

PARCEL MAP 17614

CITY'S COPY

SHEET 1 OF 2 SHEETS
RECORDER'S CERTIFICATE

FILED THIS 6 DAY OF OCT
1981, AT 12:30 P.M. IN BOOK 96 OF PARCEL
MAPS AT PAGES 60+61 AT THE REQUEST OF
THE CITY ENGINEER.

DONALD D. SULLIVAN
COUNTY RECORDER

BY Dellie Ann Stager
DEPUTY

NO. 188610

FEE \$8.00

SUBDIVISION GUARANTEE -- SAFECO TITLE INSURANCE CO.

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

OF A PORTION OF LOT 74, OF EAST RIVERSIDE, M.B. 7/33 SAN BERNARDINO
CO. RECORDS ALSO SHOWN AS PARCEL 2 OF MAP ON FILE IN BOOK 53 OF
OF RECORDS OF SURVEY, AT PAGE 32, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

CG ENGINEERING
SAN BERNARDINO, CALIF.
MAY, 1981

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD
TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND WE CONSENT TO THE
PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE COLORED
BORDER LINE.

VAN BUREN PROPERTIES, A GENERAL PARTNERSHIP COMPOSED OF THE FULLMER COMPANY
AND TULIP REAL ESTATE CORPORATION.

James L. Fullmer
JAMES L. FULLMER

E. T. Ford
VICE PRESIDENT
TULIP REAL ESTATE CORPORATION

SAFECO TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE

W. F. Faulkner
ASST. V.P.

Robert L. Davis
Asst. Sec.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss

ON 19th 1981 BEFORE ME Everett C. Ross
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
James L. Fullmer KNOWN TO ME TO BE THE Partner
AND E. T. Ford KNOWN TO ME TO BE THE Partner

THE CORPORATION WHO EXECUTED THE WITHIN INSTRUMENT, A TRUSTEE, AND KNOWN TO ME
TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORA-
TION 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:
Everett C. Ross
NOTARY PUBLIC IN AND FOR SAID COUNTY
AND STATE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss

ON THIS 17th DAY OF AUGUST 1981 BEFORE ME Rae Ann Turner
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY
APPEARED JAMES L. FULLMER KNOWN TO ME TO BE THE PARTNER
OF THE FULLMER COMPANY, A GENERAL PARTNERSHIP THAT EXECUTED
THE WITHIN INSTRUMENT ON BEHALF OF SAID PARTNERSHIP SAID PARTER-
SHIP BEING KNOWN TO ME TO BE ONE OF THE PARTNERS OF VAN
BUREN PROPERTIES, THE PARTNERSHIP THAT EXECUTED THE WITHIN IN-
STRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP
EXECUTED THE SAME AS SUCH PARTNER AND THAT SUCH PARTNER-
SHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL:
Rae Ann Turner
NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE
RAE ANN TURNER

UTILITIES EASEMENT

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS,
DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP.

THE CITY OF RIVERSIDE, HOLDER OF A RIGHT OF WAY FOR A PUBLIC UTILITY EASEMENT
PER INSTRUMENT *150917 RECORDED AUGUST 7, 1981, RECORDS OF RIVERSIDE COUNTY.

THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE EAST RIVERSIDE WATER
COMPANY, HOLDER OF A RIGHT OF WAY BY RESERVATION FOR DOMESTIC AND IRRIGATION
WATER PIPES AND APPURTENANCES. SAID RIGHT OF WAY IS NOT DISCLOSED OF RECORD.

October 1, 1981
DATE

DIRECTOR OF PUBLIC UTILITIES
Everett C. Ross
EVERETT C. ROSS

UTILITIES CERTIFICATE

I hereby certify as follows:

Water Facilities

Frontage fees only have been paid for Parcel #1. No water fees and charges
collected for Parcel #2.

Electric Facilities

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 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.

EVERETT C. ROSS
Director of Public Utilities

Dated: October 1, 1981

By: Everett C. Ross

SIGNATURE OMISSIONS

UNDER THE PROVISIONS OF SECTION 66436(C)(1) OF THE SUBDIVISION MAP ACT, THE FOLLOWING
SIGNATURES HAVE BEEN OMITTED:

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES TO THE SOUTHERN CALI-
FORNIA EDISON COMPANY, SUCCESSOR IN INTEREST, TO A DEED RECORDED AUGUST 9, 1954
AS INSTRUMENT NO. 40495, RECORDS OF RIVERSIDE COUNTY.

AN EASEMENT FOR RAILWAY PURPOSES AND RIGHTS INCIDENTAL THERETO TO THE ATCHISON
TOPEKA AND SANTA FE RAILWAY COMPANY, A KANSAS CORPORATION, BY DEED RECORDED
AUGUST 20, 1963 AS INSTRUMENT 87586 RECORDS OF RIVERSIDE COUNTY.

AN EASEMENT FOR INGRESS AND EGRESS AND RAILROAD PURPOSES
AS GRANTED TO HARDMAN INC., A CALIFORNIA CORPORATION,
SUCCESSOR IN INTEREST TO A DEED RECORDED NOV. 22, 1968
AS INST. NO. 112685, REC. OF RIV. COUNTY.

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 THE FULLMER COMPANY IN APRIL 1981. I
HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED
OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

August 19, 1981
DATE

Noel L. Christensen
NOEL L. CHRISTENSEN RCE 15398
No. 15398
STATE OF CALIFORNIA

CITY ENGINEER'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP
ACT AND LOCAL ORDINANCE.

ROBERT C. WALES, R.C.E. 18793
CITY ENGINEER

DATE 10/1/81

BY: Robert C. Wales
TENTATIVE MAP APPROVED APRIL 9, 1981

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss

ON 8-17-81 BEFORE ME Rae Ann Turner, A NOTARY PUBLIC IN AND
FOR SAID COUNTY AND STATE PERSONALLY APPEARED E. T. Ford
KNOWN TO ME TO BE THE VICE PRESIDENT OF TULIP REAL ESTATE
ESTATE CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT
AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITH-
IN INSTRUMENT ON BEHALF OF SAID CORPORATION, SAID CORPO-
RATION BEING KNOWN TO ME TO BE ONE OF THE PARTNERS OF
VAN BUREN PROPERTIES, THE PARTNERSHIP THAT EXECUTED
THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
SUCH CORPORATION EXECUTED THE SAME AS SUCH PARTNER
AND THAT SUCH PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL:
Rae Ann Turner
NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE
RAE ANN TURNER

P.M.B. 96/60

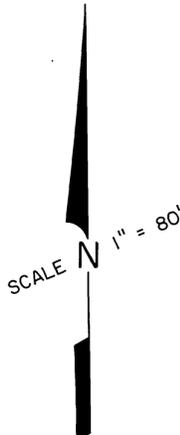
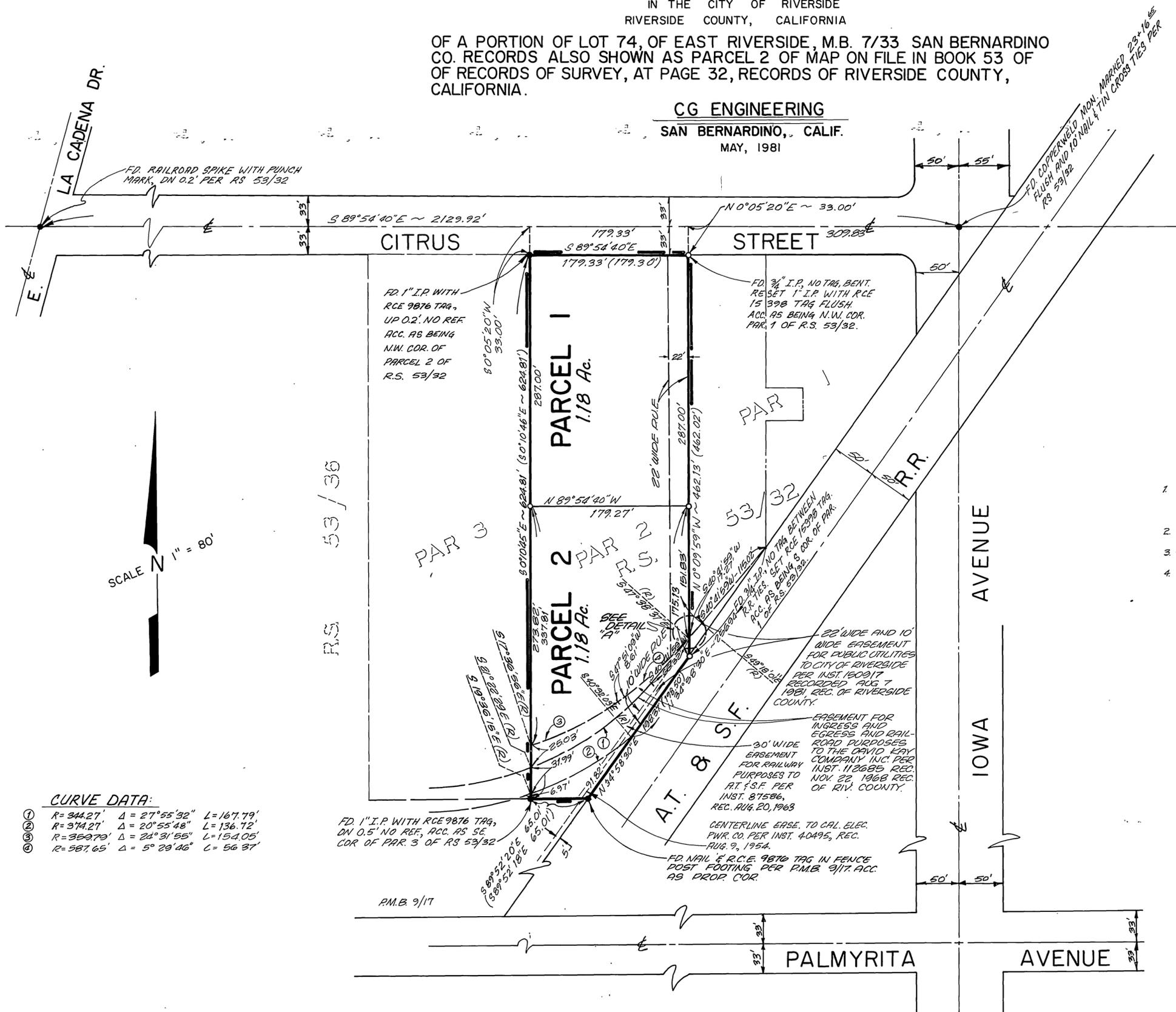
P.M.B. 96/60

PARCEL MAP 17614

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

OF A PORTION OF LOT 74, OF EAST RIVERSIDE, M.B. 7/33 SAN BERNARDINO
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CG ENGINEERING
SAN BERNARDINO, CALIF.
MAY, 1981

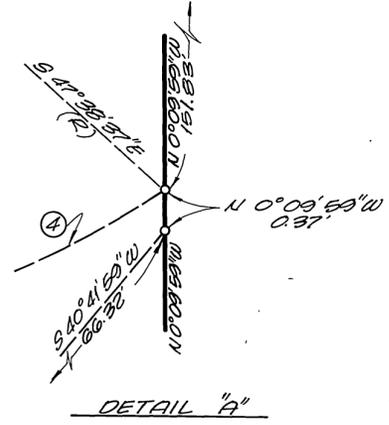


ENGINEERS NOTES:

1. BEARINGS ARE BASED UPON THE CENTERLINE OF CITRUS STREET AS BEING $S 89^{\circ}54'40''E$ AS SHOWN UPON RECORD OF SURVEY IN BOOK 53, AT PAGE 32 THEREOF, RECORDS OF RIVERSIDE COUNTY.
2. ● INDICATES FOUND MONUMENT AS NOTED.
3. ○ INDICATES SET 1" I.P. WITH R.C.E. 15398 TAG FLUSH.
4. (-) INDICATES RECORD DATA PER RS 53/32.

CURVE DATA:

- ① $R=344.27'$ $\Delta=27^{\circ}55'32''$ $L=167.79'$
- ② $R=374.27'$ $\Delta=20^{\circ}55'48''$ $L=136.72'$
- ③ $R=369.79'$ $\Delta=24^{\circ}31'55''$ $L=154.05'$
- ④ $R=587.65'$ $\Delta=5^{\circ}29'46''$ $L=56.37'$



P.M.B. 96/61

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