

CITY
Copy

145
P.M. 145/1

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 22081

BEING A SUBDIVISION OF PARCELS 6 & 7, PARCEL MAP NO. 18249, FILED IN BOOK 105, PAGES 34 & 35 OF PARCEL MAPS; AND PARCELS 1 & 8, PARCEL MAP NO. 18250, FILED IN BOOK 105, PAGES 36 & 37 OF PARCEL MAPS, BOTH RECORDS OF RIVERSIDE COUNTY. (LOCATED IN SECTION 19, T.2S., R.4W., S.B.M.)

GEORGE K. BERNHARTH, R.C.E. 13737
SEABOARD ENGINEERING COMPANY
1100 SOUTH BEVERLY DRIVE
LOS ANGELES, CALIFORNIA 90035

MARCH 1987

RECORDER'S CERTIFICATE

FILED THIS 4th DAY OF SEPTEMBER 1987
AT 2:00 P.M. IN BOOK 145 OF PARCEL
MAPS, AT PAGES 142 AT THE REQUEST OF
THE CITY CLERK.

FEE \$800 WILLIAM E. CONERLY
COUNTY RECORDER

NO. 258920 BY Santa Ragan
DEPUTY

SUBDIVISION GUARANTEE: SAFECO TITLE INSURANCE CO.

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 FACILITIES, THE EASEMENTS DESIGNATED AS 10' P.U.E.. WE FURTHER HEREBY DEDICATE FOR TREE PLANTING AND MAINTENANCE PURPOSES THE EASEMENT DESIGNATED AS "5' TREE PLANTING EASEMENT". WE, THE UNDERSIGNED OWNERS AND OUR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR ACCESS RIGHTS APPURTENANT TO LINDEN STREET ON, OVER AND ACROSS PARCELS 1 AND 2 ADJOINING SAID STREET, EXCEPT, THE 24 FT. DRIVEWAY OPENING, AS SHOWN ON THE ATTACHED MAP.

DUNN PROPERTIES CORPORATION, A CALIFORNIA CORPORATION, OWNER

William D. Borden
WILLIAM D. BORDEN
VICE PRESIDENT

Linda White
LINDA WHITE
ASSISTANT SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS.
COUNTY OF ORANGE)

ON THIS 7th DAY OF July, 1987, BEFORE ME, A. Patricia Wright, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WILLIAM D. BORDEN AND LINDA WHITE, PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF DUNN PROPERTIES CORPORATION, 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 SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND:

A. Patricia Wright
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS
IN ORANGE COUNTY.
MY COMMISSION EXPIRES _____



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 \$ 5,800.00

DATED July 23, 1987

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Debra J. Moonham
DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 5,800.00 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 Sept 4, 1987

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: Curtis Anderton
Deputy

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 July 17, 1987

H. E. BREWER
CITY TREASURER

BY: H. E. Brewer

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. 22081 AND THE EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC 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 1st DAY OF Sept, 1987

ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare



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 DUNN PROPERTIES CORPORATION ON OCTOBER 2, 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 7/6/1987

BY: George K. Bernhart
GEORGE K. BERNHARTH
R. C. E. 13737
EXP. DATE 3-31-89



CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 26th DAY OF August, 1987 FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

BARRY BECK, R.C.E. 20900
CITY ENGINEER

BY: Barry Beck

TENTATIVE MAP APPROVED NOVEMBER 6, 1986

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES:
NO WATER FEES AND CHARGES COLLECTED FOR PARCELS 1, 2, 3 AND 4. WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCEL 5. FRONTAGE FEES HAVE BEEN PAID WITH PARCEL MAPS 18249 AND 18250.

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, 3, 4 AND 5.

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.

DATED AUG 25, 1987

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Witzfeld

UTILITIES EASEMENT

THE CITY OF RIVERSIDE BEING OWNER OF THE FOLLOWING DESCRIBED EASEMENT HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.

1. THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR ELECTRICAL DISTRIBUTION FACILITIES DESIGNATED AS "10' P.U.E." ON PARCEL MAP 18249, RECORDED IN BOOK 105, PAGES 34 AND 35 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

2. THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO EAST RIVERSIDE LAND COMPANY FOR A PERMITS OR MAY FOR PIPES AND OTHER APPLIANCES FOR THE DISTRIBUTION OF WATER FOR DOMESTIC AND IRRIGATION PURPOSES. EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.

DATED AUG 25, 1987

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
BY: Dieter P. Witzfeld

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 (a)(3)(A)(1) OF THE SUBDIVISION MAP ACT, THE SIGNATURE OF THE FOLLOWING PARTIES HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

1. CITY OF RIVERSIDE, HOLDER OF EASEMENT FOR TREE PLANTING PURPOSES, DEDICATED ON PARCEL MAP 18249, RECORDED IN BOOK 105, PAGES 34 AND 35 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

P.M. 145/1

CITY
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145
2
P.M. 145/2

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

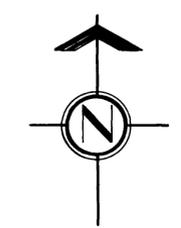
PARCEL MAP NO. 22081

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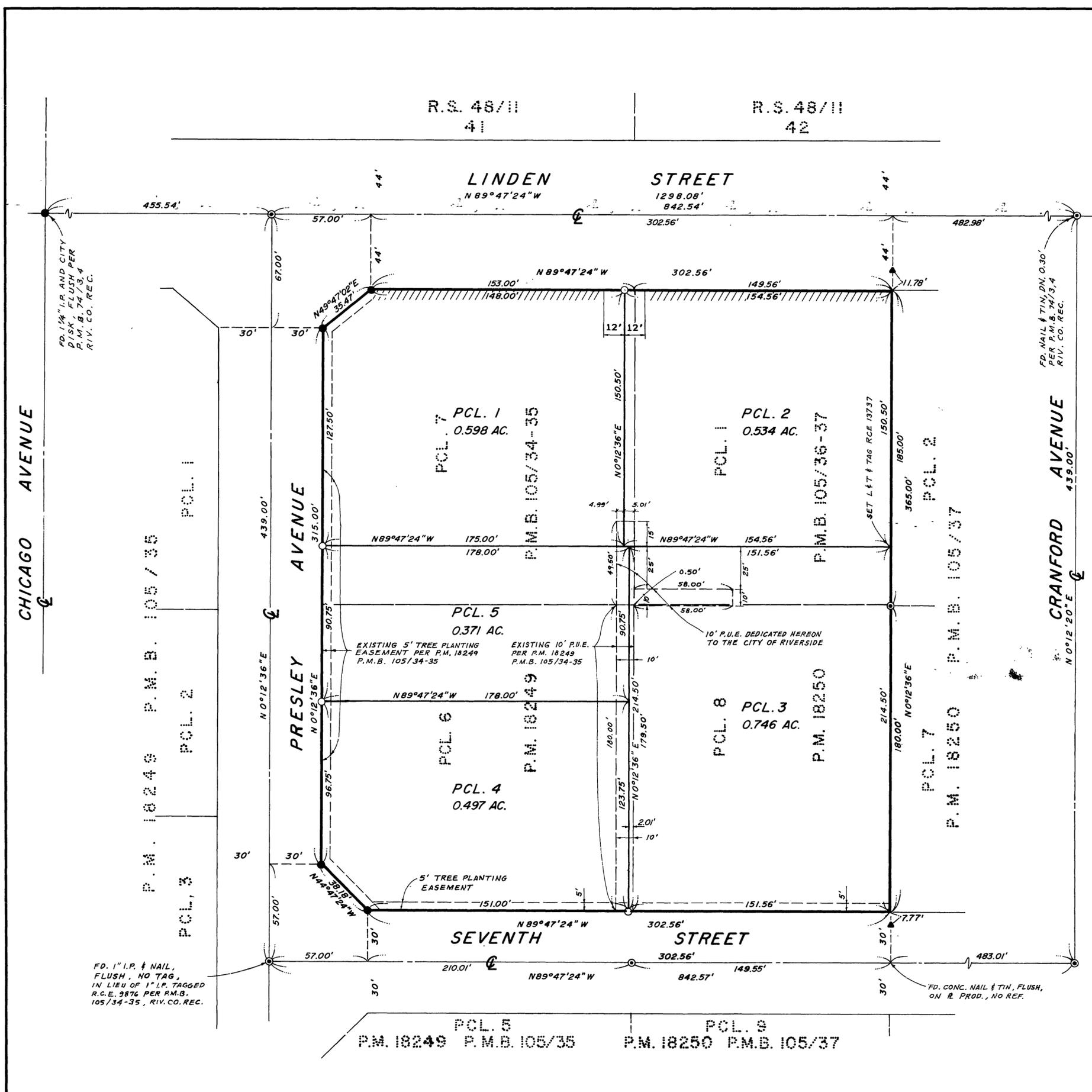
MARCH, 1987

SCALE: 1" = 40'



ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF LINDEN STREET TAKEN AS N. 89°47'24"W. AS SHOWN ON PARCEL MAP NO. 18249 ON FILE IN BOOK 105 OF PARCEL MAPS AT PAGES 34 AND 35 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ⊙ INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, PER P.M.B. 105/34-35 & P.M.B. 105/36-37, RIVERSIDE COUNTY RECORDS, UNLESS OTHERWISE NOTED.
3. ▲ INDICATES FOUND NAIL & TAG R.C.E. 9876 ON TOP OF CURB ON P.L. PROD. PER P.M.B. 105/34-35 & P.M.B. 105/36-37, RIV. CO. RECORDS, USED AS OFFSET MONUMENT.
4. ● INDICATES FOUND 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH, NO REFERENCE.
5. ○ INDICATES SET L&T & TAG R.C.E. 13737 IN CONC. ON P.L. PROD.
6. SET 1" I.P. TAGGED RCE 13737, FLUSH, AT ALL PARCEL CORNERS, UNLESS OTHERWISE NOTED.
7. // INDICATES WAIVER OF VEHICULAR ACCESS.
8. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
9. THIS PARCEL MAP CONTAINS 2.746 ACRES GROSS.



P.M. 145/2