

CITY COPY

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P.M.B. 140/39

PARCEL MAP 19425

BEING A DIVISION OF LOT 1 IN BLOCK 55 OF ARLINGTON HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS AT PAGES 20 AND 21 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA - IN SECTIONS 10 AND 15, T.3S., R.5W., S.B.M. OCT. 1983

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

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 colored border line.

Thomas L. Mazzeiti
THOMAS L. MAZZETTI

Barbara S. Mazzeiti
BARBARA S. MAZZETTI

R. Keith Brandon
R. KEITH BRANDON

Pauline Janet Brandon
PAULINE JANET BRANDON

JOHN J. PEARCE ESCROWS, INC. a California corporation as Trustee under Deed of Trust Rec. Dec. 28, 1979 as Inst. No. 275060, O.R. Riv. Co., Calif.

John J. Pearce
JOHN J. PEARCE

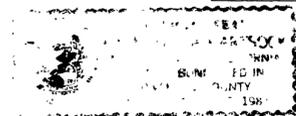
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside) SS

On this 10th day of JANUARY, 1984, before me, Tama Louisa Hartsock, a Notary Public in and for said State, personally appeared THOMAS L. MAZZETTI and BARBARA S. MAZZETTI (personally known to me) (proved to me on the basis of satisfactory evidence) to be the persons described in, and whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

My commission expires 3-17-87

Witness my hand and official seal.



Tama Louisa Hartsock
Notary Public in and for said State

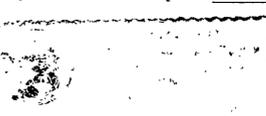
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside) SS

On this 10th day of JANUARY, 1984, before me, Tama Louisa Hartsock, a Notary Public in and for said State, personally appeared R. KEITH BRANDON and PAULINE JANET BRANDON (personally known to me) (proved to me on the basis of satisfactory evidence) to be the persons described in, and whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

My commission expires 3-17-87

Witness my hand and official seal.



Tama Louisa Hartsock
Notary Public in and for said State

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 way over said land for construction and maintenance of all necessary water ditches, pipes or flumes for irrigation or domestic purposes, as granted to Riverside Canal Company and Riverside Water Company, their successors or assigns, in deeds recorded April 26, 1882 in Book 28 page 635 and August 14, 1885 in Book 42 pages 294 and 296, respectively, of Deeds, Records of San Bernardino County, California. The exact location is not disclosed by the records.

Date 11-14-1986

BILL D. CARNAHAN
FOR Director of Public Utilities

By Dieter P. Witzfeld

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 Nov. 12, 1986

R. WAYNE WATTS
COUNTY TAX COLLECTOR

By Amie Bunker

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. 12, 1986

H. E. BREWER
CITY TREASURER

By H. E. Brewer

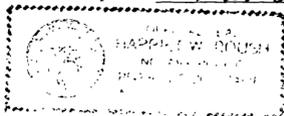
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside) SS

On this 12th day of JANUARY, 1984, before me, Harriet W. Roush, a Notary Public in and for said State, personally appeared JOHN J. PEARCE (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 JOHN J. PEARCE ESCROWS, INC. 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 4-29-87

Witness my hand and official seal.



Harriet W. Roush
Notary Public in and for said State

RECORDER'S CERTIFICATE

Filed this 30th day of DECEMBER 1986, at 8:30 A.M. in Book 140 of Parcel Maps at Pages 39+40 at the request of the

City Engineer
Fee: \$8.00
No. 333441

WILLIAM E. CONERLY, County Recorder

By: Santa Ragan, Deputy

FIRST AMERICAN TITLE INSURANCE COMPANY
Subdivision Guarantee

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 THOMAS L. MAZZETTI on May 17, 1983.

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 1-16-84

James F. Davidson, Jr.
JAMES F. DAVIDSON, JR., L.S. 3018

CITY ENGINEER'S CERTIFICATE

This map has been examined this 24th 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 R.C.E. 18793
City Engineer

By W. L. Krasinsky
RCE 23391

TENTATIVE MAP APPROVED SEPTEMBER 8, 1983

UTILITIES CERTIFICATE

I hereby certify as follows:

Water Facilities

Frontage fees, acreage fees, water connection charges and Backup Facility Capacity Charges have been paid for Parcels #1 and #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 and #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
FOR Director of Public Utilities

Dated: 11-14-1986

By: Dieter P. Witzfeld

P.M.B. 140/39

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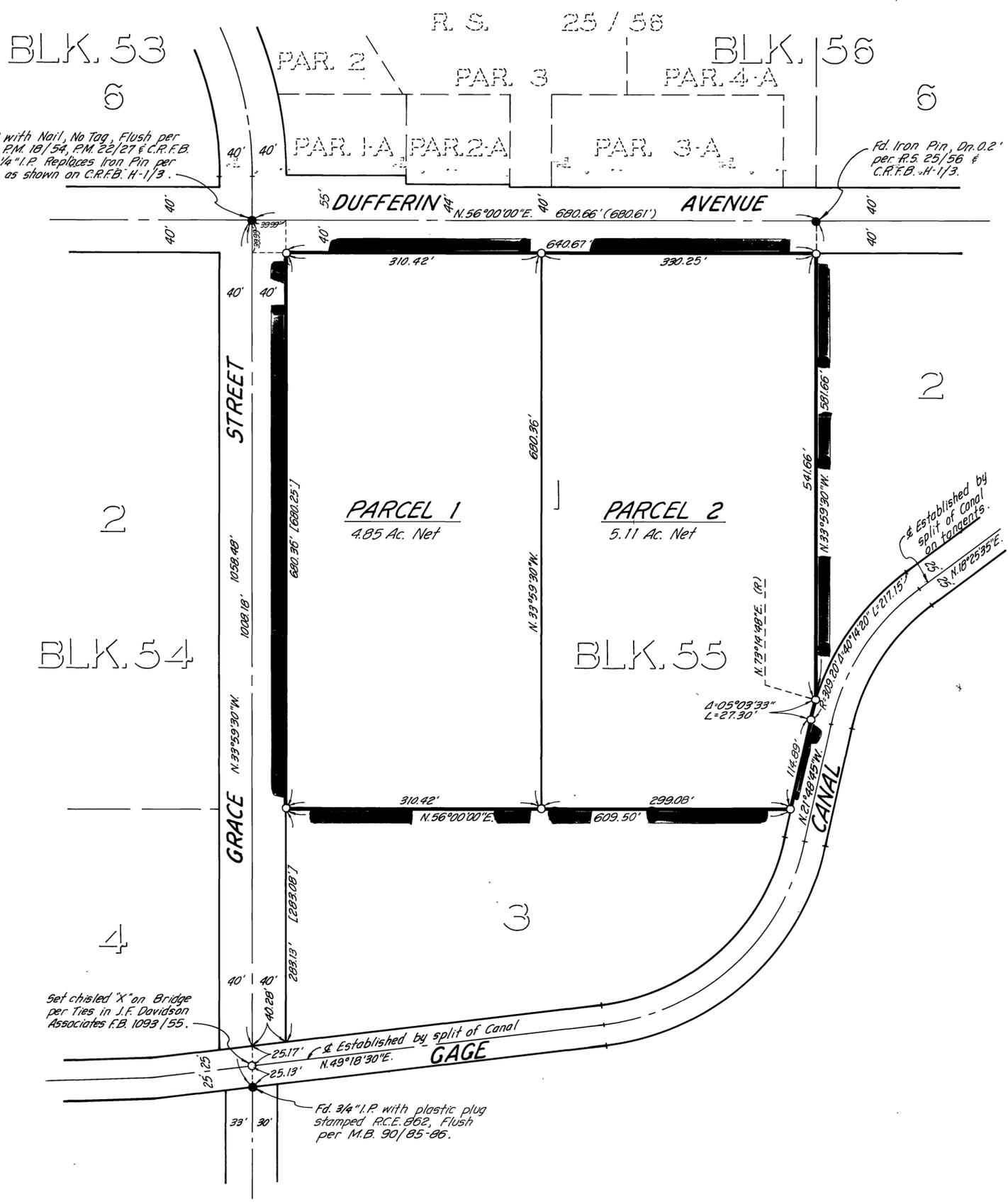
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IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP 19425

BEING A DIVISION OF LOT 1 IN BLOCK 55 OF ARLINGTON HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS AT PAGES 20 AND 21 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA - IN SECTIONS 10 AND 15, T.35, R.5W, S.B.M. OCT. 1983 SCALE: 1"=100'

J.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA



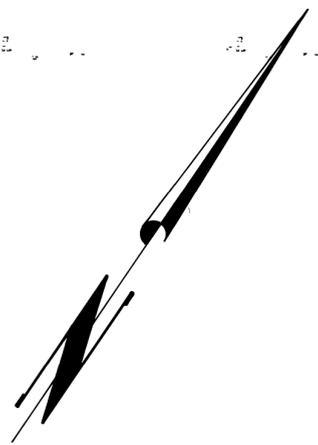
Fd. 1/4" I.P. with Nail, No Tag, Flush per P.M. 13/36, P.M. 18/54, P.M. 22/27 & C.R.F.B. H-1/3. 1/4" I.P. Replaces Iron Pin per R.S. 25/56 as shown on C.R.F.B. H-1/3.

Fd. Iron Pin, Dn. 0.2' per R.S. 25/56 & C.R.F.B. H-1/3.

SURVEYOR'S NOTES

Bearings are based upon the centerline of DUFFERIN AVENUE as being $N.56^{\circ}00'00"E$ as shown by Record of Survey on file in Book 25, Page 56 thereof, Records of Riverside County, California.

- Indicates Found Monuments as noted.
 - Indicates Set 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted.
 - [] Indicates Record Data per M.B. 11/20-21 S.B.Co.
 - () Indicates Record Data per R.S. 25/56.
- Total Area = 9.96 Acres Net



P.M.B. 140/40