

PARCEL MAP NO 20000

IN THE CITY OF RIVERSIDE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO 15406 ON FILE IN BOOK 80 OF PARCEL MAPS, PAGES 6 AND 7 RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

A.J. KOLTAVARY / CIVIL ENGINEER
NEWPORT BEACH, CA.

MARCH, 1984

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 16th DAY OF JULY, 1984 AT 3:00 P.M. IN BOOK 122 OF PARCEL MAPS AT PAGE 73+74 AT THE REQUEST OF THE CITY CLERK.

WILLIAM E. CONERLY
COUNTY RECORDER

FEE 8.00
NO. 153452

BY Doris Jones
DEPUTY

SDON GFEES: CAL. LAND TITLE CO.

CITY'S COPY

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST ON THE LAND SUBDIVIDED AS SHOWN ON THE ANNEXED MAP AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP; AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE, AND WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES THE AREA DESIGNATED AS "5.01 X 11.18"

GEORGE R. SMITH AND FLORENCE SMITH, CO-TRUSTEES OF THE SMITH FAMILY TRUST UNDER DECLARATION OF TRUST DATED FEBRUARY 18, 1982.

BY: George R. Smith BY: Florence Smith
GEORGE R. SMITH, CO-TRUSTEE FLORENCE SMITH, CO-TRUSTEE

NOTARY ACKNOWLEDGEMENTS

STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

ON THIS 5th DAY OF June, 1984, BEFORE ME, Carol L. Maynard, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GEORGE R. SMITH AND FLORENCE SMITH, PERSONALLY KNOWN TO ME TO BE THE PERSONS DESCRIBED IN, AND WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES August 4, 1986.
WITNESS MY HAND AND OFFICIAL SEAL.



Carol L. Maynard
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

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 PARCEL MAP NO. 20,000 AND THE EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC 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 10th DAY OF June, 1984.



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

NO WATER FEES COLLECTED FOR PARCEL #1. WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGE HAVE BEEN PAID 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 DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

FRED KRAY
DIRECTOR OF PUBLIC UTILITIES

DATED: July 2 1984

BY: Fred Kray

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:

1. AN EASEMENT FOR ELECTRICAL DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES, PER INSTRUMENT RECORDED OCTOBER 14, 1983, INST. NO. 213738, O.R., RIVERSIDE COUNTY, CA.
2. 12'X 90' P.U.E. AS DEDICATED ON PARCEL MAP 15406, P.M.B. 80, PAGES 6 AND 7, RIVERSIDE COUNTY RECORDS.
3. 15' WATERLINE EASEMENT RECORDED MAY 4, 1973 AS INST.NO. 58113 AND 58114, O.R., RIVERSIDE COUNTY, CA.
4. 10' WATERLINE EASEMENT RECORDED AS INST NO. 142140 O.R., RIVERSIDE COUNTY, CA., 6-20-84

DATED July 2, 1984 FRED KRAY
DIRECTOR OF PUBLIC UTILITIES

BY: Fred Kray

ENGINEER'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS COMPILED FROM RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF GEORGE R. SMITH AND FLORENCE SMITH, MARCH 6, 1984. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED: JUNE 6, 1984

Andrew J. Koltavary
ANDREW J. KOLTAVARY, R.C.E. 18773
CIVIL ENGINEER
STATE OF CALIFORNIA

CITY ENGINEER'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

DATED: 7/2/84

Robert C. Wales
ROBERT C. WALES, R.C.E. 18793
CITY ENGINEER
CITY OF RIVERSIDE

TENTATIVE MAP APPROVED: MARCH 22, 1984

SIGNATURE OMISSIONS

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

1. CARL KARCHER ENTERPRISES, INC., HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES AS PROVIDED IN INSTRUMENT RECORDED MARCH 10, 1977 AS INSTRUMENT NO. 39785, OFFICIAL RECORDS, RIVERSIDE CO., CA.

TAX COLLECTOR

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN ON THE AMENDED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 1,000.00.

DATED June 28, 19 84

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Maná R. Torres

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 1,000.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED July 12, 19 84

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: G. A. Maloney

CITY TREASURER

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED June 28, 19 84

H.E. BREWER
CITY TREASURER

BY: H. E. Brewer

POTENTIAL LIQUEFACTION

ALL OR A PORTION OF THE PROPERTY INCLUDED WITHIN THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO LIQUEFACTION SHOULD GROUND SHAKING OCCUR. TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT A GEOLOGIC INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMITS

PARCEL MAP N^o 20000

IN THE CITY OF RIVERSIDE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

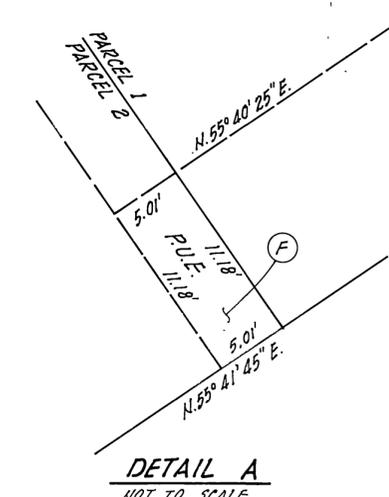
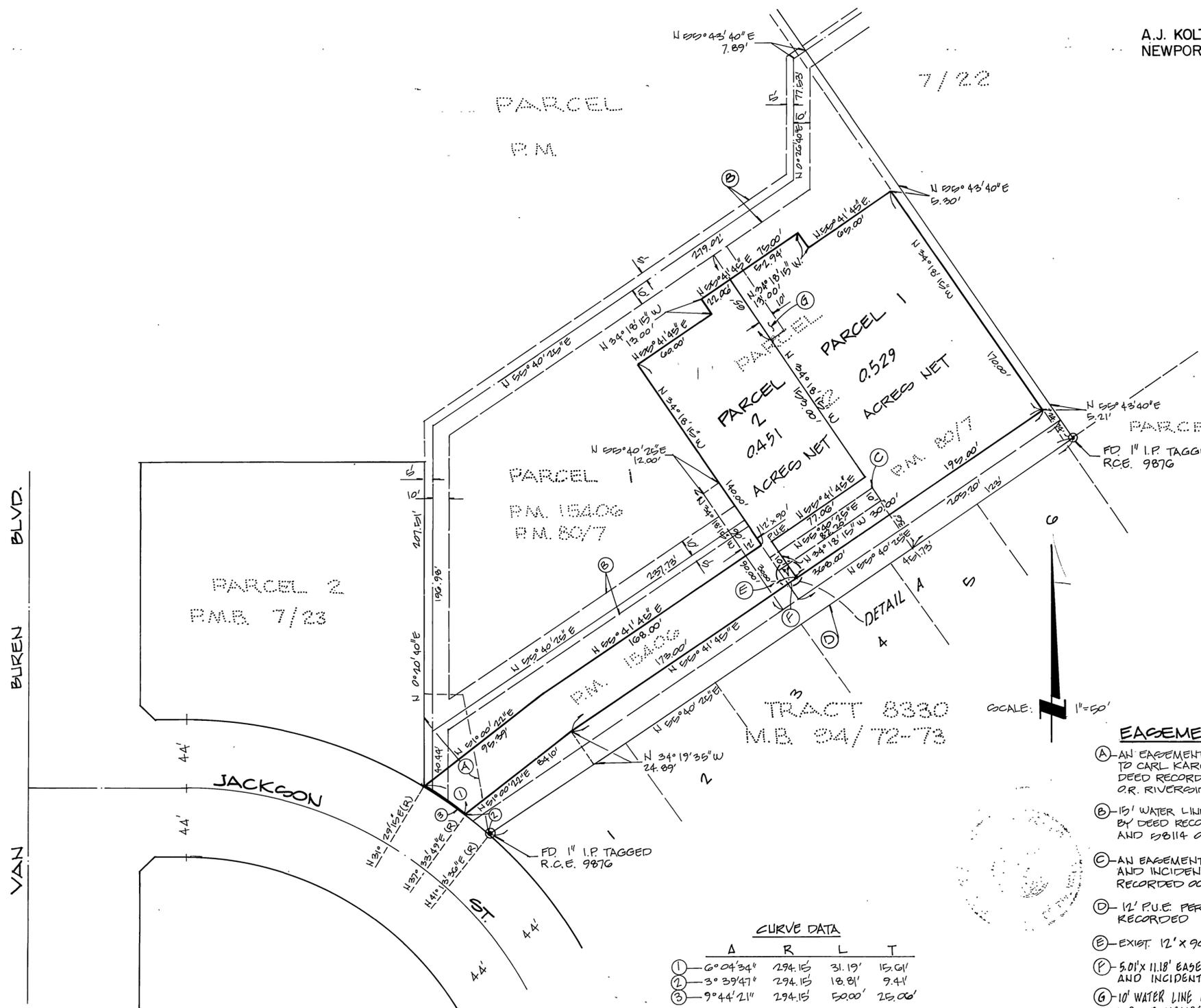
BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP N^o 15406 ON FILE IN BOOK 80 OF PARCEL MAPS PAGES 6 AND 7 RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

A.J. KOLTAVARY / CIVIL ENGINEER
NEWPORT BEACH, CA.

MARCH, 1984

ENGINEER'S NOTES:

1. BASIS OF BEARINGS IS THE SOUTHEASTERLY LINE OF PARCEL 1 OF PARCEL MAP 15406 ON FILE IN BOOK 80 OF PARCEL MAPS, AT PAGES 6 AND 7 THEREOF, RECORDS OF RIVERSIDE COUNTY, CA., TAKEN AS N 23° 40' 15" E
2. (C) INDICATES FOUND 1" IRON PIPE, FLUSH TAGGED R.C.E. 9876 PER P.M.B. 80/G-7



SCALE: 1"=50'



EASEMENT NOTES

- AN EASEMENT FOR INGRESS AND EGRESS CONVEYED TO CARL KARCHER ENTERPRISES INC AS PARCEL B BY DEED RECORDED MARCH 10, 1977 AS INSTR. N^o 39785 O.R. RIVERSIDE COUNTY, CALIFORNIA.
- 15' WATER LINE EASEMENT CONVEYED TO CITY OF RIVERSIDE BY DEED RECORDED MAY 4, 1973 AS INSTR. N^o 58113 AND 58114 O.R. RIVERSIDE COUNTY, CALIFORNIA.
- AN EASEMENT FOR ELECTRICAL DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES, AS PROVIDED IN INSTRUMENT RECORDED OCTOBER 14, 1983 AS INSTRUMENT N^o 213738 O.R.
- 12' P.U.E. PER INSTRUMENT N^o 4144 RECORDED JAN 10, 1973 O.R. RIVERSIDE COUNTY
- EXIST. 12' x 90' P.U.E. PER P.M. 15406, P.M.B. 80/G-7.
- 5.01' x 11.18' EASEMENT FOR ELECTRICAL DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES.
- 10' WATER LINE EASEMENT PER INSTR. No. 142140 REC. 6-29-84 O.R. RIVERSIDE COUNTY, CALIFORNIA.

CURVE DATA

	A	R	L	T
1	0° 04' 34"	294.15'	31.19'	15.01'
2	3° 39' 47"	294.15'	18.81'	9.41'
3	9° 44' 21"	294.15'	50.00'	25.00'

P.M.B. 122/74

P.M.B. 122/74

City's Copy