

TRACT NO. 19746

BEING A SUBDIVISION OF PARCELS 3-7 AND A PORTION OF PARCELS 2 AND 8 OF PARCEL MAP NO. 16254 AS SHOWN BY MAP ON FILE IN BOOK 87 OF PARCEL MAPS AT PAGES 25 AND 26 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND PORTIONS OF LOTS 3 AND 4 IN BLOCK 3 OF THE RIVERSIDE LAND AND IRRIGATING COMPANY LANDS AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS AT PAGE 70 THEREOF RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA IN SECTION 6, T.3S., R.5W., S.B.M.

OCTOBER 1984

SCALE: 1" = 60'

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

FOR CONDOMINIUM PURPOSES

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE NORTHEAST BOUNDARY LINE OF PARCEL MAP NO. 16254 TAKEN AS S. 34° 16' 00" E. AS SHOWN BY PARCEL MAP BOOK 87 AT PAGES 25 AND 26 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ○ INDICATES SET 1" IRON PIPE, TAGGED R.C.E. 11842. UNLESS OTHERWISE NOTED.
3. ● INDICATES FOUND MONUMENT AS NOTED.
4. ⊙ INDICATES FOUND 1" I.P. TAGGED R.C.E. 9870, FLUSH, PER P.M.B. 7/22 RIV. CO. REC.
5. () INDICATES RECORD AND MEASURED DATA PER P.M.B. 7/22 RIV. CO. REC.
6. THIS TRACT CONTAINS 6.61 ACRES NET.
7. [] INDICATES RECORD DATA PER P.M.B. 87/25, 26 RIV. CO. RECS.

UTILITIES EASEMENT

THE CITY OF RIVERSIDE BEING OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP.

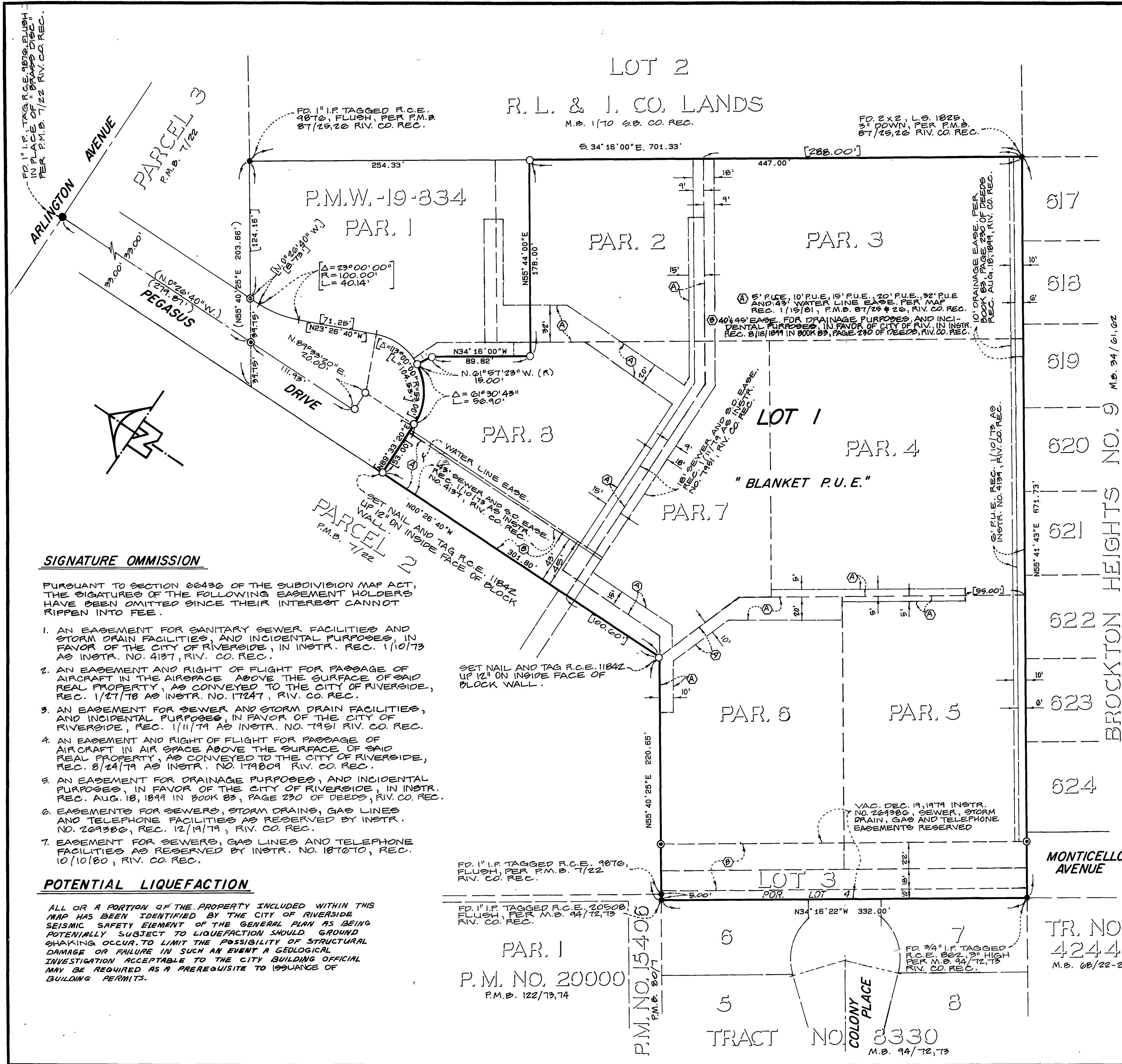
1. CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO RIVERSIDE WATER COMPANY, ITS SUCCESSORS OR ASSIGNS FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER FLUMES, DITCHES OR PIPES, FOR IRRIGATION AND DOMESTIC USE BY DEED REC. JULY 1, 1885 IN BOOK 42 PAGE 296, S.B. CO. REC.
2. 6' P.U.E. IN FAVOR OF THE CITY OF RIVERSIDE BY INSTR. NO. 4139, REC. 1/10/73, RIV. CO. REC.
3. 5' P.U.E., 10' P.U.E., 15' P.U.E., 20' P.U.E., 32' P.U.E. AND 43' WATER LINE EASEMENT, IN FAVOR OF THE CITY OF RIVERSIDE BY MAP REC. 1/19/81 IN P.M.B. 87 PAGES 25 AND 26, RIV. CO. REC.

DATED: July 16, 1985

FRED KRAY
DIRECTOR OF PUBLIC UTILITIES

BY: *Fred Kray*

TR. NO. 4244
M.B. 68/22-27



SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT BE RIPPEN INTO FEE.

1. AN EASEMENT FOR SANITARY SEWER FACILITIES AND STORM DRAIN FACILITIES, AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, IN INSTR. REC. 1/10/73 AS INSTR. NO. 4137, RIV. CO. REC.
2. AN EASEMENT AND RIGHT OF FLIGHT FOR PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE SURFACE OF SAID REAL PROPERTY, AS CONVEYED TO THE CITY OF RIVERSIDE, REC. 1/27/78 AS INSTR. NO. 17247, RIV. CO. REC.
3. AN EASEMENT FOR SEWER AND STORM DRAIN FACILITIES, AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, REC. 1/11/79 AS INSTR. NO. 7951 RIV. CO. REC.
4. AN EASEMENT AND RIGHT OF FLIGHT FOR PASSAGE OF AIRCRAFT IN AIR SPACE ABOVE THE SURFACE OF SAID REAL PROPERTY, AS CONVEYED TO THE CITY OF RIVERSIDE, REC. 8/24/79 AS INSTR. NO. 179809 RIV. CO. REC.
5. AN EASEMENT FOR DRAINAGE PURPOSES, AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, IN INSTR. REC. AUG. 18, 1899 IN BOOK 83, PAGE 230 OF DEEDS, RIV. CO. REC.
6. EASEMENTS FOR SEWERS, STORM DRAINS, GAS LINES AND TELEPHONE FACILITIES AS RESERVED BY INSTR. NO. 269388, REC. 12/19/79, RIV. CO. REC.
7. EASEMENT FOR SEWERS, GAS LINES AND TELEPHONE FACILITIES AS RESERVED BY INSTR. NO. 187670, REC. 10/10/80, RIV. CO. REC.

POTENTIAL LIQUEFACTION

ALL OR A PORTION OF THE PROPERTY INCLUDED WITHIN THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO LIQUEFACTION SHOULD GROUND SHAKING OCCUR. TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT A GEOLOGICAL INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMITS.

MB 151/62

MB 151/62