

127
12
P.M.B. 127/12

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
PARCEL MAP NO. 20344

BEING A DIVISION OF PARCEL 3 OF PARCEL MAP NO. 10603 AS SHOWN BY
MAP ON FILE IN BOOK 92, PAGES 24 AND 25 OF PARCEL MAPS, RIVERSIDE
COUNTY RECORDS.

BUSBY & SPIRO LAND SURVEYING OCTOBER 1984
RIVERSIDE, CA.

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY
RECORD, 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 DISTINCTIVE BORDERLINE. WE FURTHER
HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL
DISTRIBUTION FACILITIES, THE EASEMENT DESIGNATED AS "6' P.U.E."

Kevin A. Martin
KEVIN A. MARTIN

SAFECO TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE
UNDER DEED OF TRUST RECORDED NOVEMBER 22, 1983, AS DOCUMENT NO.
243371, OFFICIAL RECORDS

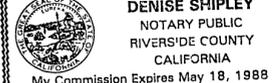
John E. Ward James C. Cammack
John E. Ward, Asst. V. Pres. James C. Cammack, Asst. Secy

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) ss.
COUNTY OF RIVERSIDE)

ON THIS 12th DAY OF Dec, 1984, BEFORE ME, THE UNDERSIGNED,
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, RESIDING
THEREIN AND DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED
Kevin A. Martin (PERSONALLY KNOWN TO ME / PROVED TO ME
ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO
ME THAT HE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.


DENISE SHIPLEY
NOTARY PUBLIC
RIVERSIDE COUNTY
CALIFORNIA
My Commission Expires May 18, 1988

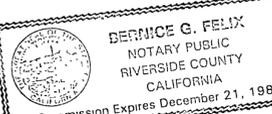
Denise Shipley
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 5-18-88

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) ss.
COUNTY OF RIVERSIDE)

ON THIS 20th DAY OF December, 1984, BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
John E. Ward and James C. Cammack (PERSONALLY KNOWN TO ME / PROVED TO
ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO
EXECUTED THE WITHIN INSTRUMENT AS THE Director OF
THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH
CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.


BERNICE G. FELIX
NOTARY PUBLIC
RIVERSIDE COUNTY
CALIFORNIA
My Commission Expires December 21, 1984

Bernice G. Felix
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 12/21/84

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 100,000 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 Jan 8, 1985 GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY: _____

TAX COLLECTOR'S CERTIFICATE

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

DATED: January 2, 1985

R. WAYNE WATTS
COUNTY TAX COLLECTOR
BY: Maná R. Taves
DEPUTY

CITY TREASURER

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS 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: Jan 8, 1985

H.E. BREWER
CITY TREASURER
BY: H.E. Brewer

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES: NO WATER FEES AND CHARGES HAVE BEEN
COLLECTED FOR PARCEL NO. 1. WATER CONNECTION AND BACKUP
FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCEL NO. 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 PARCEL
NOS. 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.

DATED: Jan 8, 1985

FRED KRAY
DIRECTOR OF PUBLIC UTILITIES

BY: Fred Kray

UTILITIES EASEMENTS

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

CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO RIVERSIDE WATER
COMPANY FOR IRRIGATION AND DOMESTIC USE, BY DEED RECORDED AUGUST
14, 1985 IN BOOK 42, PAGE 296 OF DEEDS, RECORDS OF SAN BERNARDINO
COUNTY, CALIFORNIA. SAID EASEMENT IS BLANKET IN NATURE.

DATED Jan 8, 1985

BY: Fred Kray
FRED KRAY
DIRECTOR OF PUBLIC UTILITIES

RECORDER'S CERTIFICATE

FILED THIS 14th DAY OF FEBRUARY, 1985, AT
11:30 A.M. IN BOOK 127 OF PARCEL MAPS
AT PAGE 12413 AT THE REQUEST OF THE CITY
CLERK.

FEE \$ 8.00
NO 30952

WILLIAM E. CONERLY
COUNTY RECORDER
BY: Serita Lagan DEPUTY

SUBDIVISION GUARANTEE: COMMONWEALTH LAND TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON
A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE
SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF KEVIN
A. MARTIN IN SEPTEMBER 1984.

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE
APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY
THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT TO
ENABLE THE SURVEY TO BE RETRACED.

DATE: 12-3-84

Patrick R. Busby
PATRICK R. BUSBY, 5091


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 20344 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 13th DAY
OF February, 1985.



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 8th DAY OF February, 1985,
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 AUGUST 9, 1984.

P.M.B. 127/12

* REC. 22, 23, 24, 25, 1982
REC. 26, 27, 28, 29, 1982
INST. No. 47843

CITY
COPY

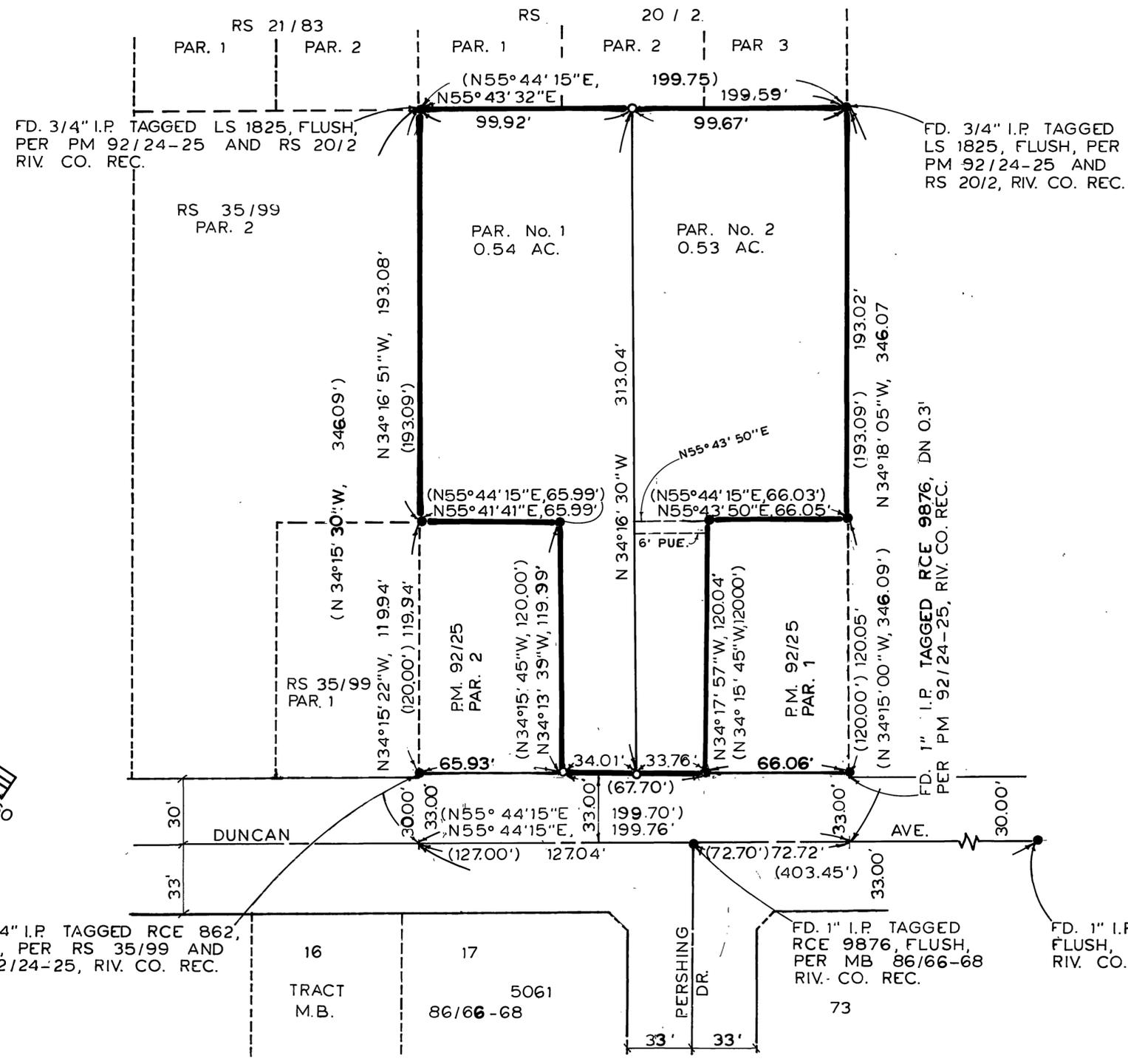
127
P.M.B. 127/13

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 20344

BEING A DIVISION OF PARCEL 3 OF PARCEL MAP NO. 10603 AS SHOWN BY MAP ON FILE IN BOOK 92, PAGES 24 AND 25 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

BUSBY & SPIRO LAND SURVEYING
RIVERSIDE, CA. OCTOBER 1984



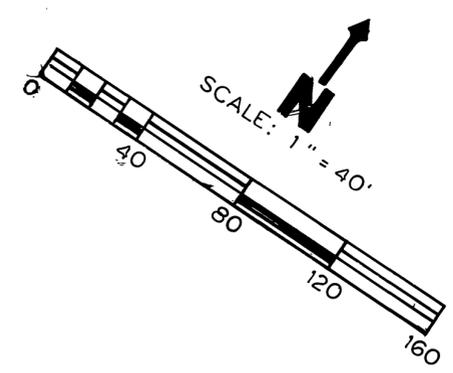
SURVEYOR'S NOTES

BASIS OF BEARINGS IS THE CENTERLINE OF DUNCAN AVENUE TAKEN AS N 55° 44' 15" E, AS SHOWN BY MAP ON FILE IN BOOK 86 OF MAPS, PAGES 66-68, RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

- INDICATES FOUND 1" I.P. TAGGED RCE 9876, FLUSH, PER PM 92/24-25, UNLESS OTHERWISE NOTED.
 - INDICATES SET 1" I. P. TAGGED LS 5091, FLUSH.
 - () INDICATES RECORD DATA PER PM 92/24-25.
- THIS PARCEL MAP CONTAINS 1.07 ACRES.

"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."



P.M.B. 127/13