORTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 6, T.3S., R.4W., S.B.M.

JANUARY, 1985

SCALE: 1"=50'

ALBERT A. WEBB ASSOC.-CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

P.M. 8986
P.M. 34/26



SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE EAST LINE OF THE S.W. 1/4 OF SEC. 6, T.3S., R.4W., S.B.M., TAKEN AS N.0°15'45"E. AS SHOWN BY MAP ON FILE IN BOOK 78 OF MAPS, AT PAGES 61-62 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●.
3. SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, AT ALL POINTS SHOWN THUS O, UNLESS OTHERWISE NOTED.
4. SET STEEL PIN AND TAG, R.C.E. 11842 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED
5. THIS PARCEL MAP CONTAINS 1.02 ACRES.

- (A) OFFER OF DEDICATION TO THE CITY OF RIVERSIDE BY DEED RECORDED AUGUST 31, 1973, AS INSTR. NO. 115972, O.R., R.V. CO., CA.
- (B) 33' PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED FEB. 2, 1978 AS INSTR. NO. 22409 O.R., R.V. CO., CA.
- (C) 35' PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED FEB. 3, 1984 AS INSTR. NO. 22410 O.R., R.V. CO., CA.
- (D) 23' PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JAN. 27, 1978 AS INSTR. NO. 17252 O.R., R.V. CO., CA.
- (E) 33' PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED DE. 8, 1984 AS INSTR. NO. 229080 O.R., R.V. CO., CA.
- (F) 8' PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED DEC. 9, 1974 AS INSTR. NO. 155634 O.R., R.V. CO., CA.

P.M.B. 142/34

P.M.B. 142/34