

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# PARCEL MAP NO. 21534

SHOWING A DIVISION OF LOT 8 OF TRACT NO. 9006-1 PER MAP BOOK 140 PAGES 43 THRU 45 OF RECORDS OF RIVERSIDE COUNTY, SEC. 11, T.35S., R.5W., S.B.M.

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA  
SEPTEMBER, 1986

### RECORDER'S CERTIFICATE

FILED THIS 27<sup>TH</sup> DAY OF FEBRUARY, 1987 AT 4:00 PM.  
IN BOOK 142 OF PARCEL MAPS AT PAGES 20+21 AT THE REQUEST  
OF THE CITY CLERK.

FEE \$8.00

WILLIAM E. CONERLY  
COUNTY RECORDER

NO. 56195

BY: Santa Ragan

SUBDIVISION GUARANTEE CONTINENTAL LAND TITLE COMPANY

### CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 26<sup>TH</sup> DAY OF FEBRUARY, 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 JULY 3, 1986

### ENGINEER'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 ANDREW M. BODEWIN  
NOVEMBER, 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 AND THAT THE MONUMENTS ARE SUFFICIENT  
TO ENABLE THE SURVEY TO BE RETRACED.



DATED JANUARY 8, 1987

BY: Arthur Hubert Webb  
A. HUBERT WEBB R.C.E. 11842  
EXPIRATION DATE: DEC. 31, 1988

### PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

#### WATER FACILITIES

NO WATER FEES AND CHARGES COLLECTED FOR PARCEL NO'S. 1, 2, 3 AND 4.

#### 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  
PARCEL NO'S. 1, 2, 3 AND 4.

#### EASEMENTS

ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQU-  
IREMENTS OF WATER AND ELECTRIC DIVISIONS OF THE DEPARTMENT  
OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

DATED FEB 24, 1987

BY: Dieter P. Wirtzfeld

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss



ON 2-23-87 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR  
SAID STATE, PERSONALLY APPEARED ANDREW M. BODEWIN, PERSONALLY  
KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY  
EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE  
WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

MY COMMISSION EXPIRES 2-27-87

WITNESS MY HAND AND OFFICIAL SEAL  
Leslie Duckett

### OWNERSHIP

I 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.

Andrew M. Bodewin  
ANDREW M. BODEWIN

HAWARDEN INVESTMENT GROUP, LTD. III, A GENERAL PARTNERSHIP

Andrew M. Bodewin  
ANDREW M. BODEWIN, A GENERAL PARTNER

JAMES M. SHIPP, PETER C. LANZI, JR., STANLEY A. ROUHE, & ANNE LOUISIE ROUHE.

By: Andrew M. Bodewin  
ANDREW M. BODEWIN, ATTORNEY-IN-FACT.

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss

ON THIS 19<sup>TH</sup> DAY OF Feb., 1987, IN THE YEAR 1987,  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND  
FOR SAID STATE PERSONALLY APPEARED ANDREW M. BODEWIN  
(PERSONALLY KNOWN TO ME, AND OR PROVED TO ME ON  
THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE  
PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN  
INSTRUMENT AS THE ATTORNEY-IN-FACT FOR JAMES M. SHIPP,  
PETER C. LANZI, JR., STANLEY A. ROUHE AND ANNE LOUISIE ROUHE.  
AND ACKNOWLEDGED THAT THEY SUBSCRIBED THE NAME OF  
ANDREW M. BODEWIN THERE TO AS PRINCIPLE, AND HIS OWN  
NAME AS ATTORNEY-IN-FACT.

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES

May 22, 1987

Dolores M. Baker



### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss.

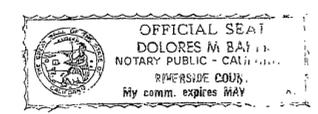
ON FEB. 13TH, 1987, BEFORE ME THE UNDERSIGNED,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY  
APPEARED ANDREW M. BODEWIN, PERSONALLY KNOWN  
TO ME AND/OR PROVED TO ME ON THE BASIS OF  
SATISFACTORY EVIDENCE TO BE THE PERSON WHO  
EXECUTED THE WITHIN INSTRUMENT AS THE GENERAL  
PARTNER OF HAWARDEN INVESTMENT GROUP LTD. III  
THE CALIFORNIA GENERAL PARTNERSHIP THAT EXECUTED  
THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME  
THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES

May 22, 1987

WITNESS MY HAND AND OFFICIAL SEAL

Dolores M. Baker



### TAX COLLECTOR

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 ARE NOT YET PAYABLE, WHICH  
ARE ESTIMATED TO BE \$

DATED February 20, 1987

R. WAYNE WATTS  
COUNTY TAX COLLECTOR

BY: Anita Brooks

### TAX BOND

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:

### CITY TREASURER

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS 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 Feb 24, 1987

H. E. BREWER  
CITY TREASURER

BY: H.E. Brewer

### PUBLIC UTILITIES CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW  
DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE MAKING  
AND FILING OF THE ANNEXED MAP.

1. 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, REC'D. AUG. 10,  
1884, BOOK 42, PAGE 296, REC'S. SAN BERNARDINO, CO.
2. AN EASEMENT FOR POLE LINES, CONDUITS, PIPELINES, ROADS AND  
WATER LINES IN FAVOR OF CITY OF RIVERSIDE, REC'D. JAN. 9, 1959,  
IN BOOK 2394, PAGE 90, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

DATED: FEB 24, 1987

BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Wirtzfeld

P.M.B. 142/20

P.M.B. 142/20

CITY COPY

142  
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# PARCEL MAP NO. 21534

SHOWING A DIVISION OF LOT 8 OF TRACT NO. 9006-1 AS SHOWN BY MAP ON FILE IN MAP BOOK 140, PAGES 43, 44 & 45, RECORDS OF RIVERSIDE CO. CALIFORNIA, IN SECTION 11 T.3S., R.5W., S.B.M.

SEPTEMBER, 1986

SCALE: 1" = 50'

ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

### EASEMENT NOTES

20' EASEMENT TO THE CITY OF RIVERSIDE RECORDED JANUARY 9, 1950, BOOK 2394 PAGE 90, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR WATER LINES, ELECTRIC AND TELEPHONE LINES AND ROAD PURPOSES.

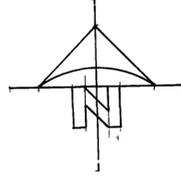
### ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF OROZCO DRIVE TAKEN AS N. 35° 54' 00" E. AS SHOWN BY TR. NO. 9006-1 PER M.B. 140/43-45, RECORDS OF RIVERSIDE CO., CALIF.
2. —●— INDICATES FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 3163, FLUSH, PER M.B. 33/51-52 AND M.B. 140/43-45, REC'S. OF RIV. CO., CA., UNLESS OTHERWISE NOTED.
3. -O- INDICATES SET 1" IRON PIPE, FLUSH, TAGGED R.C.E. 11842.
4. —●— INDICATES FOUND 1 1/4" IRON PIPE TAGGED R.C.E. 16056, FLUSH, PER M.B. 140/43-45, REC'S. OF RIV. CO., CA.
5. SET NAIL AND TAG R.C.E. 11842 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. THIS PARCEL MAP CONTAINS 1.996 ACRES NET.
7. SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH AT ALL REAR LOT CORNERS UNLESS OTHERWISE NOTED.
8. ( ) INDICATES RECORD BEARINGS AND/OR DISTANCES PER M.B. 140/43-45, REC'S. RIV. CO.

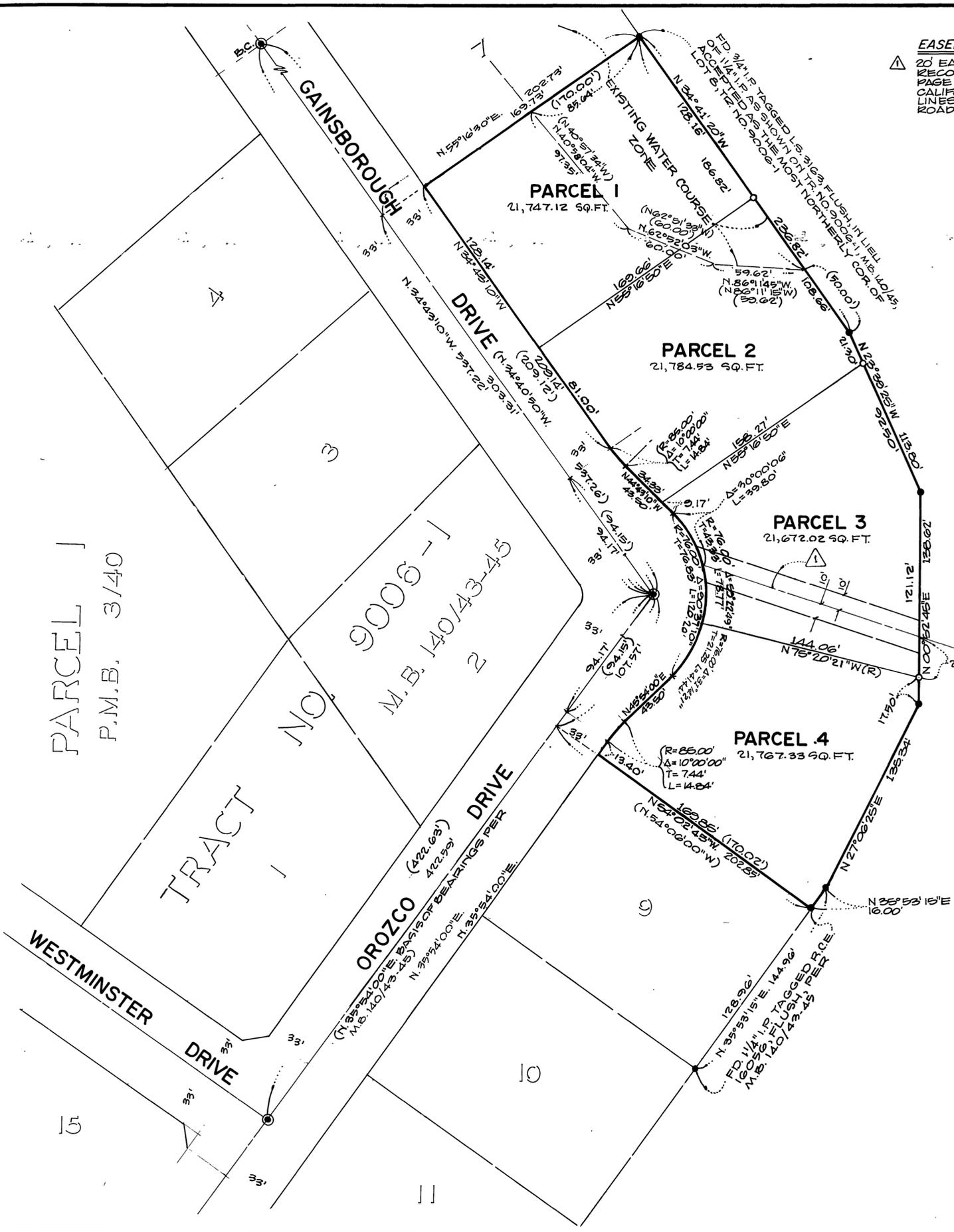
### SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTEREST HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE;

1. EXCEPT ALL OIL, MINERALS, OR OTHER CARBON SUBSTANCES BELOW A DEPTH OF 500.00 FEET, IN OR UNDER SAID PROPERTY CONVEYED TO HERBERT D. TOBIN AND LIBBY TOBIN, HIS WIFE, AS TO AN UNDIVIDED ONE HALF INTEREST, AND W. J. BORTNER AND HELEN B. BORTNER HIS WIFE, AS TO AN UNDIVIDED ONE HALF INTEREST, BY DEED RECORDED APRIL 15, 1957 IN BOOK 2072, PAGE 246, OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS, AND AMENDED BY DEED RECORDED SEPTEMBER 10, 1958 AS INSTRUMENT NO. 65038 IN BOOK 2330, PAGE 589, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
2. AN EASEMENT FOR ROAD PURPOSES IN FAVOR OF HETTY J. JAMESON AND JOY G. JAMESON, DEED REC'D. MAY 22, 1925, IN BOOK 640, PAGE 235 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.
3. AN EASEMENT FOR WATER MAINS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF C.K. ADAMS, REC'D. NOV. 8, 1962 IN BOOK 3256, PAGE 260 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.



OSBORNE HEIGHTS  
M.B. 12/39-41 REC. RIV. CO.



PARCEL J  
P.M.B. 3/40

TRACT NO. 9006-1  
M.B. 140/43-45

P.M.B. 142/21

P.M.B. 142/21