

CITY COPY

139/43  
P.M.B. 139/43

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# PARCEL MAP 21220

BEING A SUBDIVISION OF A PORTION OF THE N. 1/2 OF THE N.W. 1/4 OF SECTION 18, T.2 S., R.4 W., 5 B M

SHEET 1 OF 2 SHEETS

RECORDER'S CERTIFICATE

Filed this 6<sup>th</sup> day of NOVEMBER 1986, at 3:00 P.M. in Book 139 of Parcel Maps at Pages 43+44 at the request of the

CITY CLERK

Fee: \$800

No. 282196

WILLIAM E. CONERLY, County Recorder

By: Santa Rogan, Deputy

FIRST AMERICAN TITLE INSURANCE CO.

Subdivision Guaratee

OWNER'S CERTIFICATE

We hereby certify that we are the owners of or have some right, title, or interest in the land included within the land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Parcel Map as shown within the distinctive border line.

HUNTER ENGINEERING COMPANY, INC. A DELAWARE CORP.

BY Clarence J. Moser PRESIDENT  
BY Elizabeth E. Ewalt SECRETARY

J.F. DAVIDSON ASSOCIATES, INC. RIVERSIDE, CA

APRIL 1986

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.

Dated November 4, 1986 R. WAYNE WATTS, Riverside County Tax Collector

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 21220 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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

ALICE A. HARE  
City Clerk of the City of Riverside, California

By: \_\_\_\_\_

SIGNATURE OMISSIONS

Pursuant to Section 66436 of the Subdivision Map Act, the signatures of the following owners of easements and/or other interests have been omitted since their interest cannot ripen into fee.

(A) An easement for water well and pipeline purposes in favor of American Metal Climax, Inc. in Instrument recorded June 5, 1970 as Instrument No. 52815, O.R. Riv. Co, Ca.

UTILITIES CERTIFICATE

I hereby certify as follows:

Water Facilities

Frontage Fees, Water Connection Charges and Backup Facility Capacity Charges have been paid for Parcel #1. No water fees collected for Parcel #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 Parcels #1 & #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.

BILL D. CARNAHAN  
Director of Public Utilities

Dated: Nov. 5, 1986 By: Bill D. Carnahan

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.

A right of entry upon and right of way over the lands herein described for the construction and maintenance of all necessary water pipes, ditches, and other conduits that may be required by the Riverside Water Company, a corporation, its successors and assigns.

(1) An easement for water facilities in favor of City of Riverside in Instrument recorded April 23, 1954 in Book 1579/462 O.R. Riv. Co., Ca

Dated Nov. 5, 1986 Bill D. Carnahan, Director of Public Utilities  
By: Bill D. Carnahan

CITY ENGINEER'S CERTIFICATE

This map has been examined this 5<sup>th</sup> day of NOVEMBER, 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 RCE 11405

TENTATIVE MAP APPROVED MARCH 6, 1986

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 Nov. 4, 1986 H. E. BREWER, City Treasurer

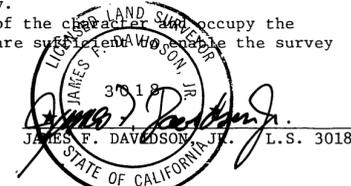
By: HE Brewer

SURVEYOR 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 HUNTER ENGINEERING CO., INC. on APRIL 23, 1986.

I hereby state this 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.

Date 10-31-86 By: James F. Davidson Jr.

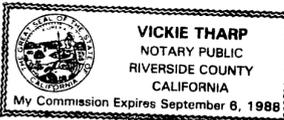


NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF Riverside ) SS

On this 30<sup>th</sup> day of October, 1986, before me, Vickie Tharp, a Notary Public in and for said State, personally appeared Clarence J. Moser (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President, and Elizabeth E. Ewalt (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Secretary of HUNTER ENGINEERING COMPANY, INC. a DELAWARE 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 9-6-88 Witness my hand and official seal.



Vickie Tharp  
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF \_\_\_\_\_ ) SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, \_\_\_\_\_, a Notary Public in and for said State, personally appeared \_\_\_\_\_ (personally known to me) (proved to me on the basis of satisfactory evidence) to be the \_\_\_\_\_ President, and \_\_\_\_\_ (personally known to me) (proved to me on the basis of satisfactory evidence) to be the \_\_\_\_\_ Secretary of FIRST INTERSTATE BANK OF CALIFORNIA 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

P.M.B. 139/43

# PARCEL MAP 21220

BEING A SUBDIVISION OF A PORTION OF THE N. 1/2 OF THE N.W. 1/4 OF SECTION 18, T.2 S., R.4 W., S.B.M.

J.F. DAVIDSON ASSOCIATES, INC. RIVERSIDE, CA.

APRIL - 1986

P.M.B. 139/44

☒ PALMYRITA AVENUE

FD. 1" I.P. IN CAPPED WELL, W/ "X" TIES, DN. 0.8' PER C.R.F.B. 741/48 & P.M.B. 109/70-71 NO TAG, SET PLASTIC PLUG STAMPED L.S. 3018.

FD. NAIL & TIN MARKED "#", FLUSH, NO REF., ACCEPTED AS PROP. COR. SET L.S. 3018 TAG

FD. NAIL & TAG RCE 9876, IN CONC. @ FENCE COR., FLUSH, NO REF. ACCEPTED AS PROP. COR.

FD. 1" I.P. TAGGED RCE 9876, FLUSH, NO REF. ACCEPTED AS PROP. COR.

FD. SPIKE & CITY ENGINEER'S TAG, FLUSH, PER C.R.F.B. 1037/60 IN LIEU OF 1 1/4" I.P. W/ CITY OF RIV. ENGINEER'S TAG PER M.B. 117/81-84 (RESET DUE TO CONSTRUCTION)

FD. 1 1/4" I.P. FLUSH, NO TAG, NO REF., ACCEPTED AS PROP. COR. SET L.S. 3018 TAG.

FD. Nail Dn. 0.4', No Ref. SET NAIL & L.S. 3018 TAG, FLUSH

FD. 1 1/4" I.P. CONC. FILLED W/ SPIKE, NO TAG, DN. 0.1', PER C.R.F.B. 677/20, P.M.B. 109/70-71, P.M.B. 25/85-86, P.M.B. 113/92-95, M.B. 117/82-84 & P.M.B. 11/15. TAG CAN NOT BE SET.

## SURVEYOR'S NOTES

BASIS OF BEARINGS: Bearings are based upon the centerline of IOWA AVENUE as shown on P.M. 109/70-71 records of Riverside County, California being N.00°11'28"W.

- Indicates found monument as noted.
- Indicates set 1" I.P. w/ plastic plug stamped L.S. 3018, flush, unless otherwise noted.
- ( ) Indicates Record data as noted.
- [ ] Indicates Record data per Instrument No. 52815 recorded June 5, 1970, O.R. Riv. Co., Ca.
- { } Indicates calculated distances as noted.

1" = 100'

RS 21 / 30  
PAR NO 2  
PAR NO 3

PARCEL 1  
5.78 ACRES

PARCEL 2  
2.83 ACRES

PM NO 18137  
P.M. 109/70-71

PAR 2

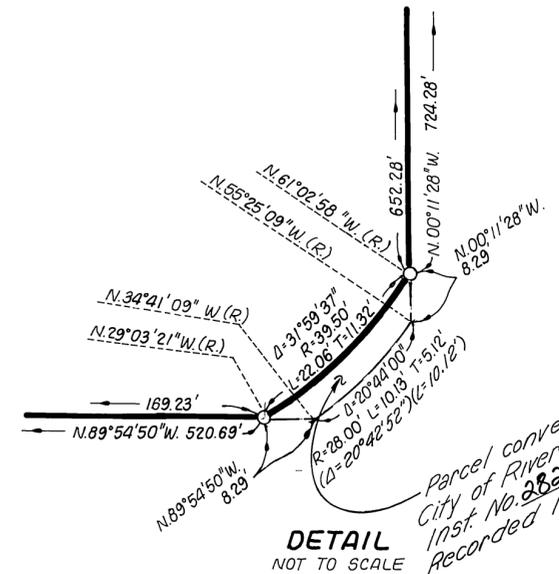
☒ IOWA AVENUE

☒ COLUMBIA AVENUE  
PER R.S. 21/30

☒ COLUMBIA AVENUE

☒ ARDMORE STREET

☒ DODSON WAY



Parcel conveyed to City of Riverside by Inst. No. 282195 Recorded Nov. 6, 1986.

TR 14072  
M.B. 117/82-84

P.M. 109/70-71  
P.M. 113/94-95

P.M.B. 139/44