

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# PARCEL MAP NO. 18727

BEING A DIVISION OF LOT 3 OF PARCEL MAP NO. 11404 ON FILE IN BOOK 48 OF PARCEL MAPS AT PAGES 74 AND 75 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA  
JULY, 1982

### RECORDER'S CERTIFICATE

FILED THIS 30 DAY OF SEPT, 1982  
AT 12:20 P.M. IN BOOK 109 OF PARCEL MAPS AT  
PAGES 24 + 25 AT THE REQUEST OF THE CITY  
ENGINEER.

FEE \$8.00  
NO. 169200

WILLIAM E. CONERLY  
COUNTY RECORDER

*William E. Conerly*

SUBDIVISION GUARANTEE: TITLE INSURANCE AND TRUST

### OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD OF TITLE OR 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. WE HEREBY DEDICATE FOR PUBLIC USE A 10' WIDE ELECTRICAL ENERGY DISTRIBUTION FACILITIES EASEMENT INDICATED AS 10' P.U.E.

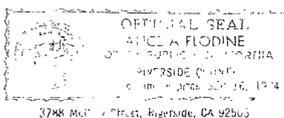
JULIAN ADRIAN MOSS JR., ROBERT LOUIS EVERETT, AND JULIA ANNE EVERETT, TRUSTEES OF A AND B PROPERTIES TRUST UNDER TRUST AGREEMENT DATED AUGUST 28, 1979.

*Julian Adrian Moss Jr.*  
JULIAN ADRIAN MOSS JR.  
*Robert Louis Everett*  
ROBERT LOUIS EVERETT  
*Julia Anne Everett*  
JULIA ANNE EVERETT

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

ON THIS 16<sup>th</sup> DAY OF September, 1982, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JULIAN ADRIAN MOSS JR., ROBERT LOUIS EVERETT AND JULIA ANNE EVERETT, KNOWN TO ME TO BE THE TRUSTEES OF A AND B PROPERTIES TRUST, THE TRUSTEES THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH TRUSTEES EXECUTED THE SAME.  
WITNESS MY HAND AND OFFICIAL SEAL.



*Alice A. Flodine*  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES 9-16-84

### SIGNATURE OMISSION

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

1. THE SOUTHERN CALIFORNIA GAS CO., OWNER OF AN EASEMENT AS DISCLOSED BY DEED RECORDED JULY 30, 1975, AS INST. NO. 31923 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIF.; THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.
2. OWNER OF A FIVE (5) FOOT PRIVATE SEWER EASEMENT AS SET OUT IN THAT CERTAIN INSTRUMENT RECORDED DECEMBER 19, 1975, AS INST. NO. 158389 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIF.; THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY GOVERNING BODY.
3. OWNER AND OCCUPANTS OF SAID REAL PROPERTY IN WHICH A TWENTY-FIVE (25) FOOT GRANT OF EASEMENT OCCUPIES, RECORDED APRIL 10, 1978 AS INST. NO. 68062 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIF.; THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY GOVERNING BODY.
4. A COVENANT AND AGREEMENT ESTABLISHING ACCESS FOR MUTUAL PARKING, DRIVEWAYS, ALLEYWAYS AND PARKING AREAS. RECORDED APRIL 10, 1978, AS INSTRUMENT NO. 68361, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY GOVERNING BODY.

### UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENT HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP

1. THE CITY OF RIVERSIDE, OWNER OF EASEMENTS DESCRIBED AS FOLLOWS: 10' P.U.E., REC'D. JAN. 12, 1968 AS INST. NO. 3497, 10' P.U.E., REC'D. MAR. 31, 1978 AS INST. NO. 61884 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE.

### 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 JULIAN ADRIAN MOSS JR., ROBERT LOUIS EVERETT, AND JULIA ANNE EVERETT, TRUSTEES OF A AND B PROPERTIES TRUST IN MARCH, 1982. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED July 28, 1982

ERNEST N. WEBB R.C.E. 9876  
*Ernest N. Webb*

EVERETT C. ROSS  
PUBLIC UTILITIES DIRECTOR

DATED: Sept. 13, 1982 BY: *Everett C. Ross*

### CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 20<sup>th</sup> DAY OF SEPTEMBER, 1982, 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 JUNE 17, 1982

### CITY CLERK'S CERTIFICATE

RESOLVED THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 18727 AND THE EASEMENT IS HEREBY ACCEPTED AS A PUBLIC EASEMENT 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 THE CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 28<sup>th</sup> DAY OF September, 1982.

ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE

BY: *Alice A. Hare*



### PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

#### WATER FACILITIES

NO WATER FEES AND CHARGES COLLECTED FOR PARCEL NO. 1. WATER CONNECTION CHARGES AND BACKUP FACILITIES CAPACITY CHARGES HAVE BEEN PAID FOR PARCELS NO. 2 AND NO. 3.

#### ELECTRICAL 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 NO. 1, NO. 2 AND NO. 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: Sept. 13, 1982 BY: *Everett C. Ross*

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**PARCEL MAP NO. 18727**  
BEING A DIVISION OF PARCEL 3 OF PARCEL MAP NO. 11404  
ON FILE IN BOOK 48 OF PARCEL MAPS AT PAGES 74 AND 75  
THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

JULY, 1982

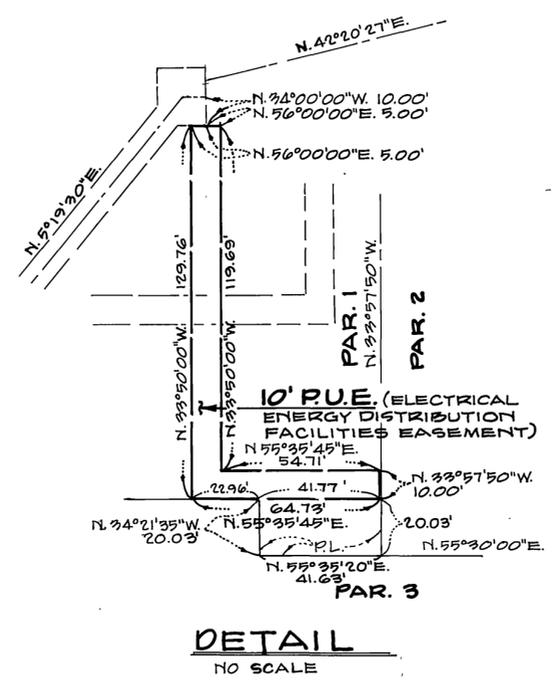
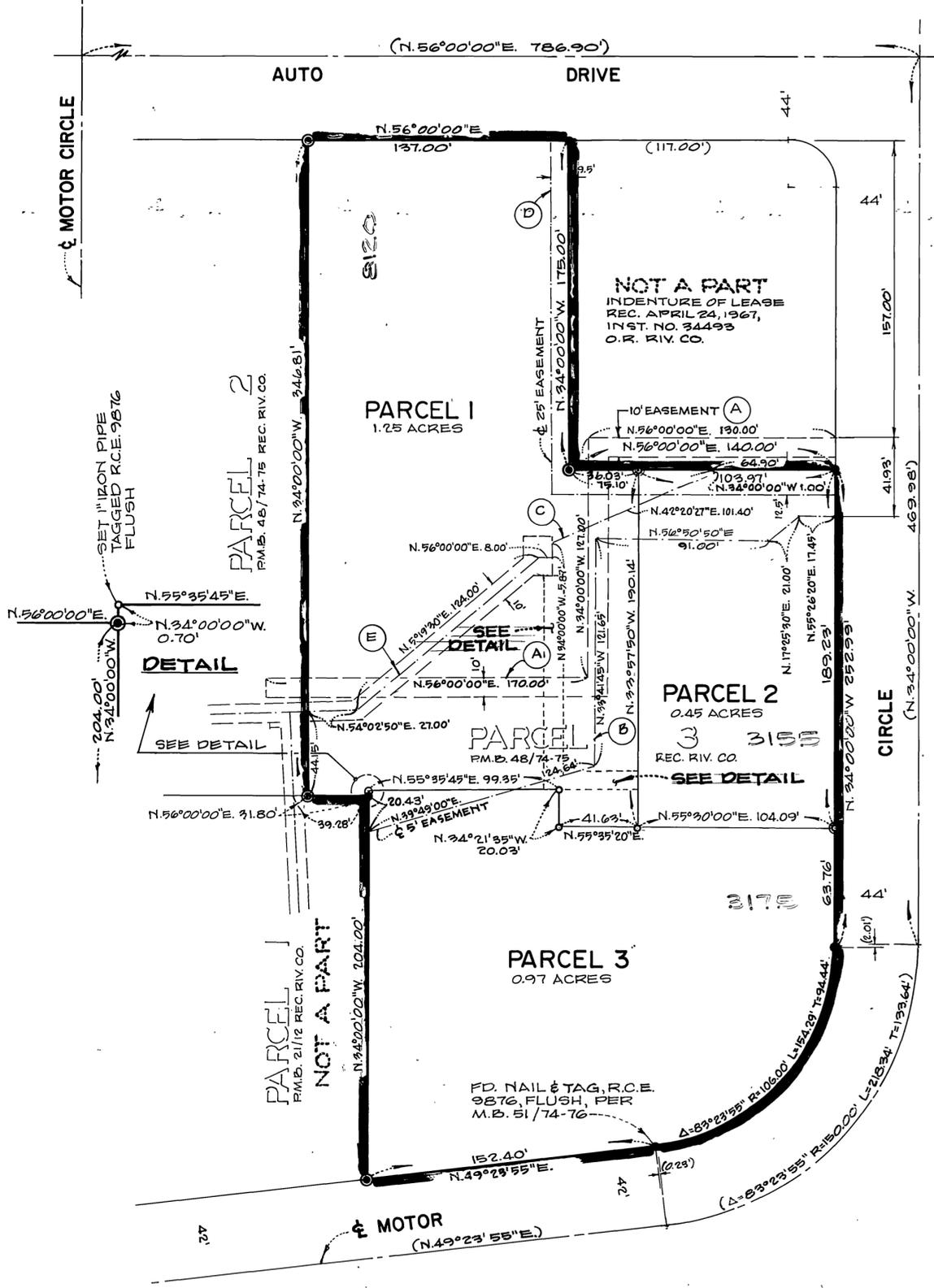
SCALE: 1"=50'

**ENGINEER'S NOTES**

1. BASIS OF BEARINGS IS THE NORTHWESTERLY LINE OF PARCEL 3 OF PARCEL MAP NO. 11404 TAKEN AS N 56°00'00"E AS SHOWN ON FILE IN BOOK 48 OF MAPS AT PAGES 74 AND 75, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. (A) DENOTES FOUND 1/4" O.D. IRON PIPE TAGGED L.S. 4055, FLUSH, PER P.M.B. 48/74-75, UNLESS OTHERWISE NOTED.
3. (B) DENOTES FOUND TAG L.S. 4055 IN CONCRETE, FLUSH, PER P.M.B. 48/74-75, UNLESS OTHERWISE NOTED.
4. (C) DENOTES SET TAG R.C.E. 9876 IN CONCRETE, FLUSH.
5. (D) DENOTES SET TAG R.C.E. 9876 IN BASE OF POST, UNLESS OTHERWISE NOTED.
6. DATA SHOWN THUS ( ) IS RECORD DATA PER P.M.B. 48/74-75, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
7. THIS PARCEL MAP CONTAINS 2.67 ACRES NET.

**EASEMENT NOTES**

- (A) 10' R.U.E. TO SO. CALIF. GAS CO. AS INST. #91923 REC'D. 7/30/75 O.R. RIVERSIDE CO., CALIF.
- (B) 5' PRIVATE SEWER EASEMENT AS INST. #158389 REC'D. 12/19/75 O.R. RIVERSIDE CO., CALIF.
- (C) 10' R.U.E. TO THE CITY OF RIVERSIDE AS INST. #61884 REC'D. 9/31/78 O.R. RIVERSIDE CO., CALIF.
- (D) 25' PRIVATE DRIVEWAY EASEMENT, INST. #68062, REC'D. 4/10/78, O.R. RIVERSIDE CO., CALIF.
- (E) 10' R.U.E. TO THE CITY OF RIVERSIDE AS INST. #3497 REC'D. 1/12/68 O.R. R.I.V. CO.



P.M.B. 109/25

P.M.B. 109/25