

80/86
P.M. 80/86

OWNERS CERTIFICATE

We hereby certify that we are the owners of the land included within the subdivision shown hereon; that we are the only persons whose consent is necessary to pass a clear title to said land and that we consent to the making and recording of this Parcel Map as shown within the colored border line.

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP 16139

BEING A DIVISION OF LOT 63 OF TRACT 9565 AS SHOWN IN MAP BOOK 105, PAGES 30 THROUGH 33 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA IN SECTION 32, T.25., R.4W., S.B.M.
APRIL 1980

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

RECORDER'S CERTIFICATE

Filed this 28 day of JULY, 1980, at 4:20 P.M. in Book 80 of Parcel Maps, at Pages 86-88, at the request of the City Engineer

DONALD D. SULLIVAN, County Recorder

BY: Dellie Ann Steger
Deputy

NO. 135683

FEE \$9.00

Subd'n G'tee First American Title Co.

RIDGEWOOD DEVELOPMENT INC.
a California Corporation

Harriet A. Drizelle Diane E. Pappas
PRESIDENT ASST. SECY.

NOTARY ACKNOWLEDGEMENT

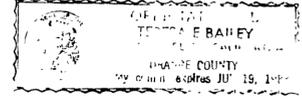
STATE OF CALIFORNIA) SS
COUNTY OF RIVERSIDE)
ORANGE

On June 16, 1980, before me, the undersigned, a Notary Public in and for said State, personally appeared Harriet A. Drizelle known to me to be the President, and Diane E. Pappas known to me to be the ASST. SECRETARY Secretary of the corporation that executed the within instrument, and 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 July 19, 1983 DATE June 27, 1980 BY Don Campbell for E. Ross

Signature Verona E. Bailey



SIGNATURE OMISSION

In accordance with Section 66436(c)(1) of the Subdivision Map Act of the State of California, the signature of the following Easement Holders have been omitted since their interest cannot ripen into fee:

An easement over said land for the hereinafter specific purpose and incidental purposes, in favor of the City of Riverside, a municipal corporation, in Instrument recorded October 4, 1968 as Instrument No. 96057 of Official Records of Riverside County, California. Said easement is for storm drain facilities.

An easement over said land for the hereinafter specific purpose and incidental purposes, in favor of Center Realty Inc., a California corporation, in Instrument recorded June 24, 1974 as Instrument No. 77639 of Official Records of Riverside County, California. Said easement is for emergency ingress and egress.

An easement over said land for the hereinafter specific purpose and incidental purposes, in favor of the City of Riverside, in Instrument recorded July 5, 1974 as Instrument No. 84267 of Official Records of Riverside County, California. Said easement is for storm drain facilities and sanitary sewer systems.

An easement over said land for the hereinafter specific purpose and incidental purposes, in favor of Founders Mortgage Company, Inc., in Instrument recorded January 4, 1977 as Instrument No. 1622 of Official Records of Riverside County, California. Said easement is for ingress and egress.

An easement over said land for the hereinafter specific purpose and incidental purposes, in favor of the Pacific Telephone and Telegraph Company, in Instrument recorded March 3, 1980 as Instrument No. 41199 of Official Records of Riverside County, California. Said easement is for underground telephone, telegraph, and communications systems.

COVENANTS, CONDITIONS AND RESTRICTIONS IN DOCUMENT RECORDED APRIL 21, 1980 AS INSTRUMENT NO. 78078 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. ALSO, AN EASEMENT OVER SAID LAND FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, AS SET FORTH IN THE DOCUMENT ABOVE MENTIONED. SAID EASEMENT IS FOR INGRESS, EGRESS AND ENJOYMENT AND USE OF THE COMMON AREA.

AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR SEWER FACILITIES PER M.B. 109/30-33 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA OVER LOT 63

UTILITIES 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 over said land for either or both pole lines, conduits and incidental purposes, in favor of City of Riverside, a municipal corporation, in last recorded March 19, 1968 as Inst. No. 92018 of Official Records of Riverside County, California.

An Easement for Electrical facilities in favor of the City of Riverside, a municipal corporation, in last recorded May 29, 1964 as Inst. No. 66943 of Official Records of Riverside County, Calif.

An Easement in favor of the City of Riverside for Water and Electrical facilities per M.B. 109/30-33 of Official Records of Riverside County, California over Lot 63.

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

CITY ENGINEER'S CERTIFICATE

This map has been examined this 28th day of July, 1980, for conformance with the requirements of the Subdivision Map Act and Title 18 of the Riverside Municipal Code.

ROBERT C. WALES, R.C.E. 18793
City Engineer

By: Robert C. Wales

TENTATIVE MAP APPROVED 3/20/80

UTILITIES CERTIFICATE

I hereby certify as follows:

Water Facilities

No water fees and charges collected for Parcels #1, #2 and #3.

Electric Facilities

No electric fees collected for Parcels #1 and #2. The subdivider has not installed electric facilities, has not deposited fees nor made arrangements and provisions for installation of electric facilities necessary to provide electric service to Parcel #3.

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.

EVERETT C. ROSS
Director of Public Utilities

Dated: June 27, 1980

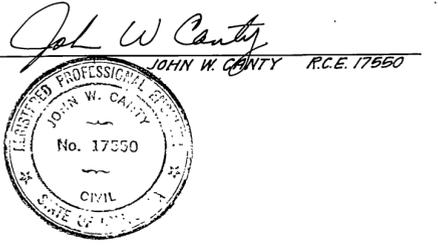
By: Don Campbell for E. Ross

ENGINEER'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 BART. SINGLETARY on Dec. 12, 1979.

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

Date 6/18/80



P.M. 80/86

P.M. 80/87

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

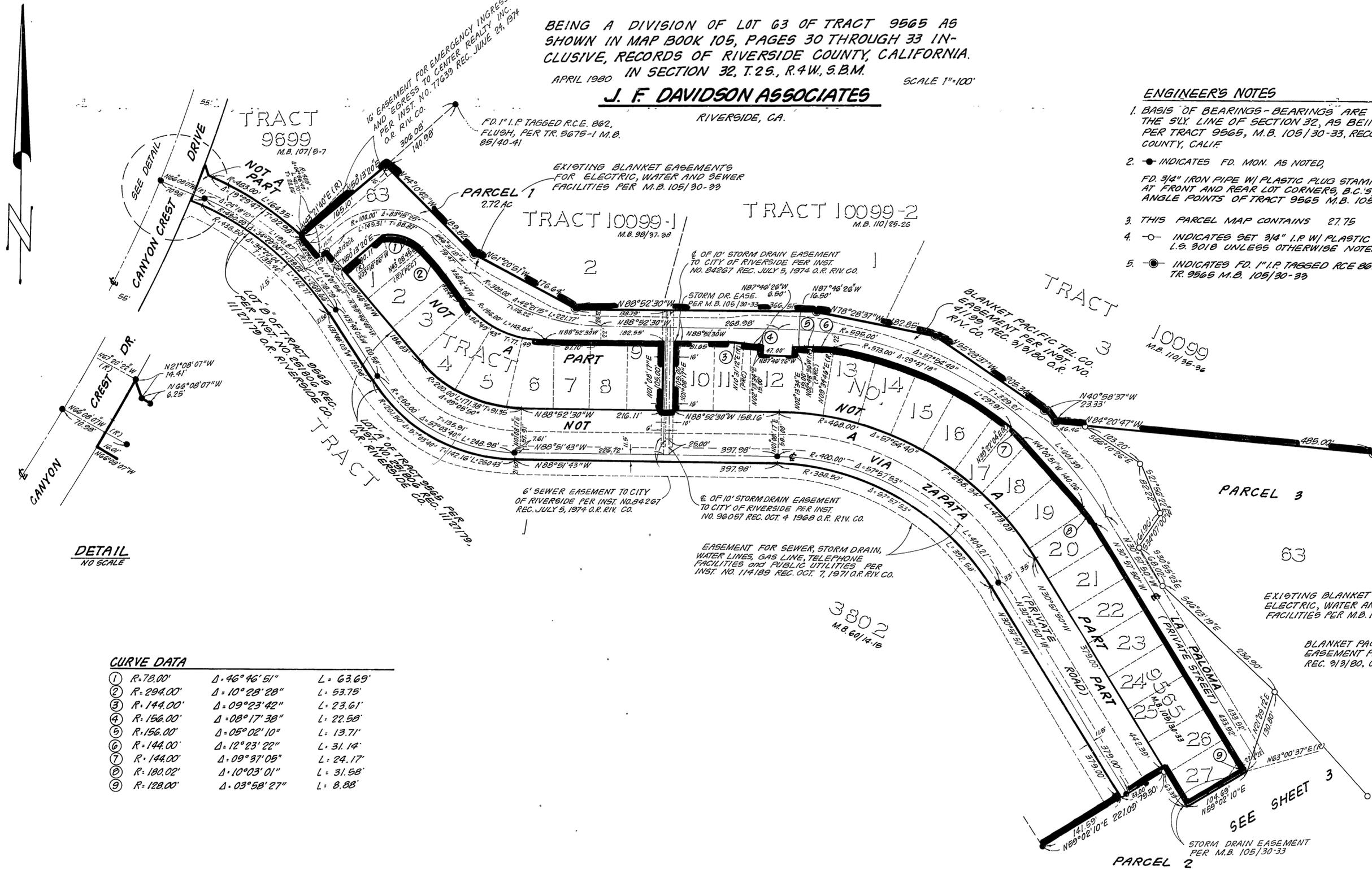
PARCEL MAP 16139

BEING A DIVISION OF LOT 63 OF TRACT 9565 AS SHOWN IN MAP BOOK 105, PAGES 30 THROUGH 33 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 32, T.2S., R.4W., S.B.M.

APRIL 1980 SCALE 1"=100'

J. F. DAVIDSON ASSOCIATES

RIVERSIDE, CA.



ENGINEER'S NOTES

1. BASIS OF BEARINGS - BEARINGS ARE BASED UPON THE SLY LINE OF SECTION 32, AS BEING N89°57'06"E PER TRACT 9565, M.B. 105/30-33, RECORDS OF RIVERSIDE COUNTY, CALIF.
2. ● INDICATES FD. MON. AS NOTED.
FD. 3/4" IRON PIPE W/ PLASTIC PLUG STAMPED R.C.E. 862 AT FRONT AND REAR LOT CORNERS, B.C.'S, E.C.'S AND ANGLE POINTS OF TRACT 9565 M.B. 105/30-33.
3. THIS PARCEL MAP CONTAINS 27.75 ACRES.
4. ○ INDICATES 9/16" I.R. W/ PLASTIC PLUG STAMPED L.S. 9018 UNLESS OTHERWISE NOTED
5. ● INDICATES FD. 1" I.R. TAGGED R.C.E. 862, FLUSH PER TR. 9565 M.B. 105/30-33

DETAIL
NO SCALE

CURVE DATA

Curve No.	Radius (R)	Delta (Δ)	Length (L)
①	R=78.00'	Δ=46°46'51"	L=63.69'
②	R=294.00'	Δ=10°28'28"	L=53.75'
③	R=144.00'	Δ=09°23'42"	L=23.61'
④	R=156.00'	Δ=08°17'38"	L=22.58'
⑤	R=156.00'	Δ=05°02'10"	L=13.71'
⑥	R=144.00'	Δ=12°23'22"	L=31.14'
⑦	R=144.00'	Δ=09°37'05"	L=24.17'
⑧	R=180.02'	Δ=10°03'01"	L=31.58'
⑨	R=128.00'	Δ=03°58'27"	L=8.88'

P.M. 80/87

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP 16139

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APRIL 1980

SCALE 1"=100'

J. F. DAVIDSON ASSOCIATES

RIVERSIDE, CA.



EXISTING BLANKET EASEMENTS FOR ELECTRIC, WATER AND SEWER FACILITIES PER M.B. 105/30-33

BLANKET PACIFIC TEL. CO. EASEMENT PER INST. NO. 41199 REC. 3/9/80 O.R. RIV. CO.

FD. 1 1/4" I.P. FLUSH, TAGGED R.C.E. 862, ACCEPTED AS 1/4 CO.R. SEC. 32, PER TR. 9565 M.B. 105/30-33

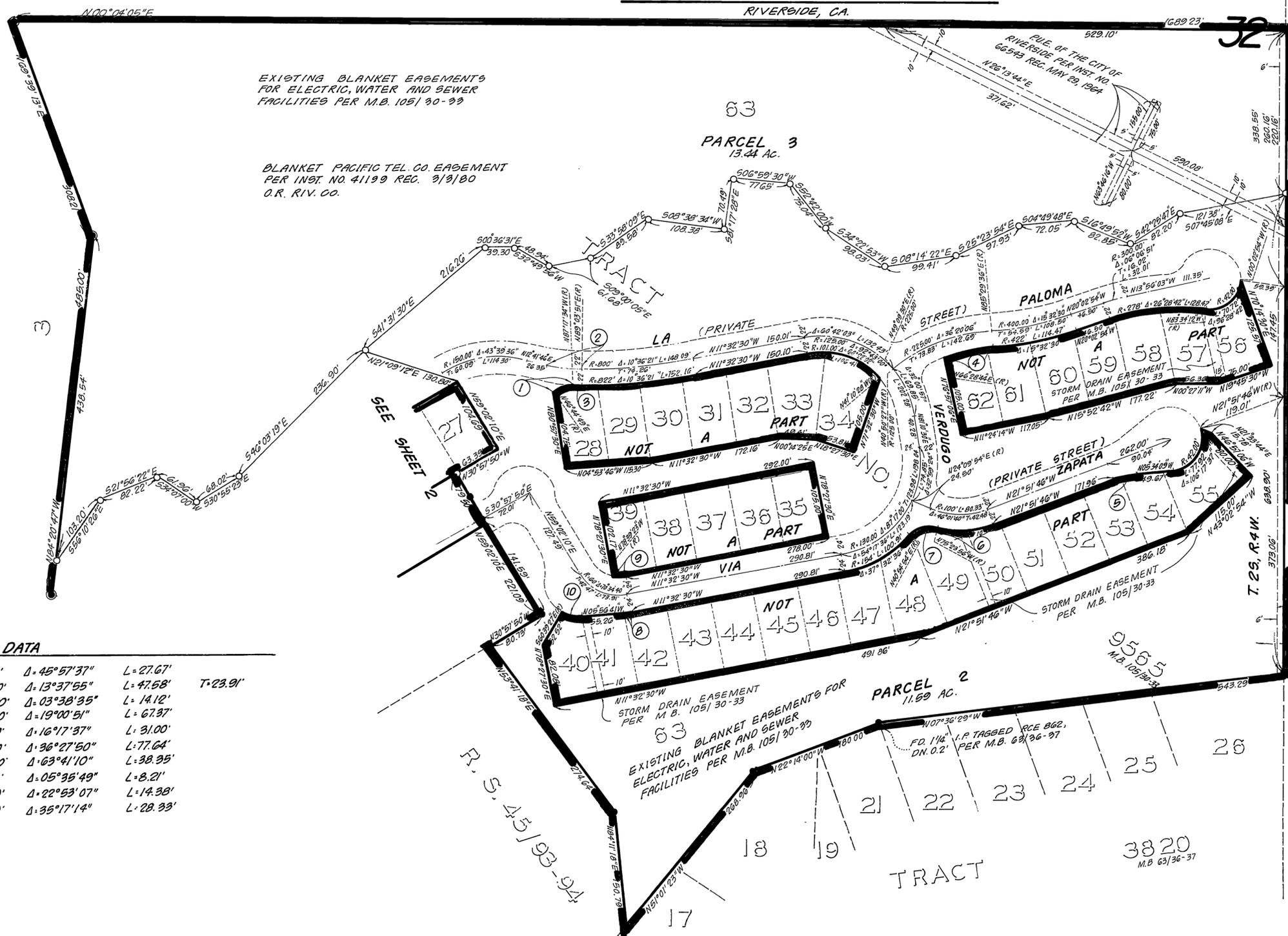
ENGINEER'S NOTES

1. BASIS OF BEARINGS - BEARINGS ARE BASED UPON THE SLY. LINE OF SECTION 32, AS BEING N 29° 57' 06" E PER TRACT 9565, M.B. 105/30-33, RECORDS OF RIVERSIDE COUNTY, CALIF.
2. ● INDICATES FD. MON. AS NOTED.
3. THIS PARCEL MAP CONTAINS 27.76 ACRES
4. ○ INDICATES SET 3/4" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018 UNLESS OTHERWISE NOTED.
5. ⊙ INDICATES FD. 1" I.P. TAGGED R.C.E. 862, FLUSH PER TR. 9565 M.B. 105/30-33

TRACT 10099
M.B. 110/95-96

CURVE DATA

①	R=34.50'	Δ=45°57'37"	L=27.67'	T=23.91'
②	R=200.00'	Δ=13°37'55"	L=47.58'	
③	R=222.00'	Δ=03°38'35"	L=14.12'	
④	R=203.00'	Δ=19°00'51"	L=67.97'	
⑤	R=109.00'	Δ=16°17'37"	L=31.00'	
⑥	R=122.00'	Δ=36°27'50"	L=77.64'	
⑦	R=34.50'	Δ=63°41'10"	L=38.95'	
⑧	R=84.00'	Δ=05°35'49"	L=8.21'	
⑨	R=36.00'	Δ=22°53'07"	L=14.38'	
⑩	R=46.00'	Δ=35°17'14"	L=28.33'	



T.2S., R.4W.

T.2S., R.4W.

T.2S., R.4W.

T.2S., R.4W.

T.2S., R.4W.

RULE OF THE CITY OF RIVERSIDE PER INST. NO. 32018 REC. MAR. 19, 1965 O.R. RIV. CO.

BLANKET PACIFIC TEL. CO. EASEMENT PER INST. NO. 41199 REC. 3/9/80 O.R. RIV. CO.

FD. 1 1/4" I.P. TAGGED R.C.E. 862, DN. 0.2 PER M.B. 63/36-37

BLANKET PACIFIC TEL. CO. EASEMENT PER INST. NO. 41199 REC. 3/9/80 O.R. RIV. CO.

FD. 1 1/4" I.P. TAGGED R.C.E. 862, ACCEPTED AS 1/4 CO.R. SEC. 32, PER TR. 9565 M.B. 105/30-33

BLANKET PACIFIC TEL. CO. EASEMENT PER INST. NO. 41199 REC. 3/9/80 O.R. RIV. CO.

W.O. 6586 FB 1125/56.57