

CITY
COPY

138
21

OWNERS' CERTIFICATE:

WE HERBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITH-
IN THE 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 RECORDATION OF THIS PARCEL MAP.
WE FURTHER DEDICATE FOR FOR THE CONSTRUCTION AND MAINTENANCE OF
ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENT DELINEATED
AS "ELECTRICAL EASEMENT".

Mir S. Mulla
MIR S. MULLA

Lelia Mulla
LELIA MULLA

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
PARCEL MAP 18161

BEING A DIVISION OF A PORTION OF THE NORTHWEST
ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION
20, T.2 S., R.4 W., S.B.M., RIVERSIDE COUNTY, CALIFORNIA

MARCH 1902

W. J. McKEEVER, INC.
CIVIL ENGINEERING
RIVERSIDE CALIFORNIA

RECORDER'S CERTIFICATE:

FILED THIS 25th DAY OF August, 1986, AT 3:45 P.
IN BOOK 138 OF PARCEL MAPS, AT PAGE(S) 21+22
AT THE REQUEST OF THE CITY CLERK.
NO. 204626
FEE \$8.00

WILLIAM E. CONERY, COUNTY RECORDER

BY: Carole Kegan, DEPUTY
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE

TAX BOND CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 200.00 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: 8/21, 1986

CLERK OF THE BOARD OF SUPERVISORS
BY: R. O'Leary, DEPUTY

CITY ENGINEER'S CERTIFICATE:

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

ROBERT C. WALES
CITY ENGINEER, R.C.E. 18793

BY: William D. Gardner
DEPUTY R.C.E. 11405

TENTATIVE MAP APPROVED: 11-5-81

CITY TREASURER 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 ASSES-
MENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED: August 8, 1986

H.E. BREWER
CITY TREASURER

BY: H.E. Brewer

TAX COLLECTOR 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 \$ 200.00

DATE: August 8, 1986

R. WAYNE WATTS, COUNTY TAX COLLECTOR
BY: Anita Swako, DEPUTY

CITY CLERK'S CERTIFICATE:

RESOLVED: THAT THIS MAP, CONSISTING OF TWO (2) SHEETS, BE AND THE
SAME IS HEREBY ACCEPTED AS FINAL MAP OF PARCEL MAP 18161, AND THE
"ELECTRICAL 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 RIVER-
SIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF SAID CITY
THERETO.

I HERBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE
MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 19th DAY
OF August, 1986.



ALICE A. HARE
CITY CLERK OF THE CITY OF
RIVERSIDE

BY: Karen E. Oakley
Asst. City Clerk

UTILITIES EASEMENT:

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

1. RIVERSIDE WATER COMPANY FOR A RIGHT OF WAY FOR THE CONSTRUCTION
AND MAINTENANCE OF ALL NECESSARY APPARATUS FOR THE PURPOSE OF
IRRIGATION AND DOMESTIC USE. SAID RIGHT OF WAY CANNOT BE LOCATED
FROM THE RECORDS.
2. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS
SHOWN ON MAP OF TRACT NO. 3492, RECORDED IN M.B. 56/76-77, REC-
ORDS OF RIVERSIDE COUNTY, LOCATED WITHIN THE NORTHEASTERLY 10
FEET AND THE SOUTHEASTERLY 10 FEET OF LOT 28 AND OVER THE NORTH-
EASTERLY 10 FEET OF LOT 32 OF SAID TRACT.

DATED: 8/12/86

BILL P. CARRAHAN
DIRECTOR OF PUBLIC
UTILITIES

BY: Bio. J. De

UTILITIES CERTIFICATE

I hereby certify as follows:

Water Facilities

No water fees & charges collected for Parcel #1. Frontage fees, acreage
fees, water connection charges and Backup Facility Capacity Charges have
been paid for Parcels #2 & #3.

Electric Facilities

The subdivider has not installed the required electric facilities, has not
deposited the required fees nor made the required arrangements and provisions
for installation of electric facilities necessary to provide electric service
to Parcels #1 & #2. The subdivider has deposited the required fees, made the
required arrangements and provisions but has not installed the required
facilities necessary to provide electric service to Parcel #3.

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.

BILL P. CARRAHAN
Director of Public Utilities

Dated: 8/12/86

BY: Bio. J. De

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
COUNTY OF Riverside) ss.

ON THIS 24th DAY OF July, 1986, BEFORE ME, THE UNDER-
SIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED Mrs. Mulla Lelia Mulla, PERSONALLY KNOWN
TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE)
TO BE THE PERSONS WHOSE NAME are SUBSCRIBED TO THE WITHIN
INSTRUMENT AND ACKNOWLEDGED TO ME THAT they EXECUTED IT.

WITNESS MY HAND AND OFFICIAL SEAL:



Diana C. Romero
Diana C. Romero

NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE.
MY COMMISSION EXPIRES: 5-19-89

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 SUBDIVI-
SION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MIR S. MULLA
ON 2-25-86. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY
CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP
IF ANY. I HERBY STATE THAT ALL MONUMENTS ARE OF A CHARACTER AND
OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN SUCH
POSITIONS WITHIN ONE (1) YEAR FROM THE RECORDING DATE OF THIS MAP,
AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE
SURVEY TO BE RETRACED.

DATE: 7-22-86

William J. McKeever
WILLIAM J. MC KEEVER, R.C.E. 22502



SIGNATURE OMISSIONS:

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES
OF THE FOLLOWING OWNERS OF EASEMENTS HAVE BEEN OMITTED:

1. THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, OWNER OF AN EASEMENT
FOR POLE LINES, CONDUITS, AND INCIDENTAL PURPOSES PER INSTRUMENT
NO. 6425, RECORDED JANUARY 24, 1967, O.R. RIVERSIDE COUNTY, CALI-
FORNIA.
2. BRITAIN CONSTRUCTION COMPANY, OWNER OF AN EASEMENT FOR ROAD AND
DRAINAGE PURPOSES PER INSTRUMENT NO. 98916, RECORDED OCTOBER 6,
1966, O.R. RIVERSIDE COUNTY, CALIFORNIA.
3. BRITAIN CONSTRUCTION COMPANY, OWNER OF AN EASEMENT FOR SLOPE
DRAINAGE PROTECTION PER INSTRUMENT NO. 108440, RECORDED NOVEMBER
6, 1966 O.R. RIVERSIDE COUNTY, CALIFORNIA.
4. STATE OF CALIFORNIA DEPARTMENT OF WATER RESOURCES, OWNER OF AN
EASEMENT FOR PIPELINE PURPOSES PER INSTRUMENT NO. 60096, RECORDED
JULY 12, 1967 O.R. RIVERSIDE COUNTY, CALIFORNIA.

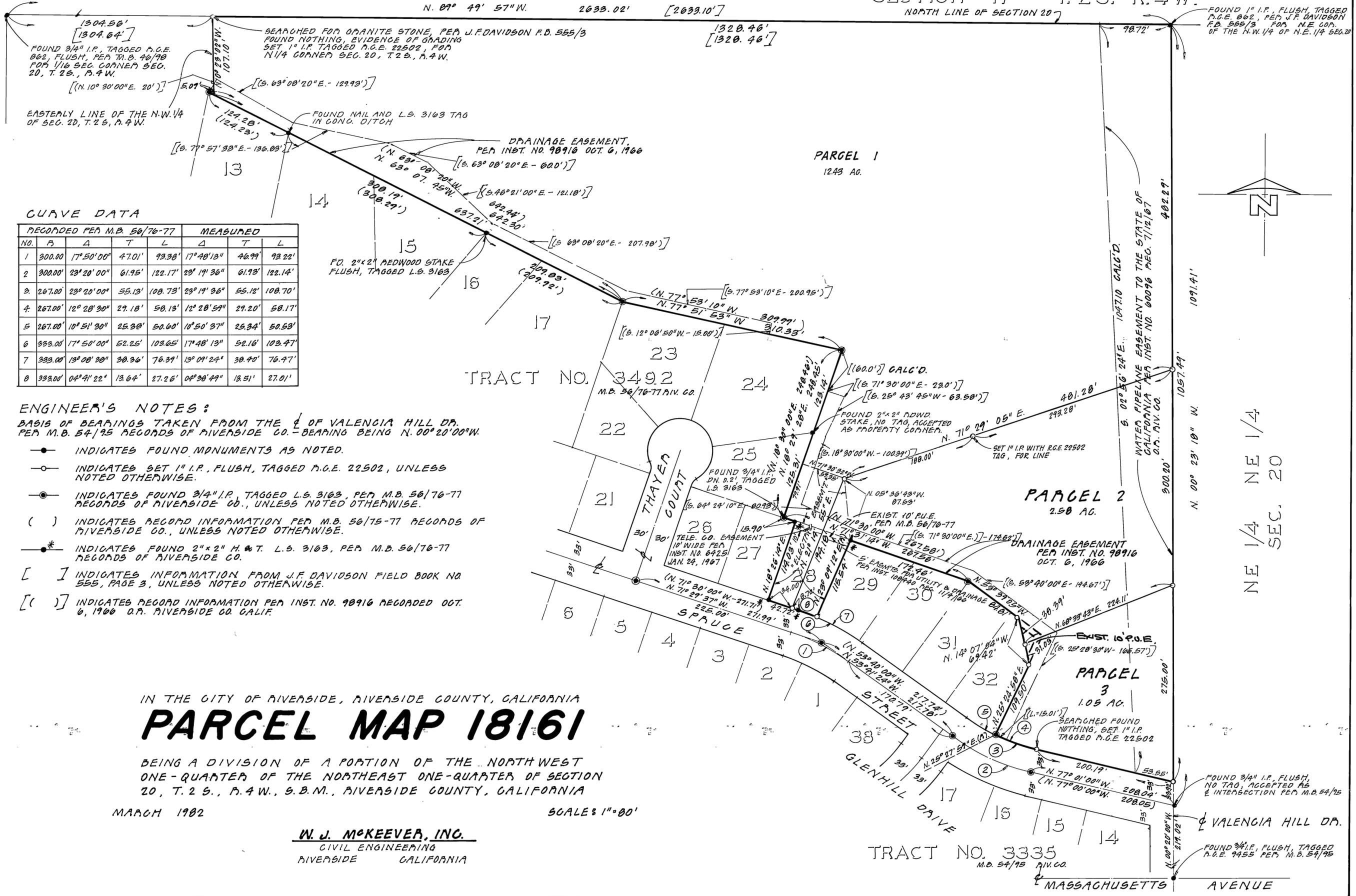
THEIR INTERESTS CANNOT RIPEN INTO A FEE.

P.M.B. 138/21

P.M.B. 138/21

CITY COPY

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CURVE DATA

RECORDED PER M.B. 56/76-77				MEASURED			
NO.	B	A	T	L	Δ	T	L
1	300.00'	17° 50' 00"	47.01'	93.38'	17° 48' 13"	46.99'	93.22'
2	300.00'	23° 20' 00"	61.95'	122.17'	23° 19' 36"	61.93'	122.14'
3	267.00'	23° 20' 00"	55.13'	108.73'	23° 19' 36"	55.12'	108.70'
4	267.00'	12° 28' 30"	29.18'	58.13'	12° 28' 59"	29.20'	58.17'
5	267.00'	10° 51' 30"	25.38'	50.60'	10° 50' 37"	25.34'	50.53'
6	333.00'	17° 50' 00"	52.25'	103.65'	17° 48' 13"	52.16'	103.47'
7	333.00'	13° 08' 30"	38.36'	76.39'	13° 09' 24"	38.40'	76.47'
8	333.00'	04° 41' 22"	13.64'	27.26'	04° 38' 49"	13.51'	27.01'

ENGINEER'S NOTES:

- BASIS OF BEARINGS TAKEN FROM THE ϵ OF VALENCIA HILL DP. PER M.B. 54/95 RECORDS OF RIVERSIDE CO. - BEARING BEING N. 00° 20' 00" W.
- INDICATES FOUND MONUMENTS AS NOTED.
- INDICATES SET 1" I.P. FLUSH, TAGGED P.G.E. 22502, UNLESS NOTED OTHERWISE.
- ⊙ INDICATES FOUND 3/4" I.P. TAGGED L.S. 3163, PER M.B. 56/76-77 RECORDS OF RIVERSIDE CO., UNLESS NOTED OTHERWISE.
- () INDICATES RECORD INFORMATION PER M.B. 56/75-77 RECORDS OF RIVERSIDE CO., UNLESS NOTED OTHERWISE.
- * INDICATES FOUND 2"x2" H. & T. L.S. 3163, PER M.B. 56/76-77 RECORDS OF RIVERSIDE CO.
- [] INDICATES INFORMATION FROM J.F. DAVIDSON FIELD BOOK NO. 555, PAGE 3, UNLESS NOTED OTHERWISE.
- [()] INDICATES RECORD INFORMATION PER INST. NO. 98916 RECORDED OCT. 6, 1966 O.P. RIVERSIDE CO. CALIF.

PARCEL MAP 18161

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
BEING A DIVISION OF A PORTION OF THE NORTH WEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 20, T. 2 S., R. 4 W., S.B.M., RIVERSIDE COUNTY, CALIFORNIA

MARCH 1982

SCALE: 1"=80'

W. J. McKEEVER, INC.
CIVIL ENGINEERING
RIVERSIDE CALIFORNIA

P.M.B. 138/22

P.M.B. 138/22