

City Copy  
138  
75

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 1 OF 2 SHEETS

# PARCEL MAP NO. 20799

### OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOT "A".

*William G. Woods*  
WILLIAM G. WOODS

*Geraldine H. Woods*  
GERALDINE H. WOODS

BEING A DIVISION OF LOT 11 IN BLOCK 17 OF LA GRANADA, AS SHOWN BY MAP ON FILE IN BOOK 12, AT PAGES 42 TO 51 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

MAY, 1985

WILLIAM B. BUCK, INC., FALLBROOK, CALIFORNIA

### RECORDER'S CERTIFICATE

FILED THIS 29<sup>TH</sup> DAY OF SEPTEMBER, 1986, AT 2:00 P.M. IN BOOK 138 OF PARCEL MAPS AT PAGES 75 & 76 AT THE REQUEST OF THE CITY CLERK.

FEE: \$800 WILLIAM E. CONERLY  
NO. 238590 COUNTY RECORDER  
BY: *Anita Ragan* DEPUTY

SUBDIVISION GUARANTEE BY SAFEÇO TITLE INSURANCE COMPANY.

### NOTARY ACKNOWLEDGEMENT

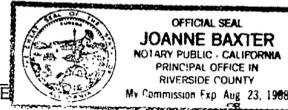
STATE OF CALIFORNIA ) S.S.  
COUNTY OF RIVERSIDE )

ON THIS 16<sup>TH</sup> DAY OF JULY, 1985, BEFORE ME, Joanne Baxter, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED WILLIAM G. WOODS AND GERALDINE H. WOODS, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES August 23, 1988

WITNESS MY HAND AND OFFICIAL SEAL.

*Joanne Baxter*  
NOTARY PUBLIC IN AND FOR SAID STATE



### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ) S.S.  
COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1985, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED \_\_\_\_\_, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE \_\_\_\_\_ PRESIDENT, AND PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE \_\_\_\_\_ SECRETARY OF SHOSHONE SERVICE CORPORATION, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC IN AND FOR SAID 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. 20799 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 23rd DAY OF September, 1986.

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

BY: *Alice A. Hare*



### 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 OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ \_\_\_\_\_.

DATED: September 29, 1986

R. WAYNE WATTS, COUNTY TAX COLLECTOR

BY: *Anita Brooks*

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ \_\_\_\_\_ 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: \_\_\_\_\_, 1986.

GERALD A. MALONEY, CLERK OF THE BOARD OF SUPERVISORS

BY: \_\_\_\_\_

### 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.

DATED: 7/23, 1986

H.E. BREWER, CITY TREASURER

BY: *WR Brewer*

### CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 18<sup>TH</sup> 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. 11405

TENTATIVE MAP APPROVED MAY 9, 1985

### SURVEYOR'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 WILLIAM G. WOODS AND GERALDINE H. WOODS ON MAY 9, 1985. 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.

*William B. Buck* 8-28-85  
WILLIAM B. BUCK, L.S. 3599

### SIGNATURE OMISSIONS

THE SIGNATURE OF SECURITY FIRST NATIONAL BANK OF LOS ANGELES, HOLDER OF AN EASEMENT RECORDED SEPTEMBER 20, 1929 IN BOOK 825, PAGE 466 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (C)(1) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

### UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:  
WATER FACILITIES  
NO WATER FEES & CHARGES COLLECTED FOR PARCEL 1. FRONTAGE FEES, WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCELS 2 AND 3.  
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 AND 3.  
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.

BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

DATED: 7/25/86

BY: *Bill D. Carnahan*

### UTILITY EASEMENTS

THE CITY OF RIVERSIDE, BEING THE SUCCESSOR IN INTEREST OF THE BELOW DESCRIBED EASEMENTS, CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.

1. RIGHTS OF WAY AND WATER RIGHTS AS GRANTED TO TWIN BUTTES WATER COMPANY, A CORPORATION, BY DEED RECORDED AUGUST 11, 1919 IN BOOK 508, PAGE 101 OF DEEDS, RIVERSIDE COUNTY RECORDS, TOGETHER WITH RIGHTS OF ENTRY FOR THE PURPOSE OF LAYING, MAINTAINING AND CONSTRUCTING WATER DITCHES, CANALS, PIPE LINES, FLUMES AND CONDUITS FOR CONVEYING AND DISTRIBUTING WATER FOR DOMESTIC AND IRRIGATION PURPOSES, AS PARTICULARLY SET OUT IN SAID DEED.

2. A PERPETUAL EASEMENT IN AND OVER THE HEREIN DESCRIBED PROPERTY FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF PIPES, CONDUITS, POLES, WIRES, DITCHES, CANALS AND OTHER MEANS OF CONVEYING ELECTRICITY, POWER AND WATER, PROVIDED SUCH ELECTRICITY SHALL BE USED FOR THE OPERATION OF PUMPING PLANTS OPERATED BY THE ARLINGTON MUTUAL WATER COMPANY, ITS SUCCESSORS OR ASSIGNS, THE SECURITY TRUST AND SAVINGS BANK, A CORPORATION, RESERVING ALL RIGHTS PERTAINING TO THE USE OF ELECTRICITY AND POWER FOR ALL OTHER PURPOSES, AS SET OUT IN DEED RECORDED FEBRUARY 13, 1925, IN BOOK 629, PAGE 218 OF DEEDS, RIVERSIDE COUNTY RECORDS.

3. A PERMANENT EASEMENT FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REMOVAL OF WATER PIPELINES, DITCHES OR FLUMES, TOGETHER WITH ANY OR ALL FITTINGS APPURTENANT THERETO GRANTED TO CITIZENS DOMESTIC WATER COMPANY, A CORPORATION, BY DEED RECORDED MARCH 18, 1926 IN BOOK 663, PAGE 591 OF DEEDS.

THE EXACT LOCATIONS AND EXTENT OF SAID EASEMENTS ARE NOT DISCLOSED OF RECORD.

DATED: 7/25/86, 1986. BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

BY: *Bill D. Carnahan*

P.M.B. 138/75

# PARCEL MAP NO. 20799

BEING A DIVISION OF LOT 11 IN BLOCK 17 OF LA GRANADA, AS SHOWN BY MAP ON FILE IN BOOK 12, AT PAGES 42 TO 51 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

MAY, 1985

WILLIAM B. BUCK, INC., FALLBROOK, CALIFORNIA

FD. PK NAIL & TIES PER RIVERSIDE CITY F.B. 940/59.

FD. 2" I.P. DN OS PER R.S. 41/50, 41/53. ACCEPTED AS E.B.C. CAMPBELL AVE.

FD. 3/4" I.P., NO TAG, UP ON BENT, ALONGSIDE PARTIALLY DECOMPOSED REMAINS OF 2" X 3" WOOD POST, FLUSH, ACCEPTED AS BEST EVIDENCE OF ORIGINAL LOT CORNER MONUMENT PER M.B. 12/42-51. REPLACED WITH 3/4" I.P. PER LEGEND.

FD. 3/4" I.P. W/TAG "L.S. 3983" FLUSH, NO RECORD AT FENCE CORNER, ACCEPTED AS N.W. COR. LOT 11.

### SURVEYOR'S NOTES

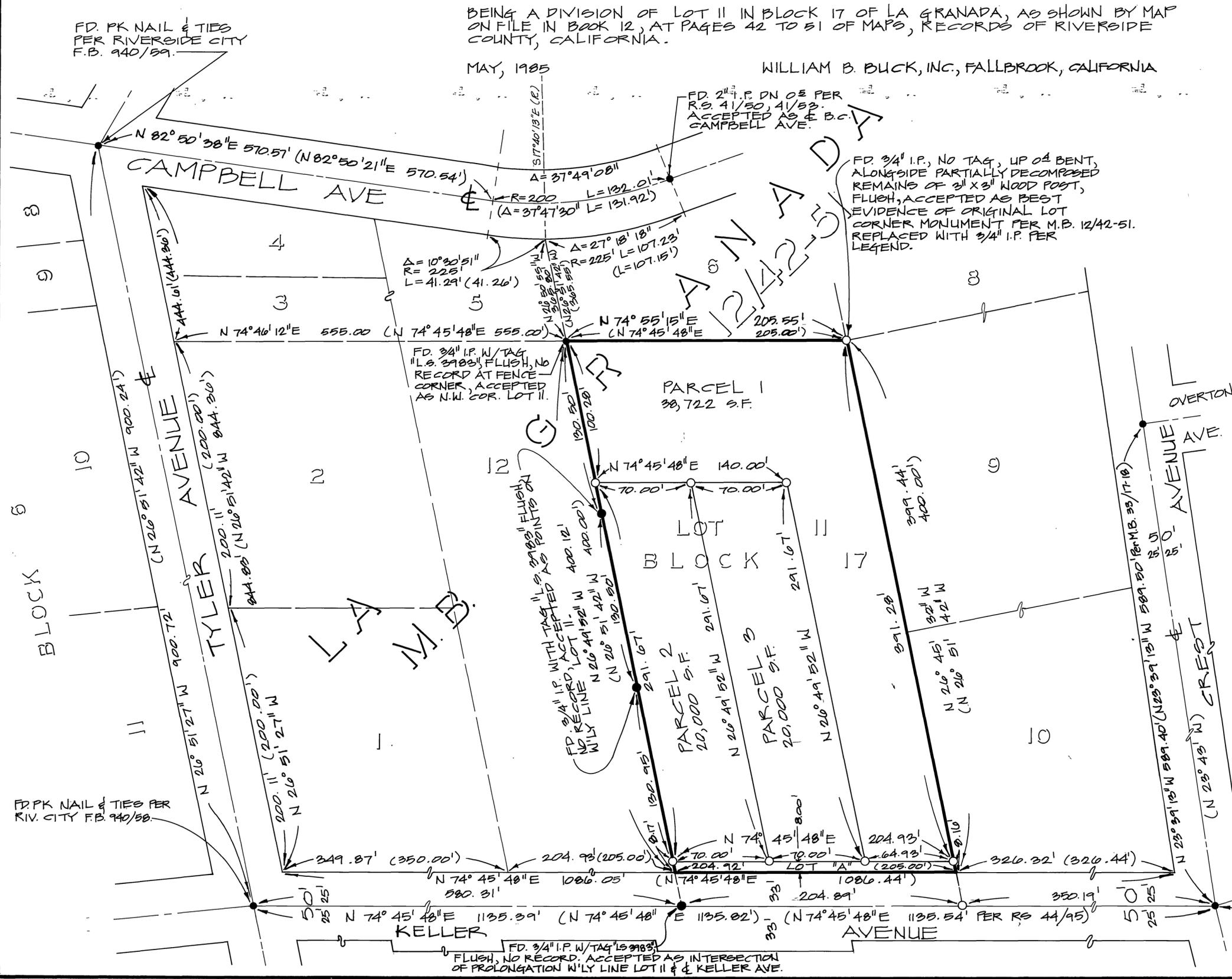
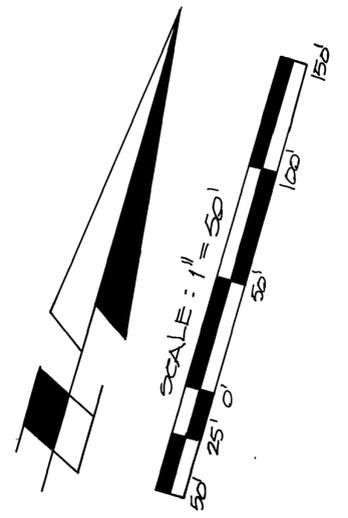
- INDICATES MONUMENTS FOUND AS NOTED HEREON
- INDICATES SET 3/4" X 18" IRON PIPE W/CAP STAMPED "LS 3599" FLUSH, UNLESS OTHERWISE NOTED.
- ( ) DENOTES RECORD DATA PER M.B. 12/42-51, UNLESS OTHERWISE NOTED.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF KELLER AVENUE PER M.B. 12/42-51, AS SHOWN ON P.M.B. 6/42, i.e. N 74°45'48" E.

### EASEMENT NOTES

AN EASEMENT FOR PUBLIC UTILITY PURPOSES AND INCIDENTALS THERE TO AS GRANTED TO SECURITY FIRST NATIONAL BANK OF LOS ANGELES BY DOCUMENT RECORDED SEPTEMBER 20, 1929 IN BOOK 825, PAGE 466 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD, AND CAN NOT BE PLOTTED.



FD. PK NAIL & TIES PER RIV. CITY F.B. 940/59.

FD. 3/4" I.P. W/TAG "L.S. 9183" FLUSH, NO RECORD. ACCEPTED AS INTERSECTION OF PROLONGATION W'LY LINE LOT 11 & KELLER AVE.

FD. 1/4" I.P. DN OS & TIES PER RIV. CITY F.B., P.M. 6/42.