

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
PARCEL MAP NO. 20756
 BEING A DIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, T. 3 S., R. 5 W., S. B. M.

Sheet 1 of 2 Sheets

BUSBY AND SPIRO LAND SURVEYING
 RIVERSIDE, CALIFORNIA

NOVEMBER, 1985

RECORDER'S CERTIFICATE

Filed this 31st day of August, 1987 at 8:30 A.M.
 in Book 144 of Parcel Maps at pages 66+67 at the
 request of the City Clerk.
 Fee \$8.00
 No. 223124 William E. Conerly
 County Recorder
 By: Patricia Regan
 Chicago Title Insurance Company

Subdivision Guarantee: Chicago Title Insurance Company

CITY ENGINEER'S CERTIFICATE

This map has been examined this 31 day of July, 1987 for conformance with the requirements of the Subdivision Map Act and Title 18 of the Riverside Municipal Code.
BARRY BECK R.C.E. 20900
 City Engineer
 By: Kenny Beck

Tentative Map approved: March 21, 1985

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 William A. Thornton in November, 1985. 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 or that they will be set in such positions within (1) year from the recording date of this map and that the monuments are or will be sufficient to enable the survey to be retraced.

Dated: July 29, 1987 By: Patrick R. Busby, L.S. 5499



OWNER'S CERTIFICATE

We hereby certify that we are the only parties having any record of 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 border line.

William A. Thornton Mary L. Thornton
 WILLIAM A. THORNTON MARY L. THORNTON

SIGNATURE OMISSION PURSUANT TO THE PROVISIONS OF SECTION 66445(e) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

- CHICAGO TITLE INSURANCE CO., A MISSOURI CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED JUNE 20, 1983 AS INSTRUMENT NO. 121517, O.R., RIV. CO.
- DUENA ESCROW CORPORATION, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED JULY 19, 1987 AS INSTRUMENT NO. 197735, O.R., RIV. CO.

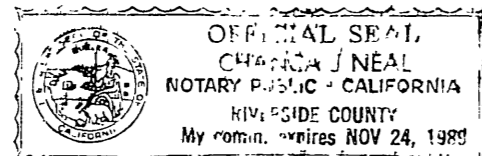
NOTARY ACKNOWLEDGEMENT

State of California }
 County of Riverside } s.s.

On this 12 day of MARCH, 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared William A. Thornton and Mary L. Thornton, (personally known to me and/or proved to me on the basis of satisfactory evidence) to be the persons described in and whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same.

Witness my hand and official seal:

Chance J. Neal
 Notary Public in and for said State
 My Commission Expires: Nov 24, 1989



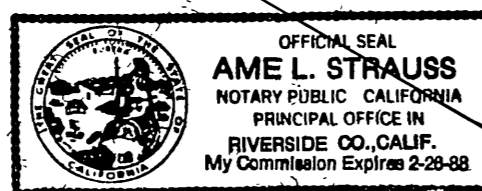
NOTARY ACKNOWLEDGEMENT

State of California }
 County of Riverside } s.s.

On this 29th day of Sept, 1987, before me, the undersigned, a Notary Public in and for said State, personally appeared SARAH CARBO and AME L. STRAUSS (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 President and Abs. Secretary of CHICAGO TITLE INSURANCE CO., a Missouri 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 they acknowledged to me that said corporation executed the same.

Witness my hand and official seal:

Ame L. Strauss
 Notary Public in and for said State
 My Commission Expires: 8-26-88



TAX COLLECTOR

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 unpaid 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 are not yet payable, which are estimated to be \$900.00

R. Wayne Watts
 County Tax Collector

Dated: July 29, 1987 By: Patti A. Cristig

TAX BOND

I hereby certify that a bond in the sum of \$0.00 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.

CASH TAX BOND Ronald A. Robinson R. Wayne Watts, Treasurer
 Clerk of the Board of Supervisors and Tax Collector

Dated: July 30, 1987 By: Yvonne M. Anderson

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.

H.E. Brewer
 City Treasurer

Dated: July 29, 1987 By: H.E. Brewer

UTILITIES EASEMENT CERTIFICATE

The City of Riverside being the owner of the following described easements hereby consents to the making and filing of the annexed final map.

- (1) A right-of-way over said land for construction and maintenance of all necessary water ditches, pipes, flumes and apparatus for the purposes of irrigation or domestic purposes, as granted to Riverside Water Company, their successors or assigns
- (2) An easement over said land for either or both pole lines, conduits or underground facilities and incidental purposes, in favor of the City of Riverside in Instrument No. 50665, recorded April 30, 1965, O.R., Riv. Co., California.
- (3) Offer of Dedication to the City of Riverside for street and Public Utility purposes by Deed rec. 1-24-86 as Inst. No. 17943 O.R., Riv. Co., California.

Date July 20, 1987
BILL O. CARNAHAN
 Director of Public Utilities

SIGNATURE OMISSION

Pursuant to Section 66436 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 fee.

- (1) An easement, 6' in width, for water lines and incidental purposes, in favor of Lewis Pacific and Dolly Pacific in Instrument No. 58895, recorded June 25, 1962, O.R., Riv. Co., California.
- (2) Declaration of Dedication, 39' in width, for public road, public utility and public services rec. June 22, 1996 in Sk. 1931, pg. 551, O.R., Riv. Co., Cal.
- (3) An easement, 6' in width, for water lines and incidental purposes, in favor of John Pershing Dixon and Dorothy Louise Dixon in Instrument No. 131497, recorded December 13, 1963, O.R., Riv. Co., California.
- (4) Offer of Dedication to the City of Riverside for street and Public Utility purposes by Deed rec. 1-24-86 as Inst. No. 17943 O.R., Riv. Co., California

PUBLIC UTILITIES CERTIFICATE

I hereby certify as follows:

Water facilities
 Frontage fees, acreage fees, water connection charges and Backup Facility Capacity Charges have been paid for Parcels #1, #2, and #3.

Electric facilities
 All electric fees have been paid, arrangements have been made but customer installed facilities have not been installed.

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 O. CARNAHAN
 Director of Public Utilities

Dated: July 20, 1987 By: BILL O. CARNAHAN

P.M.B. 144/66

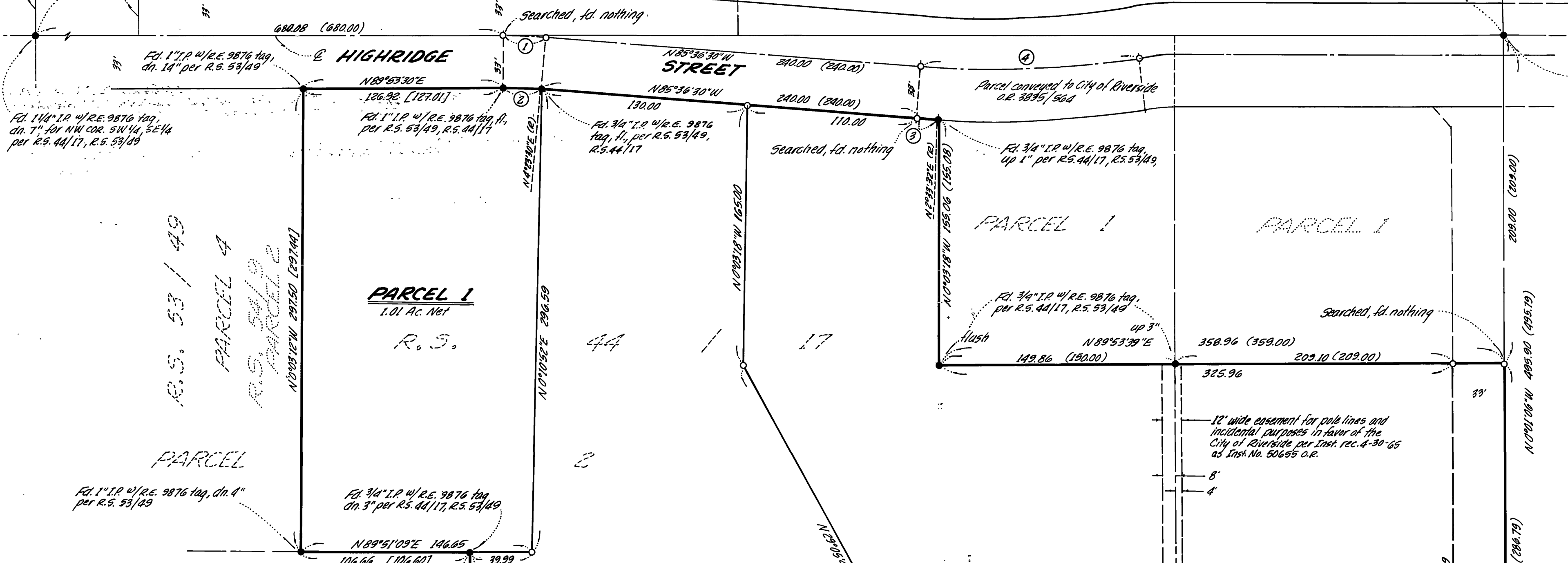
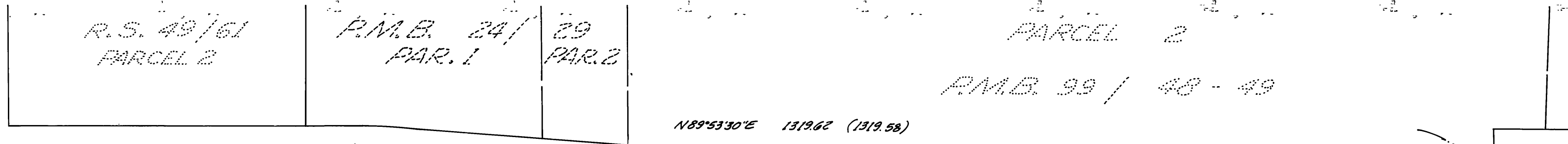
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IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
PARCEL MAP NO. 20756
 BEING A DIVISION OF A PORTION OF SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14,
 T. 3 S., R. 5 W., S.B.M.

BUSBY AND SPIRO LAND SURVEYING
RIVERSIDE, CALIFORNIA

NOVEMBER, 1985

E GOLDEN STAR AVENUE
E MILLIGAN DRIVE



SURVEYOR'S NOTES:

1. BASIS OF BEARINGS for this map is the north line of the SW 1/4 of the SE 1/4 of SEC. 14 being N89°53'30"E per R.S. 44/17
2. ● Fd. monuments as noted
3. ○ Set 1" I.P. w/ L.S. 5091 tag, flush, or as noted
4. () Record per R.S. 44/17
5. [] Record per R.S. 53/49
6. Contains 6.22 Ac. Gross
7. R:M Record and Measured

CURVE DATA:

Δ	R	T	L	
①	(4°30'00")	300'	11.79	23.56) R:M
②	(4°30'00")	267'	10.49	20.97) R:M
③	(1°49'58")	633'	10.13	20.25
	(1°50'24")	633'	10.17	20.33)
④	(13°09'13")	600'	69.18	137.74) R:M