

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 21676

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 15312
FILED IN BOOK 73, PAGE 53 AND 54 OF PARCEL MAPS
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

DONALD E. STEVENS-CIVIL ENGINEER
IRVINE, CALIFORNIA
JANUARY 1987

FILED THIS 19th DAY OF May 1987 AT 2:00 P.M.
IN BOOK 143 OF PARCEL MAPS AT PAGES 8-9 AT THE REQUEST
OF THE CITY CLERK.

FEE: 18.00
NO: 140255

WILLIAM E. CONERLY
COUNTY RECORDER

BY Gina Kuntley DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE CO.

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.

Wallace J. Partridge Melvina E. Partridge
WALLACE J. PARTRIDGE MELVINA E. PARTRIDGE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS
COUNTY OF RIVERSIDE)

ON May 8, 1987 BEFORE ME Vickie Sharp, A NOTARY PUBLIC IN AND FOR
SAID STATE, PERSONALLY APPEARED WALLACE J. PARTRIDGE AND MELVINA E. PARTRIDGE,
(PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE)
TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACK-
NOWLEDGED THAT THEY EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 9-6-88

Vickie Sharp

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF 600.00 HAS BEEN EXECUTED AND
FILED 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 May 19, 1987

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY Maria Gross

TAX COLLECTOR CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE,
THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN ON THE ANNEXED MAP FOR UN-
PAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED
AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE
NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE 600.00.

DATED May 8, 1987

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY Patti A. Crislip DEPUTY

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. AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL
PURPOSES, IN FAVOR OF IOWA BUSINESS PARK ASSOCIATES, IN INSTRUMENT
RECORDED DECEMBER 28, 1979 AS INSTRUMENT NO. 276042 OF OFFICIAL
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR
DRAINAGE AND SEWER PURPOSES, AND IS LOCATED WITHIN THE WESTERLY
20 FEET OF SAID LAND.

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THE 12th DAY OF MAY 1987,
FOR CONFORMANCE WITH REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18
OF THE RIVERSIDE MUNICIPAL CODE.

BARRY BECK R.C.E. 20900
CITY ENGINEER

BY William D. Gardner
DEPUTY R.C.E. 11405

TENTATIVE MAP APPROVED DEC. 18, 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.

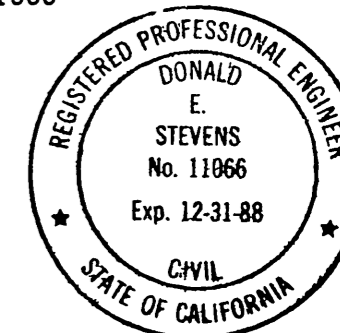
DATED May 11, 1987 H.E. BREWER
CITY TREASURER

BY H.E. Brewer

ENGINEER'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 YAH-SHAN YANG, JAN. 8, 1987. I HEREBY
STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDI-
TIONALLY 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.

DATED 4-9-87 Donald E. Stevens
DONALD E. STEVENS R.C.E. 11066



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 UTILITY AND INCIDENTAL
PURPOSE BY PARCEL MAP NO. 15312 RECORDED IN BOOK 73, PAGES 53 AND 54 OF
PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED MAY 13, 1987

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY Dieter P. Wirtzfeld

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 & 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 OF
WATER AND ELECTRIC DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE
CITY OF RIVERSIDE

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

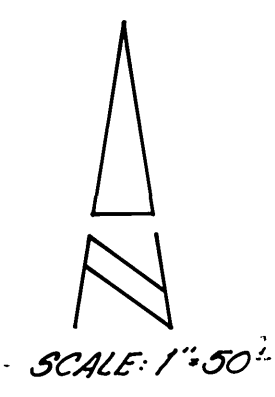
DATED: MAY, 13 1987

BY: Dieter P. Wirtzfeld

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 21676

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 15312
FILED IN BOOK 73, PAGE 53 AND 54 OF PARCEL MAPS
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA



SCALE: 1"=50'

MARLBOROUGH AVENUE

FD. 3" BRASS MON. MARKED "JB-A" IN CAPPED WELL PER C.R.F.B. 942/64

FD. 1" I.P., R.C.E. 9876, PER P.M. 73/54, FLUSH

FD. 3/4" I.P., R.C.E. 9876, PER P.M. 73/54, FLUSH

P.M. 13/99
PARCEL 1

PARCEL 1
1.670 AC.

PARCEL 2
1.358 AC.

P.M. 55/13
PAR. 2

IOWA AVENUE

DONALD E. STEVENS-CIVIL ENGINEER
IRVINE, CALIFORNIA
JANUARY 1987

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF SPRUCE STREET BEING N 89°45'05"W AS SHOWN ON PARCEL MAP NO. 15312, RECORDED IN BOOK 73, PAGE 53 & 54, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENT AS NOTED.
3. ○ INDICATES SET 1" I.P. TAGGED R.C.E. 1066 SET FLUSH, UNLESS NOTED OTHERWISE.
4. THIS PARCEL MAP CONTAINS 303 ACRES.

FD. 3/4" I.P., R.C.E. 9876, DN 0.6" PER P.M. 73/54

FD. 3/4" I.P., WITH TRACK, NO TAG, DN 0.2" PER C.R.F.B. 351/76

FD. 60# SPIKE WITH CITY ENGINEER TAG PER C.R.F.B. 942/64, DN 0.15" 5' 1/4" COR. SEC. 13

ATLANTA STREET

TRACT NO. 4523

M.B. 74 / 5-6

P.M.B. 143/9

P.M.B. 143/9