

CITY  
COPY

140  
62

P.M.B. 140/62

OWNER'S CERTIFICATE

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 hereby dedicate for construction and maintenance of electrical energy distribution facilities, the easement designated as "10' P.U.E." and further, the undersigned owner, his successor and assigns in interest hereby release and relinquish to the City of Riverside, a municipal corporation, all vehicular access rights appurtenant to Parcel #4 as shown on the annexed map on, over and across, Victoria Avenue adjoining said Parcel 4.

RUMSEY DRIVE JOINT VENTURE  
A CALIFORNIA GENERAL PARTNERSHIP

DAVID G. MOORE, GENERAL PARTNER

HOWARD HAYS, JR., GENERAL PARTNER

JAMES ROBINSON, GENERAL PARTNER

BRUCE BENNETT, GENERAL PARTNER

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

On Nov 17, 1986, before me, the undersigned, a notary public in and for said County and State, personally appeared

DAVID G. MOORE  
HOWARD HAYS, JR.  
JAMES ROBINSON, and  
BRUCE BENNETT

personally known to me or proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument as PARTNERS of the RUMSEY DRIVE JOINT VENTURE, on behalf of the partnership named therein and acknowledged to me that such partnership executed the same.

My Commission Expires SEP 24, 1990

Witness My Hand  
And Official Seal

Richard K Davis  
Notary Public in and for said  
County and State



IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# PARCEL MAP NO. 21621

BEING A SUBDIVISION OF A PORTION OF LOTS, "C" & "E" OF VICTORIA HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 4 OF MAPS AT PAGE 92 THEREOF, RECORDS OF RIVERSIDE COUNTY AND A POR. OF THE SE 1/4, SW 1/4, NE 1/4 SECTION 35, T.2S., R.5W., S.B.M.

KRIEGER & STEWART INCORPORATED - CONSULTING ENGINEERS  
RIVERSIDE, CALIFORNIA  
JUNE, 1986

UTILITIES CERTIFICATE

I hereby certify as follows:

**WATER FACILITIES**  
Acreage Fees, Backup Facility Capacity Charges, Frontage Fees and Water Connection Charges have been paid for Parcels #1, #2, #3, & #4.

**ELECTRIC FACILITIES**  
The subdivider has deposited fees and made arrangements and provisions for installation of electric facilities necessary to provide electric service to Parcels #1, #2, #3, & #4; however Developer provided facilities have not been installed.

**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.

By: Dieter P. Witzfeld Date: 12/1/86

FOR BILL D. CARNAHAN  
Director of Public Utilities

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: \_\_\_\_\_, 19\_\_

GERALD A MALONEY  
CLERK OF THE BOARD  
OF SUPERVISORS

BY \_\_\_\_\_

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 this 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 \$ \_\_\_\_\_.

Dated: December 8, 1986

R. WAYNE WATTS  
COUNTY TAX COLLECTOR

By: Beth A. Crislip

SIGNATURE OMISSIONS

Pursuant to Section 66436 of the Subdivision Map Act of the State of California, the signatures of the following easement holders have been omitted.

- 1) An Irrigation Easement reserved by Citizen's National Trust and Savings Bank of Riverside. Recorded November 2, 1939 in Book 435 of Official Records at Page 573 records of Riverside County.
- 2) A Right-of-Way for sewer lines and public utilities reserved to WILLIAM H. MINOR et ux by deed recorded February 21, 1956 as instrument No. 12276 O.R. Riv. Co.
- 3) A Sewer Easement conveyed to LARRY J. HUGHES et ux by deed recorded May 11, 1982 as instrument No. 80475 O.R. Riverside County.
- 4) An Easement for maintaining and repairing irrigation pipelines in favor of the GAGE CANAL CO. by deed recorded July 25, 1919 in Book 507 at Page 153, of deeds records of Riverside County.

UTILITY EASEMENT CERTIFICATE

The CITY OF RIVERSIDE being the owner of the following described easements, hereby consents to the making and filing of the annexed final map:

An electrical facilities easement granted to the City of Riverside Recorded Jan. 25, 1960 as instrument No. 6692, Official Records of Riverside County.

Dated DEC 9, 1986

FOR BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

By: Dieter P. Witzfeld

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. 21621 and the easement as shown thereon is hereby accepted as a public easement 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 13th day of January 1986.

ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE

By: Alice A. Hare



RECORDER'S CERTIFICATE

Filed this 16th day of JANUARY, 1987 at 12:00 P.M. in book, 140 of Parcel Maps, at Pages 162+163 at the request of the City Clerk.

No. 13197

Fee \$800

WILLIAM E. CONERLY  
COUNTY RECORDER

By: Santa Ragan DEPUTY

SUBDIVISION GUARANTEE:  
TICOR TITLE INSURANCE CO. OF CALIFORNIA

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 DAVID G. MOORE in June, 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 or will be in position indicated within (1) year from the recording date of this map; and that said monuments are sufficient to enable survey to be retraced.

Dated NOVEMBER 17, 1986

By: Julian D. Stewart  
JULIAN D. STEWART  
R.C.E. No. 17661  
EXPIRES 6/30/1989



CITY ENGINEER'S CERTIFICATE

This map has been examined this 7th day of JANUARY, 1987 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 8, 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. 20, 1986

H. E. BREWER  
CITY TREASURER

By: H.E. Brewer

P.M.B. 140/62

ENGINEER'S NOTES

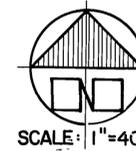
1. BASIS OF BEARINGS IS THE CENTERLINE OF VICTORIA AVENUE TAKEN AS N0°01'00" W AS SHOWN BY MAP OF TRACT NO. 9218, ON FILE IN BOOK 118 OF MAPS, AT PAGES 81-82 INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. INDICATES FOUND CEMENT POINT, DOWN 0.5' PER M.B. 4/92. SET 1" IRON PIPE TAGGED R.C.E. 17661, FLUSH OVER EACH POINT, UNLESS NOTED OTHERWISE.
3. INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 14814, FLUSH PER M.B. 124/25-26, UNLESS OTHERWISE NOTED.
4. INDICATES SET 1" IRON PIPE, WITH PLUG STAMPED R.C.E. 17661 FLUSH, UNLESS OTHERWISE NOTED.
5. "R & M" INDICATES THE MEASURED DISTANCE IS THE SAME AS THAT SHOWN ON M.B. 4/92.
6. INDICATES WAIVER OF VEHICULAR ACCESS.
7. ( ) INDICATES RECORD DATA PER M.B. 124/25-26, UNLESS OTHERWISE NOTED.
8. THIS SUBDIVISION CONTAINS 4.35 ACRES.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

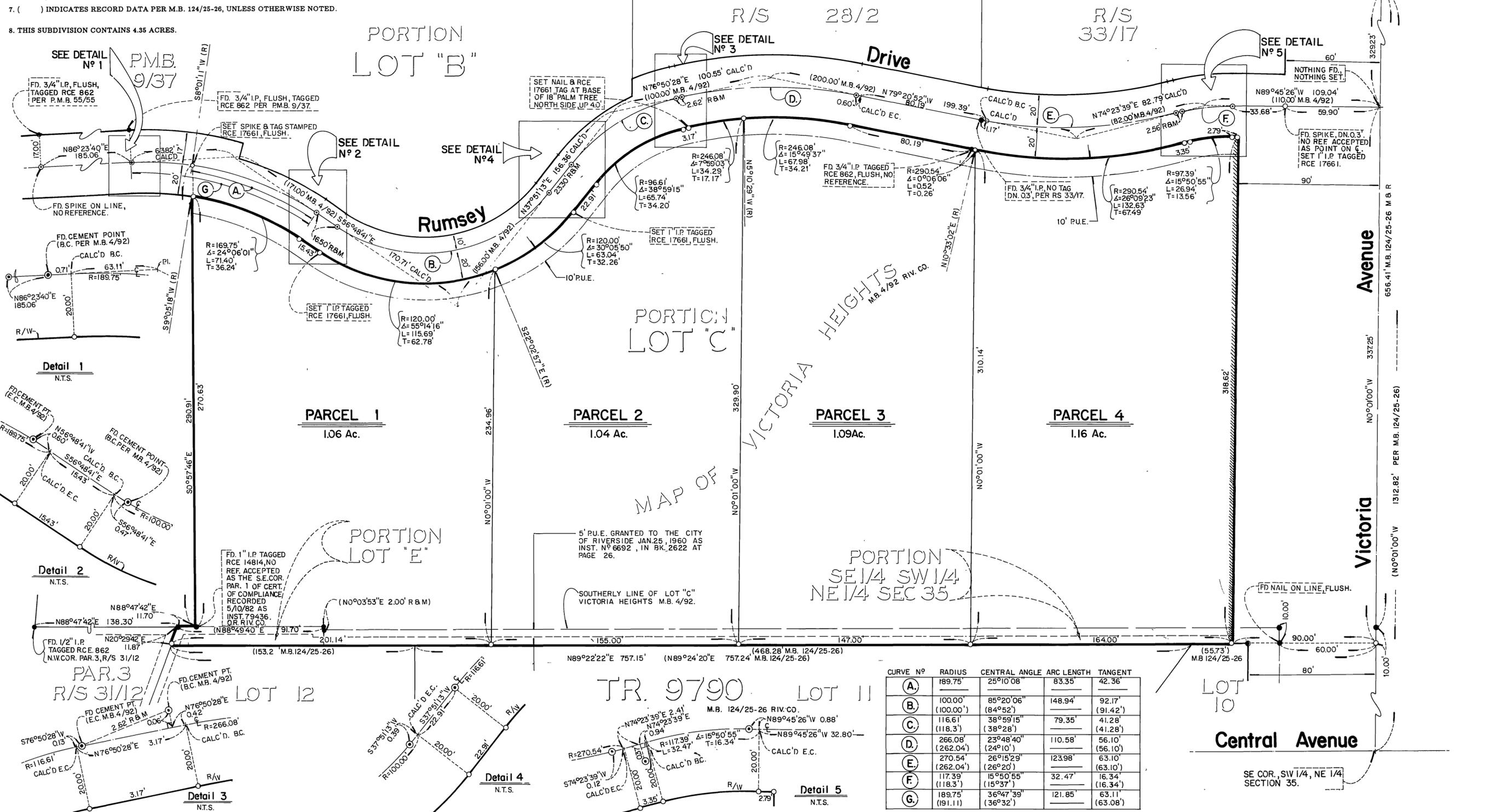
# PARCEL MAP NO. 21621

BEING A SUBDIVISION OF A PORTION OF LOTS, "C" & "E" OF VICTORIA HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 4 OF MAPS AT PAGE 92 THEREOF, RECORDS OF RIVERSIDE COUNTY AND A PORTION OF THE SE 1/4, SW 1/4, NE 1/4 SECTION 35, T.2S., R.5W., S.B.M.

KRIEGER & STEWART INCORPORATED - CONSULTING ENGINEERS  
RIVERSIDE, CALIFORNIA  
JUNE, 1986



FD. 3" I.P. FILLED W/ CONC. WITH NAIL, IN CAPWELL PER M.B. 124/25-26, NE COR. SW 1/4, NE 1/4, SEC. 35.



CURVE NO	RADIUS	CENTRAL ANGLE	ARC LENGTH	TANGENT
(A)	189.75'	25°10'08"	83.35'	42.36'
(B)	100.00'	85°20'06"	148.94'	92.17'
(C)	116.61'	38°59'15"	79.35'	41.28'
(D)	266.08'	23°48'40"	110.58'	56.10'
(E)	270.54'	26°15'29"	123.98'	63.10'
(F)	117.39'	15°50'55"	32.47'	16.34'
(G)	189.75'	36°47'39"	121.85'	63.08'

City Copy

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