

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP NO. 21601

BEING A DIVISION OF A PORTION OF LOT 7 IN BLOCK 6, CHADBOURNE HEIGHTS, PER MAP ON FILE IN BOOK 12 OF MAPS, PAGES 11, 12 AND 13, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

JOHN SEXTON RCE 14358
REDLANDS, CA.

JULY 1986

CITY COPY

RECORDER'S CERTIFICATE

FILED THIS 19th DAY OF DECEMBER, 1986, AT 11:30 A.M. IN BOOK 140 OF PARCEL MAPS AT PAGES 20 & 21 AT THE REQUEST OF THE CITY CLERK.

FEE \$800
NO. 325483

WILLIAM E. CONERLY
COUNTY RECORDER
BY: Santa Regan DEPUTY
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD, 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 BORDERLINE.

John L. Proost
JOHN L. PROOST

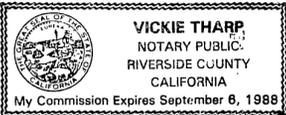
Bobbie A. Proost
BOBBIE A. PROOST

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) ss.
COUNTY OF RIVERSIDE)

ON THIS 11th DAY OF November, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, RESIDING THEREIN AND DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED John L. Proost and Bobbie A. Proost (PERSONALLY KNOWN TO ME / PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.



Vickie Sharp
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 9-6-88

ENGINEER'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MR. JOHN L. PROOST AND MRS. BOBBIE A. PROOST IN JULY 1986.

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: 11-10-86

John Sexton
JOHN SEXTON, RCE 14358
EXPIRES 3-31-89



CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 16th DAY OF DECEMBER, 1986, FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

ROBERT C. WALES, RCE 18793
CITY ENGINEER

BY: William D. Gardner
DEPUTY RCE. 11405

TENTATIVE MAP APPROVED APRIL 17, 1986.

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

FRONTAGE FEES, WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCEL No. 1. NO WATER FEES COLLECTED FOR PARCEL No. 2.

ELECTRIC FACILITIES

NO ELECTRIC FEES COLLECTED FOR PARCELS No. 1 AND No. 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.

FOR BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED: 12/12/86 BY: Dieter P. Wirtzfeld

UTILITY EASEMENTS

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

THE TWIN BUTTES WATER COMPANY, A CORPORATION, OWNER OF RIGHTS OF WAY AND WATER RIGHTS TOGETHER WITH RIGHT OF ENTRY FOR LAYING, MAINTAINING AND CONSTRUCTING WATER DITCHES, CANALS, PIPELINES, FLUMES AND CONDUITS FOR CONVEYING AND DISTRIBUTING WATER FOR IRRIGATION AND DOMESTIC PURPOSES PER DEED RECORDED AUGUST 11, 1919 IN BOOK 508 PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CITIZENS DOMESTIC WATER COMPANY OWNER OF A PERMANENT EASEMENT AND RIGHT OF WAY TO EXCAVATE FOR AND LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, ALTER, REPLACE AND REMOVE PIPE LINES, DITCHES OR FLUMES FOR THE CONVEYANCE OF WATER IN, OVER AND ACROSS THE PROPERTY TOGETHER WITH CERTAIN WATER RIGHTS PER DEED RECORDED MARCH 18, 1926 IN BOOK 633 PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED: 12/12/86 FOR Dieter P. Wirtzfeld
BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: _____

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDER HAS BEEN OMITTED:

SECURITY TRUST AND SAVINGS BANK OWNERS OF WATER AND WATER RIGHTS AND AN EASEMENT FOR DRAINAGE PIPES, CONDUITS, POLES, WIRES, DITCHES AND CANALS PER DEED RECORDED JUNE 18, 1928 IN BOOK 769 PAGE 194 OF DEEDS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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

CITY TREASURER

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. 19, 1986

H.E. BREWER
CITY TREASURER

BY: H.E. Brewer

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 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 \$ _____.

DATED: November 13, 1986.

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Patti Crisley
DEPUTY

POTENTIAL LIQUEFACTION

ALL OR A PORTION OF THE PROPERTY INCLUDED WITHIN THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO LIQUEFACTION SHOULD GROUND SHAKING OCCUR. TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT A GEOLOGIC INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMITS.

SCALE 1" = 40'

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

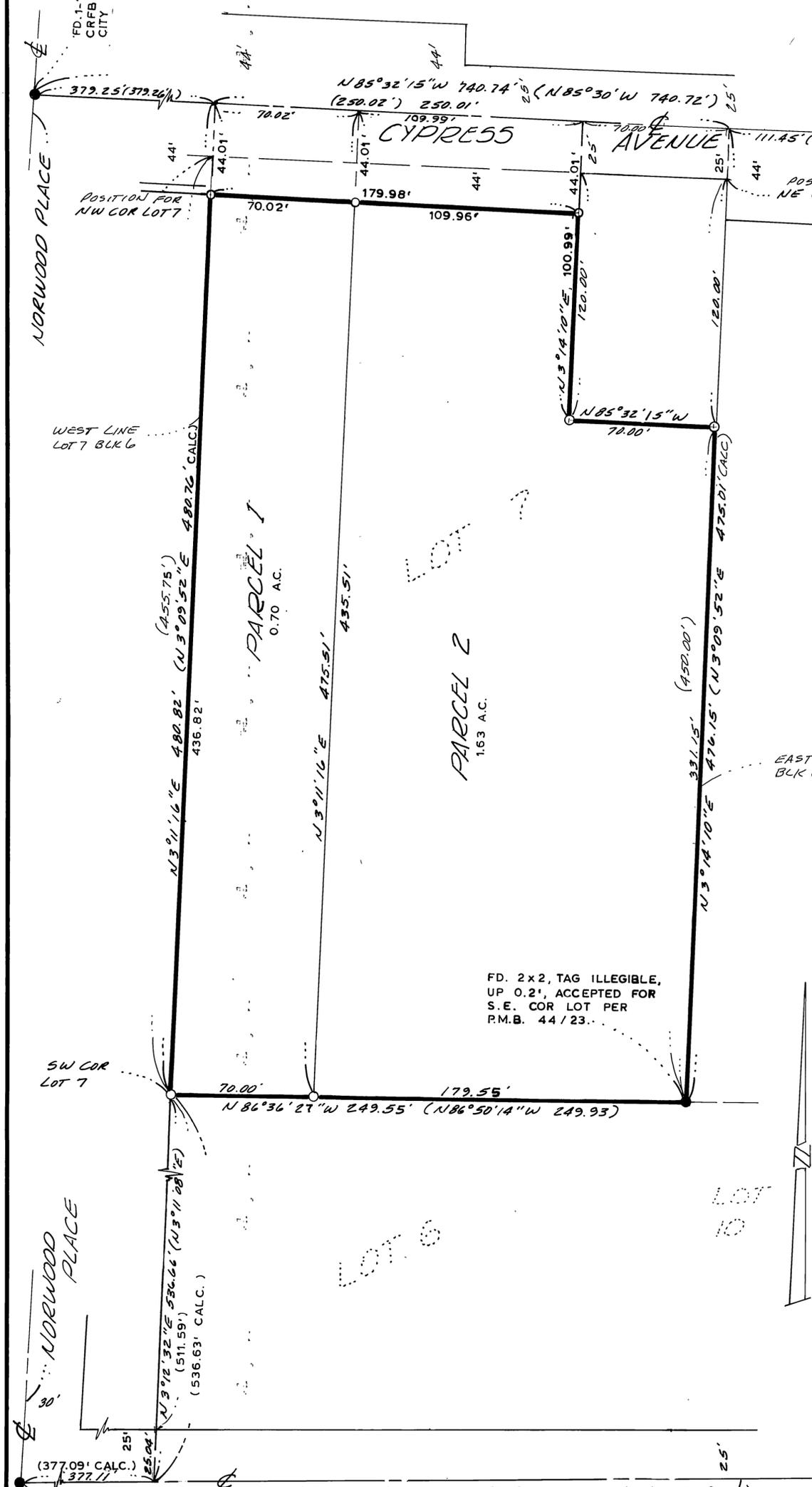
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JOHN SEXTON RCE 14358
REDLANDS CA.

JULY 1986

CITY
copy



ENGINEER'S NOTES:

1. BASIS OF BEARINGS: THE CENTERLINE OF ROBINSON AVENUE PER CHADBOURNE HEIGHTS, MB 12/11-13 BEING $N 89^{\circ} 58' 53'' W$
2. ● INDICATES MONUMENT FOUND AS NOTED
3. ○ INDICATES SET 1" I.P., FLUSH, TAGGED RCE 14358
4. CRFB INDICATES CITY OF RIVERSIDE FIELD BOOK
5. () INDICATES RECORD DATA PER CHADBOURNE HEIGHTS MB 12/11-13.

P.M.B. 9984
P.M.B. 44/23

CHADBOURNE AVENUE

FD. 1-1/4" I.P. W/ NO TAG, FLUSH
PER CRFB 857146