

CITY'S COPY 136

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA  
**PARCEL MAP NO. 21079**

BEING A DIVISION OF LOT 2, BLOCK 1 OF THE SUBDIVISION OF SECTION 30, T.2S, R.4W, S.B.M.,  
PER MAP RECORDED IN BOOK 2 PAGE 37 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SHEET 1 OF 2 SHEETS

RECORDER'S CERTIFICATE  
FILED THIS 14 DAY OF MAY 1986 AT 8:30 A.M.  
IN BOOK 136 OF PARCEL MAPS, AT PAGES 1+2  
AT THE REQUEST OF THE CITY CLERK.  
NO: 110836 FEE: \$3.00

JANUARY 1986 THE SW GROUP LOS ANGELES, CALIFORNIA RCE 20024

SCALE: 1"=100'

WILLIAM E. CONERLY, COUNTY RECORDER  
BY: Doris S. Jones, DEPUTY  
SUBDIVISION GUARANTEE: CHICAGO TITLE INSURANCE COMPANY

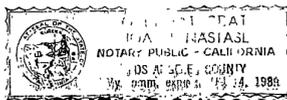
**OWNER'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM THE ONLY PARTY HAVING ANY RECORD OF TITLE OR INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND I CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. I HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOT "A". I FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES AND FOR TREE PLANTING AND LANDSCAPING PURPOSES THE EASEMENT DESIGNATED AS "6 FOOT P.U.E. AND TREE PLANTING AND LANDSCAPING EASEMENT."

Peter N. Weber  
PETER N. WEBER

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

ON THIS 29th DAY OF April, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PETER N. WEBER, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.



Joan D. Nustard  
NOTARY PUBLIC

**SIGNATURE OMISSIONS CERTIFICATE**

PURSUANT TO SECTION 00436 OF THE SUBDIVISION MAP ACT THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDER HAS BEEN OMITTED AS THEIR RIGHTS CANNOT RISE INTO FEE.

AN EASEMENT FOR SANITARY SEWER FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE BY DOCUMENT RECORDED AUGUST 19, 1977, AS INSTRUMENT NO. 102228 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

**UTILITIES CERTIFICATE**

I HEREBY CERTIFY AS FOLLOWING:

WATER FACILITIES

FRONTAGE FEES, WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGE HAVE BEEN PAID FOR PARCEL #1. WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCELS #2 & #3. FRONTAGE FEES ONLY ALONG CRANFORD HAVE BEEN PAID FOR PARCEL #4.

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, #2, #3 AND #4.

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.

ROBERT C. WALES  
ACTING DIRECTOR OF PUBLIC UTILITIES

DATE: 5/12/86

BY: Robert C. Wales

**CITY ENGINEER'S CERTIFICATE**

THIS MAP HAS BEEN EXAMINED THIS 13th DAY OF MAY, 1986 FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

ROBERT C. WALES, R.C.E. 18783  
CITY ENGINEER

BY: W.L. Krausky  
DEPUTY R.C.E. 23301

TENTATIVE MAP APPROVED AUGUST 22, 1985.

**UTILITIES EASEMENTS**

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

AN EASEMENT TO MATTHEW GAGE, ET UX, FOR FLUMES, PIPES, WATER WAYS, CONDUITS AND CONNECTIONS BY DOCUMENT RECORDED FEBRUARY 14, 1901 AS INSTRUMENT NO. 27 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT TO EAST RIVERSIDE WATER COMPANY, FOR CONSTRUCTED WATER TRANSMISSION AND DISTRIBUTION PIPELINES BY DOCUMENT RECORDED NOVEMBER 10, 1981 AS INSTRUMENT NO. 87215, OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY.

5/13/86  
DATE

ROBERT C. WALES  
ACTING, DIRECTOR OF PUBLIC UTILITIES

BY: Robert C. Wales

**CITY TREASURER'S CERTIFICATE**

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.

May 7 1986  
DATE

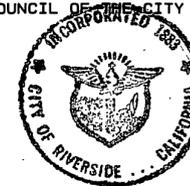
H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

**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. 21079 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND 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 MAY, 1986.



ALICE A. HARE,  
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Karen E. Oakley  
Assistant City Clerk

**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 REAL PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$19,100.00

May 07, 1986  
DATE

R. WAYNE WATTS, Riverside  
COUNTY TAX COLLECTOR

BY: Donna M. Supia

**TAX BOND CERTIFICATE**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$19,100.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF 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.

5/14/86  
DATE

GERALD A. MALONEY,  
CLERK OF THE BOARD OF SUPERVISORS

BY: G. Moody

**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 MYRA BURG ON JANUARY 27, 1986. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I ALSO HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE IN POSITION INDICATED WITHIN (1) ONE YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

2/14/86  
DATE



Kenneth K. Watanabe  
KENNETH K. WATANABE RCE 20024  
EXPIRATION 12/24/87

P.M.B. 136/1

P.M.B. 136/1

\* CERTIFICATE OF CORRECTION #65 & #58

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# PARCEL MAP NO. 21079

BEING A DIVISION OF LOT 2, BLOCK 1 OF THE SUBDIVISION OF SECTION 30, T.2S, R.4W, S.B.M.,  
PER MAP RECORDED IN BOOK 2 PAGE 37 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

JANUARY 1986

THE SW GROUP

LOS ANGELES, CALIFORNIA

RCE 20024

SCALE: 1"=100'

FD BRASS DISK, STAMPED (17-B)  
CAPPED IN WELL PER  
C.P.F.B. 717/69, DOWN 12"

ESTB. BY TIES PER  
RIV. CITY TIE SHT.  
FD. NOTHING SET SAME

- 1305.70' ①
- 1305.55' ②
- 1305.34' ③
- 1305.71' ④
- 1305.67'

UNIVERSITY AVENUE 589°45'42" E

CHICAGO AVENUE N0°07'00" E

CRANFORD AVENUE 600.77' N0°06'30" E

CHICAGO AVENUE

PENNSYLVANIA AVENUE N89°48'24" W

FD. 3/4" I.P. W/O TAG  
FLUSH NO REF.  
0.34' WLY. 3/4" I.P.  
TAGGED R.C.E. 20024  
SET AT TRUE CORNER

EXISTING 10' WIDE SEWER  
EASEMENT PER INST.  
NO. 162228 REC. 8/19/77.

PARCEL 3  
1.08 ACRES

PARCEL 4  
2.59 ACRES

PARCEL 2  
2.25 ACRES

PARCEL 1  
2.88 ACRES

PM 10975  
PMB 57/12-13  
PAR. 2

PM 11375  
PMB 65/14-15

FD. 3/4" I.P. TAGGED R.C.E. 862  
UP 0.2' PER ① 0.02' S'LY; 0.07' W'LY

ESTB. BY TIES PER  
RIV. CITY TIE SHT.  
FD. NOTHING SET SAME

FD. TIES RCE 11842  
NO REF.  
0.03' N'LY

FD. N & T PER ①  
ACCEPTED AS CENTERLINE  
INTERSECTION.

### ENGINEER'S NOTES:

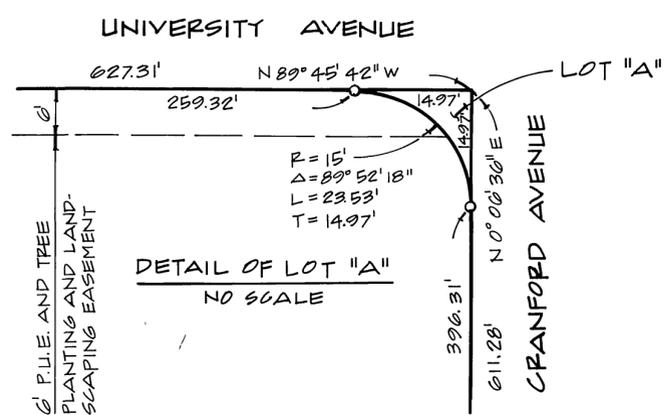
BEARINGS ARE BASED UPON THE CENTERLINE OF  
UNIVERSITY AVENUE AS BEING S89°45'42" E PER PARCEL MAP 11375,  
PARCEL MAP BOOK 65, PAGE 15, RECORDS OF  
RIVERSIDE COUNTY, CALIFORNIA.

#### RECORD DATA REFERENCE

- ① P.M.B. 05/14-15
- ② M.B. 2/37
- ③ R.S. 37/89
- ④ P.M.B. 57/13

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES 3/4" I.P., TAGGED R.C.E. 20024,  
SET FLUSH

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P.M.B. 136/2

\*CERTIFICATE OF CORRECTION #65 & #58