

PARCEL MAP 7998

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

BEING A DIVISION OF LOTS 2,3,6,7,11,12 AND PORTIONS OF LOTS
10 14 AND 15 IN BLOCK 23 OF R.L. & I.CO. RECORDED IN
M.B. 1 PAGE 70 RECORDS OF SAN BERNARDINO COUNTY
CALIFORNIA - IN SECTION 5 & 8, T.3S., R.5W., S.B.B&M.
JUNE 1976 SCALE: 1"=200'

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

OWNER'S CERTIFICATE

We hereby certify that we are all of and the only parties having record title interest in the land subdivided as shown on the annexed map and we consent to the preparation and recordation of this Parcel Map.

CALIFORNIA BAPTIST COLLEGE, a California corporation
James R. Staples
PRESIDENT

CAL FED ENTERPRISES, a California corporation as trustee
W.A. Obers PRESIDENT
Phyllis Coyle ASSISTANT SECRETARY

TITLE INSURANCE AND TRUST COMPANY, a California corporation, formerly known as RIVERSIDE TITLE COMPANY, as trustee
Robert E. Wright
Asst. Secy.

SIGNATURE OMISSIONS

Under the provisions of Section 66436(b)(1) of the Subdivision Map Act, the following signatures have been omitted.

An easement for storm drainage facilities and incidents thereto, as granted to Wm. Austin Co., a California corporation, by deed recorded April 3, 1969 as Instrument No. 32286.

UTILITIES EASEMENT

The City of Riverside, being the owner of the following easements hereby consents to the preparation and recordation of the annexed map.

An Easement in favor of the City of Riverside for Public Utilities Purposes Recorded April 26 1968 as Instrument No. 38990 Official Records Riverside County, California.

An Easement in favor of the City of Riverside for Electric and Communications Utilities Recorded March 15, 1963 as Instrument No. 26394 Official Records Riverside County, California

A Right-of-Way in favor of the City of Riverside successor in interest to the Riverside Water Co. for Storm Waters as reserved in deed Recorded in Book 390 at page 63 of of Deeds Official Records Riverside County California.

Rights of Way in favor of the City of Riverside by various Deeds of Record for Water Ditches, Pipes, Flumes and Apparatus for Irrigation and Domestic use as reserved in Deed Recorded January 10, 1877 in Book R Page 422 Records of San Bernardino County, California.

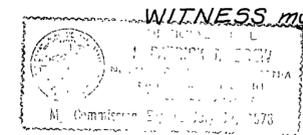
EVERETT C. ROSS
Director of Public Utilities

Dated: 12-2-76 By Everett C. Ross

NOTARY ACKNOWLEDGEMENTS

STATE OF CALIFORNIA }
COUNTY OF Riverside } s.s.

On NOVEMBER 5 1976, before me, the undersigned, a Notary Public in and for said county and state, personally appeared JAMES R. STAPLES known to me to be the PRESIDENT and _____ known to me to be the _____ of California Baptist College, the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.



WITNESS my hand and official seal My commission expires 1-17-78
J. Patrick McInnis
Notary Public in and for said county and state

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } s.s.

On OCTOBER 14 1976, before me, the undersigned, a Notary Public in and for said county and state, personally appeared W. A. OBERS known to me to be the PRESIDENT and PHYLLIS COYLE known to me to be the ASSISTANT SECRETARY of Cal Fed Enterprises, the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal My commission expires 5-14-77
Mary S. Maynard
Notary Public in and for said county and state

STATE OF CALIFORNIA }
COUNTY OF Riverside } s.s.

On 11-2- 1976, before me, the undersigned, a Notary Public in and for said county and state, personally appeared ROBERT C. WAIGHT known to me to be the Asst. Secy. and _____ known to me to be the _____ of Title Insurance and Trust Company, the corporation that executed the within instrument known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.



WITNESS my hand and official seal My commission expires 7-21-77
Dee Liesinger
Notary Public in and for said county and state



RECORDER'S CERTIFICATE

Filed this 14 day of December 1976, at 3:40 P.M. in Book 30 of Parcel Maps at Page 12-13 at the request of the City Engineer

W.D. BALOGH County Recorder
By Hamed C. Beala

No. 192301
Fee \$7.00
Subdn. Gtee SAFECO TITLE CO.

SURVEYOR'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 at the request of California Baptist College on May 10, 1976, 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.

Robert S. Kipper
Robert S. Kipper R.C.E. 13699



CITY ENGINEER'S CERTIFICATE

This map has been examined this 13th day of Dec. 1976, for conformance with the requirements of the Sub-division Map Act and Title 18 of the Riverside Municipal Code

James F. Martinek R.C.E. 8134
City Engineer

By J. Martinek

TENTATIVE MAP APPROVED June 17, 1976

UTILITY CERTIFICATE

I hereby certify as follows:

WATER FACILITIES

All frontage fees and acreage fees have been paid for Parcels No. 1, No. 2 and No. 3.

ELECTRIC FACILITIES

No Fees required

EASEMENTS

All Public Utility easements shown are sufficient for all requirements of Water and Electric Divisions of the Dept. of Public Utilities of the City of Riverside.

EVERETT C. ROSS
Director of Public Utilities

Dated: 8/25/76 By Everett C. Ross

PARCEL MAP 7998

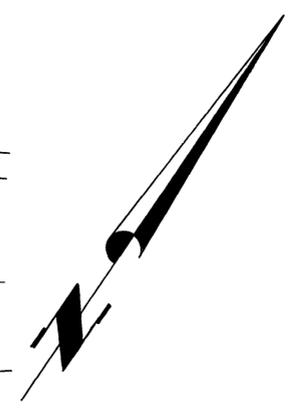
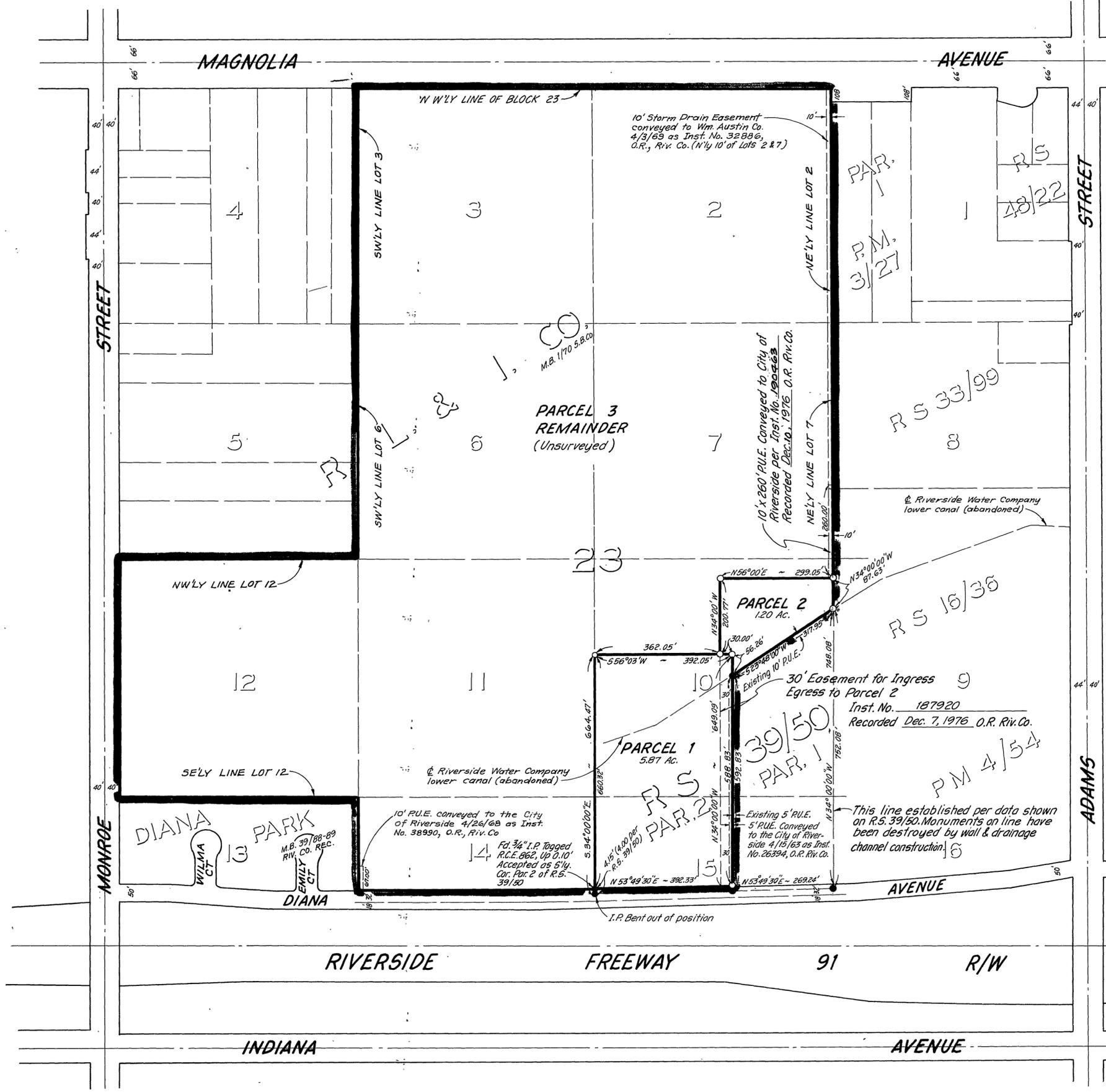
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J. F. DAVIDSON ASSOCIATES
 RIVERSIDE, CALIFORNIA

ENGINEERS NOTES

Bearing are based on the Easterly Line of Parcel 2 as shown on R.S. 39/50 Records of Riverside County California being N 34°00'00"W.

- Indicates Found 3/4" I.P. Flush, Tagged R.C.E. 862 per R.S. 39/50, Except as noted
- Indicates Set 3/4" I.P. Flush with plastic plug stamped R.C.E. 862.



PM. 30/13

PM. 30/13