

100/14
P.M.B. 100/14

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
PARCEL MAP NO. 17533
BEING A DIVISION OF PARCEL 1, PARCEL MAP NO. 16865 AS
FILED IN BOOK 84, PAGES 9 AND 10, OF PARCEL MAPS, RECORDS
OF RIVERSIDE COUNTY, CALIFORNIA.

OWNER'S CERTIFICATE

We hereby certify that we are the owners of the land included within this 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, and we hereby dedicate for construction and maintenance of electric energy distribution facilities, the easements shown as "10' P.U.E." and "18' P.U.E."

M.J.P. ESTATE CO., a California Corporation, Owner.

Christopher E. Turner, Ex. Vice Pres
CHRISTOPHER E. TURNER EX. VICE. PRES.

LLOYDS BANK CALIFORNIA, a California Corporation, Beneficiary

Shirley Pilecki, Vice President

BURGER KING CORPORATION, a ~~California~~ ^{Florida} Corporation, Lessee

by: Charles P. Houston, National Director - Real Estate
Attest: Eugene Feola, Asst. Sec.

NOTARY ACKNOWLEDGEMENT

State of California)
County of Los Angeles) ss

On this 10 day of Nov, 1981, before me, the undersigned, a Notary Public in and for said County and State, personally appeared SHIRLEY PILECKI and SHE IS known to me to be the VICE PRESIDENT and of Lloyds Bank California, the corporation that executed the within instrument and on behalf of said corporation and acknowledged to me that said corporation executed the same.

Witness my hand and official seal

My Commission Expires 5-8-84
Dovie M. Kaph
Notary Public in and for said County and State



NOTARY ACKNOWLEDGEMENT

State of California)
County of LOS ANGELES) ss

On this 4th day of Nov, 1981, before me, the undersigned a Notary Public in and for said County and State, personally appeared CHRISTOPHER E. TURNER known to me to be the EX. V. P. of M.J.P. Estate Co., the corporation that executed the within instrument and on behalf of said corporation and acknowledged to me that said Corporation executed the same.

Witness my hand and official seal

My Commission Expires 1-24-84
Jeanne DeBoos Lohr
Notary Public in and for said County and State



NOTARY ACKNOWLEDGEMENT

State of FLORIDA)
County of Riverside) ss
Date

On this 22 day of October, 1981, before me, the undersigned, Notary Public in and for said County and State, personally appeared Charles P. Houston and Eugene Feola known to me to be the National Director - Real Estate and Asst. Sec. of Burger King Corporation, the corporation that executed the within instrument and on behalf of said corporation and acknowledged to me that said corporation executed the same.

Witness my hand and official seal.

My Commission Expires 10-31-84
Shirley F. Law
Notary Public in and for said County and State

BROWN & MULLINS INC.
Engineers · Surveyors · San Bernardino, Calif.

JUNE, 1981

UTILITIES EASEMENT CERTIFICATE

The City of Riverside being the owner of the following described easements does hereby consent to the making and filing of the annexed map:

Easements for water purposes and waterline facilities; Conveyed to U.S.A. by deed recorded March 4, 1943, in Book 573, Page 119, Riverside County Records.

A right of way in favor of the Riverside Water Company, its successors or assigns, recorded August 14, 1885, in Book 42, Page 284 of Deeds, records of San Bernardino County, California, said easement is for the construction and maintenance of all necessary water ditches, pipes, flumes and apparatus for the purpose of irrigation and domestic use, the exact location thereof not being disclosed by record.

Easements conveyed to the City of Riverside for: Electrical energy distribution facilities by deed recorded July 10, 1981, in Book 1981, Page 131032 O.R.

Easement for Public Utilities and incidental purposes as designated on P.M. 16865 recorded Book 84, Page 9 and 10 of Parcel Maps.

Easement for Waterline Facilities by instrument No. 115043 Recorded June 19, 1981, in Book 1981, Page 115043 O.R.

Date: 12/18/81

EVERETT C. ROSS
Director of Public Utilities
By: Everett C. Ross

UTILITIES CERTIFICATE

I hereby certify as follows:

Water Facilities

No water fees and charges collected for Parcel #1 and #2.

Electric Facilities

No electric fees 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.

Date: 12/18/81

EVERETT C. ROSS
Director of Public Utilities
By: Everett C. Ross

SIGNATURE OMISSIONS

The signature of City of Riverside, the owner of an easement for Traffic Control Devices as disclosed by deed Recorded September 4, 1981, in Book 1981, Page 169238 O.R. of Deeds has been omitted under the provisions of Section 66436, of the Subdivision Map Act. It's interest cannot ripen into a fee.

The signature of City of Riverside, the owner of an easement for Street Purposes as disclosed by deed Recorded July 10, 1981, in Book 1981, Page 131033 O.R. of Deeds has been omitted under the provisions of Section 66436, of the Subdivision Map Act. It's interest cannot ripen into a fee.

The signature of City of Riverside, the owner of an easement for Tree Planting as disclosed by deed Recorded July 10, 1981, in Book 1981, Page 131031 O.R. of Deeds has been omitted under the provisions of Section 66536, of the Subdivision Map Act. It's interest cannot ripen into a fee.

RECORDER'S CERTIFICATE

Filed this 7 day of JAN, 1981, at 12:00 P. M. in book 100 of Parcel Maps, at pages 14+15 at the request of the City Engineer.

No. 3402 Fee \$ 2.00

Donald D. Sullivan
County Recorder

By: Debbie Ann Stager Deputy

Subdivision Guarantee: California Land Title Co.

CITY ENGINEER'S CERTIFICATE

This map has been examined this 12th day of DECEMBER, 1981 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 Parcel Map approved: April 9, 1981

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 Subdivision Map Act. and Local Ordinances, at the request of Tom Ciccone on November 24, 1980. I hereby state that the Parcel Map conforms to the approved or conditionally approved Tentative Map, if any.

Date: Oct. 14, 1981

Russell J. Mullins
Russell J. Mullins, L.S. 3712

CITY CLERK CERTIFICATE

Resolved that this map consisting of two (2) sheet be and the same is hereby accepted as the Final Map of Parcel Map 17533, and the easements are hereby accepted as public easements and the City Clerk is hereby authorized and directed to attest said map by signing here 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 5th day of January 1982.

Alice A. Hare
City Clerk of the City of Riverside

By: Alice A. Hare



P.M.B. 100/14

