

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# PARCEL MAP

SHOWING THE DIVISION OF LOT 6 OF LINCOLN HEIGHTS, PER MAP BOOK 4, PAGE 97, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

JANUARY 1976

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS

SCALE: 1"=100'

### 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.

Joan Irving Brandt  
JOAN IRVING BRANDT, ADMINISTRATRIX OF THE ESTATE OF JOAN B. IRVING, DECEASED.

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }  
ON THIS 27 DAY OF FEBRUARY, 1976, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOAN IRVING BRANDT KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.  
WITNESS MY HAND AND OFFICIAL SEAL.

Glice A. Flodin  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
COMMISSION EXPIRES 9/16/76

### UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:  
WATER FACILITIES: ALL REQUIRED FRONTAGE FEES HAVE BEEN PAID EXCEPT FOR THE BRADLEY STREET FRONTAGE OF PARCELS 1 AND 2.  
ELECTRIC FACILITIES: ALL REQUIRED FRONTAGE FEES HAVE BEEN PAID, BUT REQUIRED ELECTRIC UNDERGROUND DISTRIBUTION FACILITIES AND STRUCTURES MUST BE INSTALLED BY APPLICANT IN CONJUNCTION WITH A BUILDING PERMIT.

DATED Feb. 27, 1976  
EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES

BY: E. D. Daphin  
for Everett C. Ross

### SIGNATURE OMISSION

UNDER THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

GAGE CANAL COMPANY, SUCCESSOR IN INTEREST TO RIVERSIDE TRUST COMPANY LIMITED, OF AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF IRRIGATION FACILITIES AND APPURTINENT STRUCTURES AS RESERVED IN DEED RECORDED JULY 19, 1902 IN BOOK 147 OF DEEDS AT PAGE 112 THEREOF RECORDS OF RIVERSIDE COUNTY.

### RECORDER'S CERTIFICATE

FILED THIS 27 DAY OF February, 1976 AT 4:25 P.M. IN BOOK 22 OF PARCEL MAPS AT PAGE 27 AT THE REQUEST OF THE CITY ENGINEER.

FEE \$5.00 COUNTY RECORDER  
W. D. BALOGH  
No. 26401 BY Harold C. Beale DEPUTY

SUB'N G'TEE Calif. Land Title Co.

### 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 AT THE REQUEST OF ROBERT F. IRVING ON DECEMBER 1975. I HEREBY CERTIFY THAT IT CONFORMS TO THE APPROVED TENTATIVE MAP AND THE CONDITIONS OF APPROVAL THEREOF, THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH

Ernest N. Webb  
ERNEST N. WEBB, R.C.E. 9876

### SURVEYOR'S NOTES

- BASIS OF BEARINGS IS THE CENTERLINE OF GRACE STREET TAKEN AS N. 23° 59' 00" W. AS SHOWN BY PARCEL MAP ON FILE IN BOOK 18 OF PARCEL MAPS AT PAGE 54 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THIS ○.
- SET 1" I.F. TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THIS ○, UNLESS OTHERWISE NOTED.
- THIS PARCEL MAP CONTAINS A TOTAL OF 8.62 ACRES.

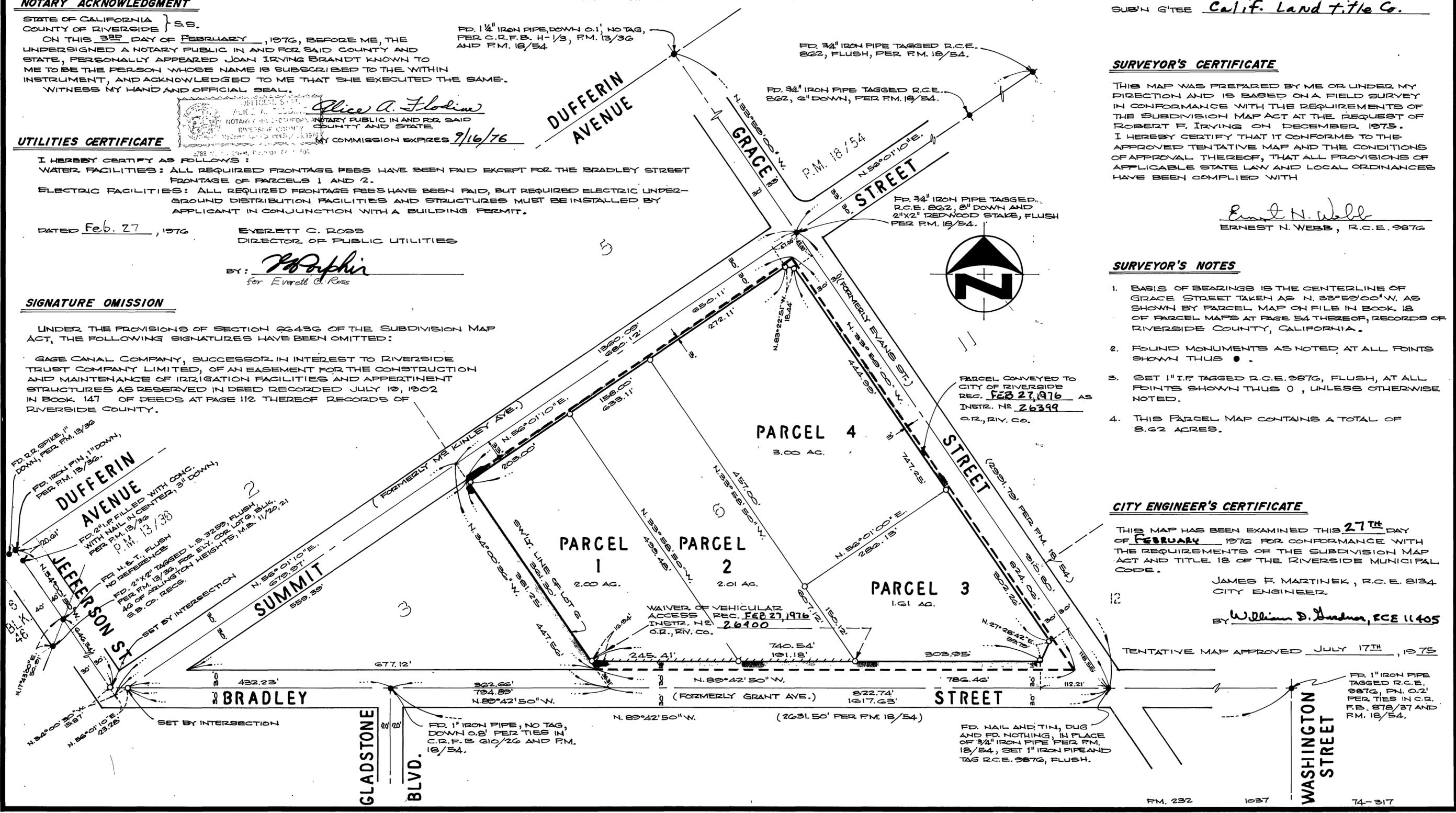
### CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 27<sup>th</sup> DAY OF FEBRUARY, 1976 FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

JAMES F. MARTINEK, R.C.E. 8134  
CITY ENGINEER

BY William D. Gardner, RCE 11405

TENTATIVE MAP APPROVED JULY 17<sup>th</sup>, 1975



P.M. 22/27

P.M. 22/27

PM 22/27