

CITY COPY

138
38

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 20992

SHOWING A DIVISION OF LOT 11 AND A PORTION OF LOTS 4, 5, 15 AND 16 OF TRACT NO. 9419-3 PER MAP BOOK 126, PAGES 86 THROUGH 88 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SEC. 1, T. 3 S., R. 5 W., S. B. M.

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

JANUARY, 1986

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 ANNEXED 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 \$ 300⁰⁰

DATED August 21, 1986

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Anita Brooks

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 300.00 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 SEPTEMBER 5, 1986

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: R. D. Allen

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 8/22, 1986

H. E. BREWER
CITY TREASURER

BY: WR Hansen

PUBLIC UTILITIES EASEMENT

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

(1.) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE AS SHOWN IN BOOK 126 OF MAPS AT PAGES 86 THROUGH 88, RIV. CO. RECS.

DATED August 26, 1986

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Bill D. Carnahan

RECORDER'S CERTIFICATE

FILED THIS 9TH DAY OF SEPTEMBER, 1986 AT 12:00 P.M.
IN BOOK 138 OF PARCEL MAPS AT PAGES 38+39 AT THE REQUEST OF THE CITY CLERK.

FEE \$8⁰⁰

WILLIAM E. CONERLY
COUNTY RECORDER

NO. 219242 BY: Santa Ragan

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE CO.

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 2ND DAY OF SEPTEMBER, 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. 18793
CITY ENGINEER

BY: William D. Gardner
DEPUTY R.C.E. 11402

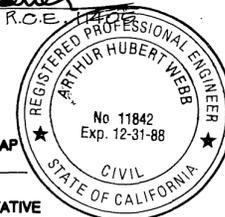
TENTATIVE MAP APPROVED JAN. 14, 1986

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 ABS DEVELOPMENT INC., ON JAN. 8, 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 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED 7-29, 1986

BY: Arthur Hubert Webb
A. HUBERT WEBB, R.C.E. 11842
EXP. DATE: 12-31-88



PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCELS #1 AND #2. NO WATER FEES AND CHARGES COLLECTED FOR PARCELS #3 AND #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 UTILITIES EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER AND ELECTRIC DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED August 26, 1986

BY: Bill D. Carnahan

55
CKB

OWNERSHIP

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 DISTINCTIVE BORDER LINE. WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY FACILITIES THE EASEMENTS DESIGNATED AS "BLANKET P.U.E."

ABS DEVELOPMENT, INC., A CALIFORNIA CORP.

A.C. Nejedly Pres.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss.
COUNTY OF RIVERSIDE

ON THIS 27th DAY OF JUNE, 1986, BEFORE ME, ALICE A. FLODINE, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED A.C. NEJEDLY AND _____ (PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND SECRETARY OF _____, A CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 9/16/88
WITNESS MY HAND AND OFFICIAL SEAL



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. 20992 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 2ND DAY OF September, 1986

ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare



P.M.B. 138/38

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CITY
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38
39

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

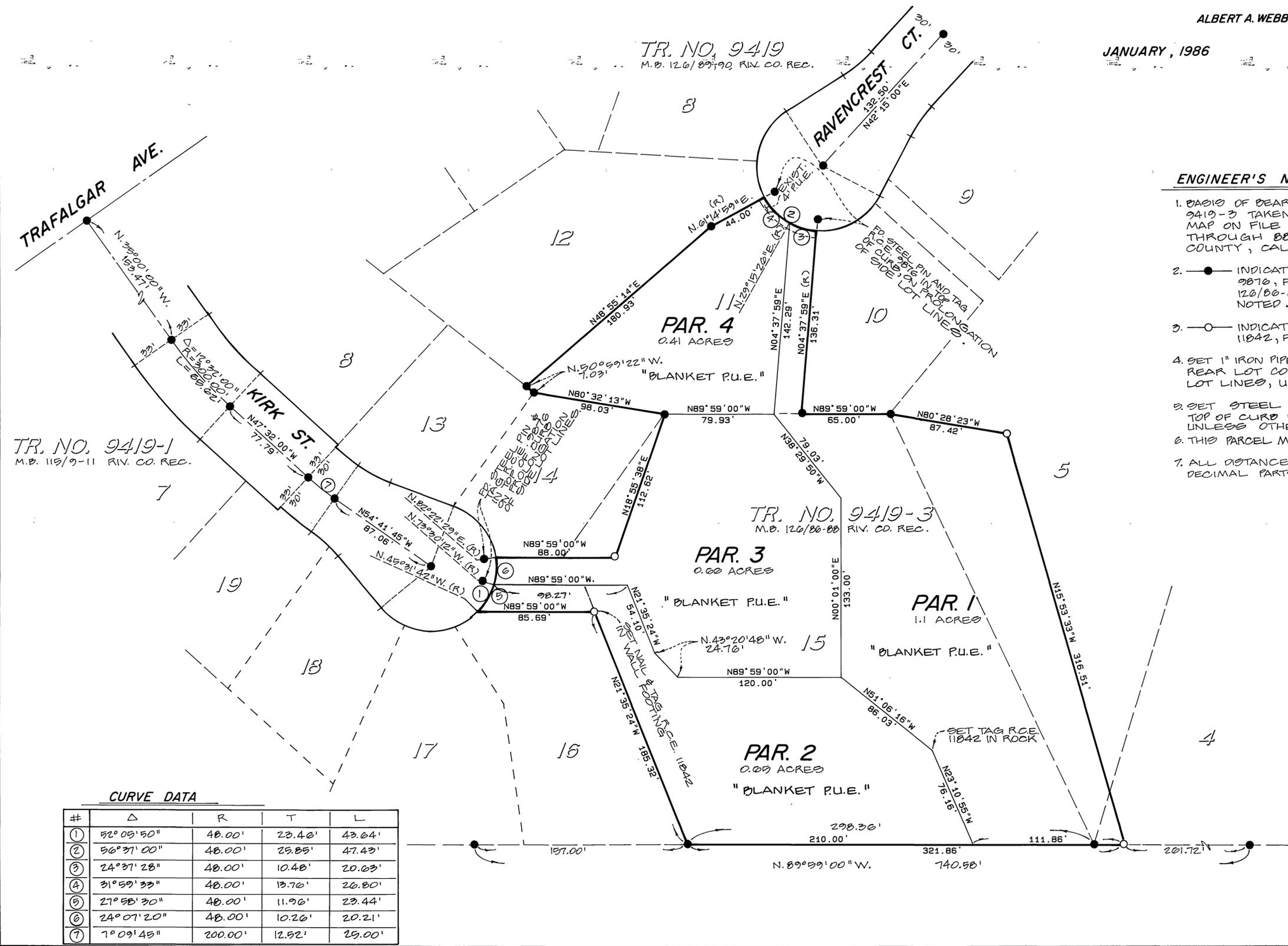
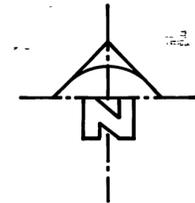
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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS

JANUARY, 1986

SCALE: 1" = 50'



ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE SOUTH LINE OF TRACT 9419-3 TAKEN AS N. 89° 59' 00" W. AS SHOWN BY MAP ON FILE IN BOOK 126 OF MAPS, AT PAGES 86 THROUGH 88 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIF.
2. ● INDICATES FOUND 1" IRON PIPE, TAGGED R.C.E. 9876, FLUSH, PER M.B. 126/89, 90 AND M.B. 126/86-88, RIV. CO. RECD., UNLESS OTHERWISE NOTED.
3. ○ INDICATES SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, UNLESS OTHERWISE NOTED.
4. SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
5. SET STEEL PIN TAGGED R.C.E. 11842 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.
6. THIS PARCEL MAP CONTAINS 2.83 ACRES.
7. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.

TR. NO. 9419-1
M.B. 115/9-11 RIV. CO. REC.

TR. NO. 9419
M.B. 126/89, 90 RIV. CO. REC.

TR. NO. 9419-3
M.B. 126/86-88 RIV. CO. REC.

CURVE DATA

#	Δ	R	T	L
①	52° 05' 50"	48.00'	23.46'	43.64'
②	56° 37' 00"	48.00'	25.85'	47.43'
③	24° 37' 28"	48.00'	10.48'	20.63'
④	31° 59' 33"	48.00'	13.76'	26.80'
⑤	27° 58' 30"	48.00'	11.96'	23.44'
⑥	24° 07' 20"	48.00'	10.26'	20.21'
⑦	7° 09' 45"	200.00'	12.52'	29.00'

P.M.B. 138/39

P.M.B. 138/39