

OWNER'S CERTIFICATE

We hereby certify that we are the owners of or have some right, title, or interest in the land included within the land subdivided as shown on the annexed map, that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Parcel Map. We hereby dedicate to public use for street purposes Lot "A", and further the undersigned owners, their successors and assigns in interest hereby release and relinquish to the City of Riverside, a Municipal corporation, all vehicular access rights appurtenant to Parcels 1 and 2 as shown on the Annexed Map, except for driveway openings as shown on the Annexed Map, on, over, and across Magnolia Avenue and Roosevelt Street adjoining said Parcels 1 and 2. Further we hereby offer for dedication for construction and maintenance of electrical public utility facilities the areas designated as 5' PUE, 3' PUE, 0.5' PUE and 3' x 26' PUE.

SECURITY PACIFIC NATIONAL BANK, a national banking association

R.L. Chadwick
R L CHADWICK
SECRETARY

G.W. Stackman Jr.
G.W. STACKMAN, JR.
SENIOR REAL ESTATE OFFICER

Sidney Shankland
SIDNEY SHANKLAND

Marita D. Shankland
MARITA D SHANKLAND

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS
COUNTY OF RIVERSIDE)

On this 8th day of August, 1979, before me, Ruth C. Roame, a Notary Public in and for said County and State, personally appeared R.L. Chadwick, known to me to be the secretary, and G.W. Stackman Jr., known to me to be the Senior Real Estate Officer of SECURITY PACIFIC NATIONAL BANK, a national Banking Association, the association that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of said association, and acknowledged to me that such association executed the same.

My commissions expires June 27, 1981 WITNESS my hand and official seal.

Ruth C. Roame
Notary Public in and for said County and State



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS
COUNTY OF LOS ANGELES)

On this 8th day of October, 1979, before me, Melody K. McDowell, a Notary Public in and for said County and State, personally appeared Sidney Shankland and Marita D. Shankland, known to me 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.

My commission expires 29 January, 1980 Witness my hand and official seal

Melody K. McDowell
Notary Public in and for said County and State



PARCEL MAP 14164

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

BEING A DIVISION OF LOT 1 AND A PORTION OF LOT 2 OF ARTESIA ADDITION TO ARLINGTON AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 88 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA - IN SECTION 7, T. 3 S, R. 5 W, 5 B.M. MAY 1979

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

UTILITY EASEMENTS

The City of Riverside, being the owner of the below described Easements, hereby consents to the making and filing of the annexed map. An easement for water ditches pipes or flumes in favor of Riverside Water Company, successor in interest to Riverside Canal Company, Rec April 26, 1882 in Book 28, Page 635 and Aug 14, 1885 in Book 42, Pages 294 and 296, respectively of Deeds of San Bernardino County, California said easement cannot be plotted by the record data. (A) Indicates an easement for public utility facilities in favor of the City of Riverside, Rec Feb 14, 1972 as Inst No 19199, O R Riverside County, California (See Sheet 2)

Date October 17, 1979

EVERETT C. ROSS
Director of Public Utilities
By David Chan

UTILITIES CERTIFICATE

I hereby certify as follows:
Water Facilities
Frontage fees and water connection charges have been paid for Parcel #1. No fees collected for Parcel #2.
Electric Facilities
No electric fees have been collected for 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.

Dated: October 17, 1979

EVERETT C. ROSS
Director of Public Utilities
By: David Chan

SIGNATURE OMISSION
In accordance with Section 66436 (c)(1) 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.
(B) Indicates an easement for water lines and appurtenant structures in favor of Sidney Shankland Rec Oct 12, 1979 as Inst No 217579, O R Riv Co, Calif (SEE SHEET 2)

RECORDER'S CERTIFICATE

Filed this 26 day of OCT, 1979, at 2:55 PM in Book 71 of Parcel Maps, at Page 70471 at the request of the City Engineer

DONALD O SULLIVAN, County Recorder
By Debbie Ann Stager Deputy
No 229617
Fee 87.00
Sub G'tee FIRST AMERICAN TITLE INSURANCE CO

CITY ENGINEER'S CERTIFICATE

This map has been examined this 17th day of OCTOBER, 1979, for conformance with the requirements of the Subdivision Map Act and Title 18 of the Riverside Municipal Code.

ROBERT C WALES RCE 18793
City Engineer
By Robert C. Wales

TENTATIVE MAP APPROVED APRIL 5, 1979

CITY CLERK'S CERTIFICATE

RESOLVED That this map, consisting of TWO (2) sheets be, and the same is hereby accepted as the final map of P M No 14164 and the streets and easements are hereby accepted as public streets and easements, and the City Clerk is hereby authorized and directed to attest said map by signing her name thereto as City Clerk of the City of Riverside, State of California, and affix the official seal of said City thereto.

I hereby certify that the foregoing resolution was accepted by the Mayor and Council of the City of Riverside this 23rd day of October, 1979.



ALICE A HARE
City Clerk of the City of Riverside, California
By Alice A. Hare

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 and local ordinance at the request of SECURITY PACIFIC NATIONAL BANK on April 10, 1979.

I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any.

James F. Davidson Jr.
JAMES F. DAVIDSON JR. LS 3018

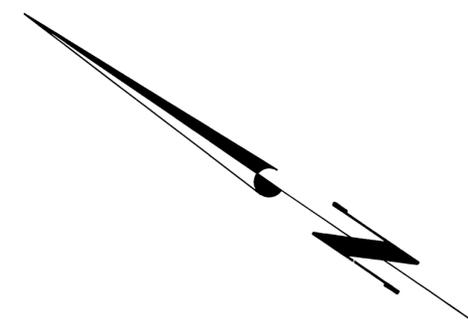
PARCEL MAP 14164

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

BEING A DIVISION OF LOT 1 AND A PORTION OF LOT 2 OF
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COUNTY, CALIFORNIA - IN SECTION 7, T. 3 S, R. 5 W, S.B.M.
MAY 1979

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

SCALE 1"=30'



SURVEYOR'S NOTES

Bearings are based upon the Centerline of PRIMROSE DRIVE as being N. 56°00'00"E, as shown by ARLINGTON MANOR in Map Book 25, Pages 59-60, Records of Riverside County, California.

○ Indicates Set 3/4" I.P. with plastic plug stamped RCE 862, Flush unless otherwise noted.

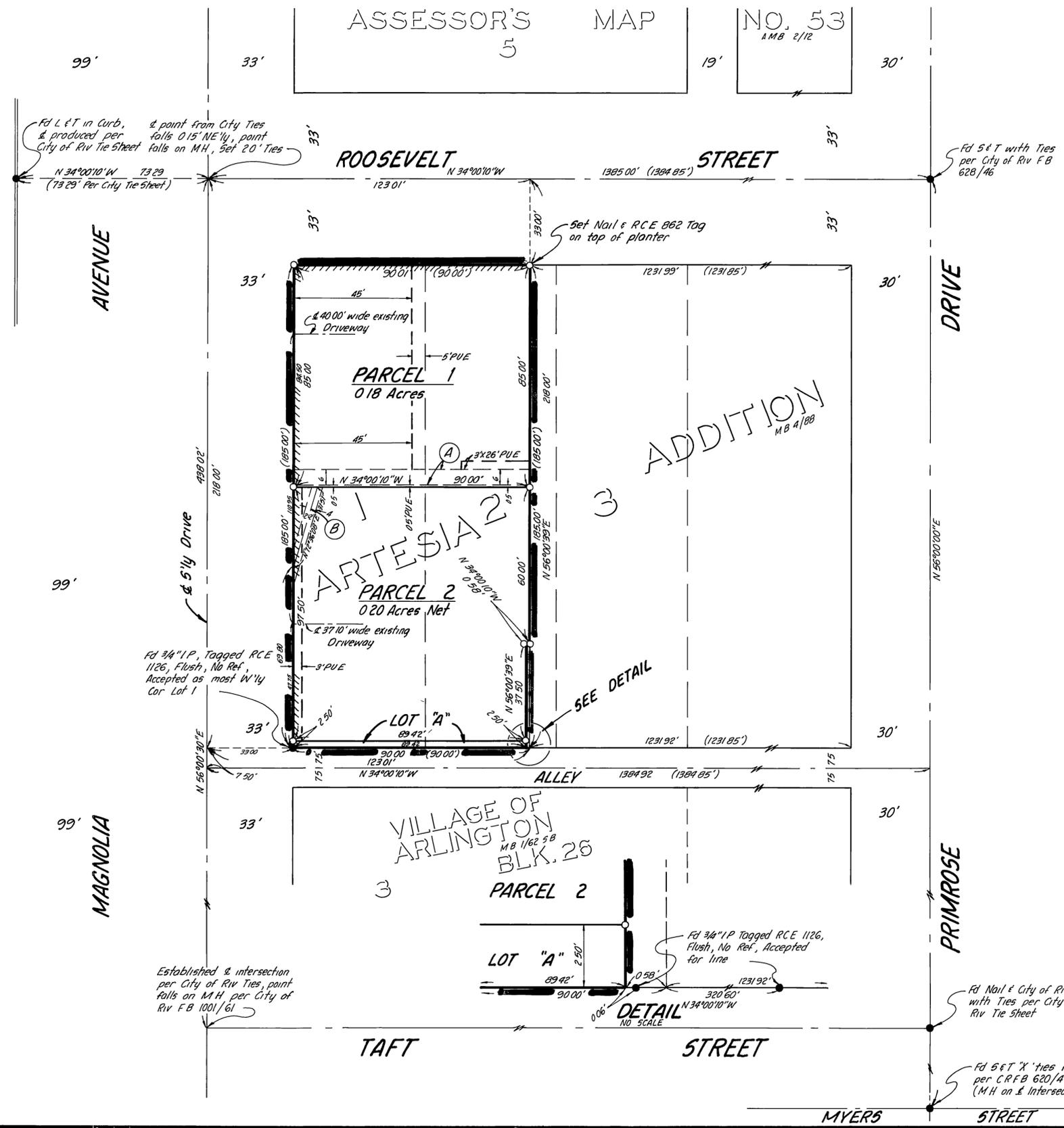
● Indicates Found Monuments as noted.

(---) Indicates Record Data calculated from or per MB 4/88.

Total Area = 0.39 Acres.

||||| Indicates Access Rights Restricted

ASSESSOR'S MAP NO. 53
AMB 2/12



PM. 71/71

PM 71/71