

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# PARCEL MAP 22571

BEING A DIVISION OF LOT 16 OF ONWENSIA TRACT AS SHOWN  
BY MAP ON FILE IN BOOK II PAGES 98 AND 99 OF MAPS  
RECORDS OF RIVERSIDE COUNTY, CALIF.  
(SEC. 11, T. 3 S., R. 6 W.)

LARRY PEARSON LAND SURVEYOR  
RIVERSIDE, CA.

MARCH 1987

CITY Copy  
148  
3

### OWNER'S CERTIFICATE

We hereby certify that we are the owners of or have right, title or interest in the land included within the subdivision as shown herein and that we are the only persons whose consent is necessary to pass clear title to said land; we consent to the preparation and recordation of this parcel map as shown within the distinctive border line and we hereby dedicate for public use for street and public utility purposes lot "A"

Daniel G. Frank Effie L. Frank  
DANIEL G. FRANK EFFIE L. FRANK

### RECORDER'S CERTIFICATE

Filed this 8th day of Jan, 1988 at 10:00 P. M. in Book 148 of Parcel Maps of pages 3+4 of the request of the City Clerk No. 6234 Fee \$800

William E. Conerly  
County Recorder  
by: Verita Regan  
Deputy

Sub'n. & fee: CHICAGO TITLE INS. CO.

### CITY ENGINEER'S CERTIFICATE

This map has been examined this 23rd day of Dec, 1987, for conformance with the requirements of the Sub-division Map Act and Title 18 of the Riverside Municipal Code.

BARRY BECK R.C.E. 20900  
CITY ENGINEER

by: Bary Beck  
Tentative Map approved: 6-18-87

### SURVEYOR'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 of the request of DANIEL FRANK in APRIL, 1987. I hereby state that this Parcel Map substantially conforms to the approved or conditionally approved tentative Map if any, I hereby state that all monuments are of the character and occupy the positions indicated or that they will be set in such positions within one (1) year from the recording date of this map, and that said monuments are or will be sufficient to enable the survey to be retraced.

Nov 24, 1987 Larry D. Pearson  
Date Larry D. Pearson  
EXP. DATE 9/30/89 L.S. 4449



### UTILITIES EASEMENT CERTIFICATE

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

- 1) RIGHTS OF WAY AND WATER RIGHTS AS GRANTED TO TWIN BUTTES WATER CO., A CORPORATION, BY DEED RECORDED AUGUST 11, 1919 IN BOOK 508, PAGE 101 OF DEEDS, RIV. CO. REC'S. THE EXACT LOCATION NOT BEING DISCLOSED BY THE RECORDS.
- 2) AN EASEMENT FOR PUBLIC UTILITIES GRANTED TO S.C.E. CO. RECORDED APRIL 17, 1958 AS INST. NO. 27930 IN BOOK 2257, PAGE 9 O.R. RIV. CO. REC'S.

- 3) A PERMANENT EASEMENT FOR WATER PIPELINES GRANTED TO CITIZENS DOMESTIC WATER CO., A CORPORATION, BY DEED RECORDED MARCH 18, 1926 IN BOOK 663, PAGE 591 OF DEEDS RIV. CO. REC'S. THE EXACT LOCATION NOT BEING DISCLOSED BY THE RECORDS.

DATE: DEC 23, 87  
BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES  
BY: Deeter P. Witzfeld

### 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.

DATE: Nov. 20 1987  
H.E. BREWER  
CITY TREASURER  
BY: H.E. Brewer

### 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, STATE OF 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: \_\_\_\_\_ BY: GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS  
DEPUTY

### 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, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \_\_\_\_\_

DATED: November 19, 1987  
R. WAYNE WATTS  
COUNTY TAX COLLECTOR  
DEPUTY  
Robin S. Mooneyham

### UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

#### WATER FACILITIES

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

DATE: 12/22/87  
BY: Deeter P. Witzfeld  
BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

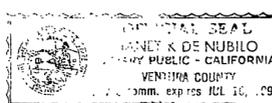
### Beneficiary:

California Mortgage Service, a California Corp. as Beneficiary per deed recorded June 30, 1978 as INST. NO. 135986 O.R., RIV. CO. REC'S.

C.H. Sieber  
A.V. President

### NOTARY ACKNOWLEDGEMENT

State of California } ss.  
County of VENTURA  
On October 3, 1987 before me the undersigned a Notary Public in and for said County and state, personally appeared DANIEL G. FRANK and EFFIE L. FRANK known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.  
WITNESS MY HAND AND OFFICIAL SEAL.



Janet K. De Nubilo  
Notary Public in and for said County and State.  
My Commission expires: July 16, 1990

### NOTARY ACKNOWLEDGEMENT

State of California } ss.  
County of ORANGE  
On October 9, 1987 before me the undersigned a Notary Public in and for said County and State, personally appeared C.H. Sieber, known to me to be the secretary of California Mortgage Service, 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 such corporation executed the same.  
WITNESS MY HAND AND OFFICIAL SEAL.



Karen Wachsmuth  
Notary Public in and for said County and State.  
My Commission expires: March 16 1990

P.M.B. 148/3

P.M.B. 148/3

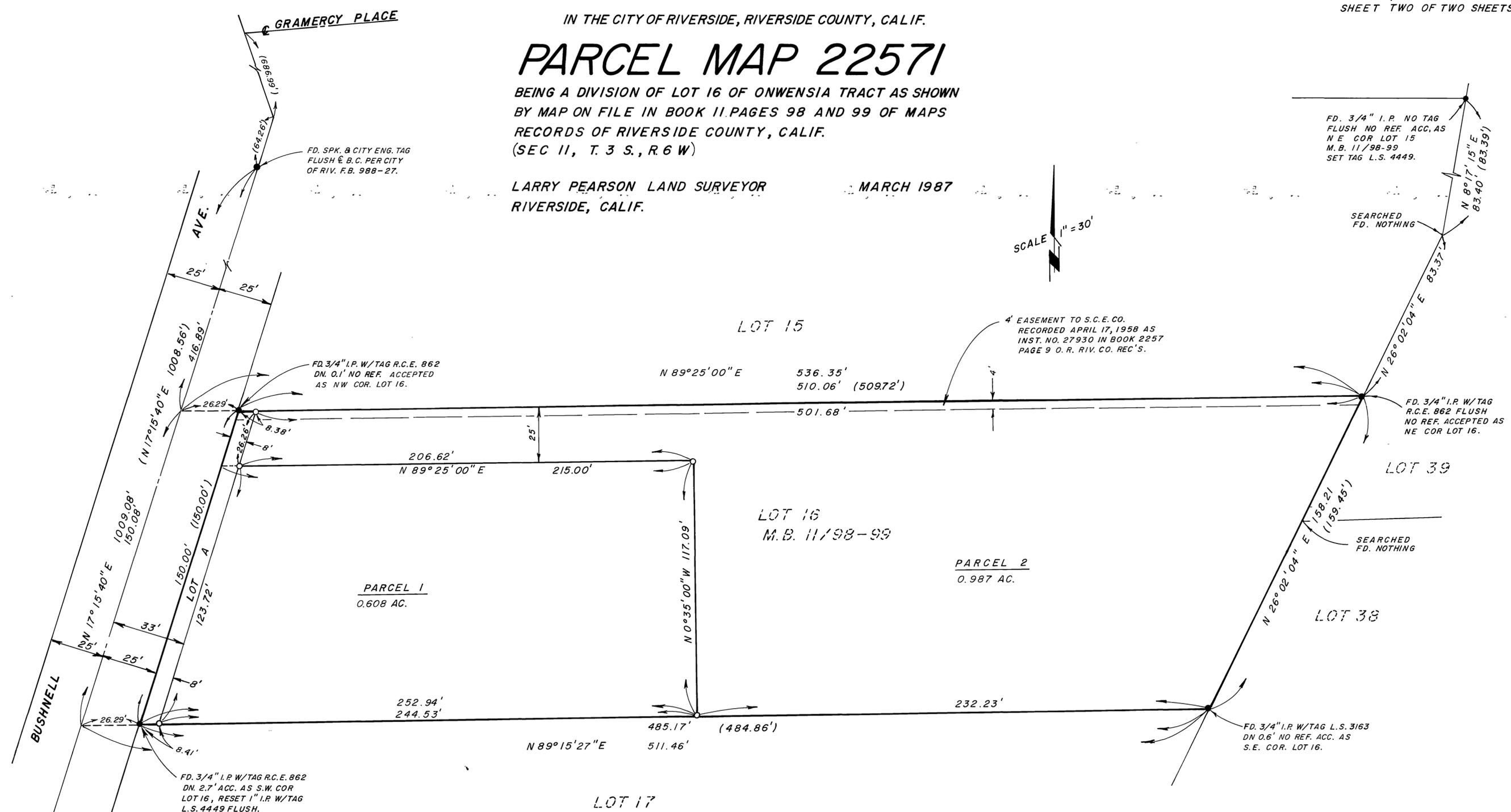
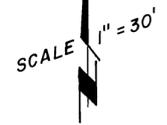
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIF.

# PARCEL MAP 22571

BEING A DIVISION OF LOT 16 OF ONWENSIA TRACT AS SHOWN BY MAP ON FILE IN BOOK 11 PAGES 98 AND 99 OF MAPS RECORDS OF RIVERSIDE COUNTY, CALIF. (SEC 11, T. 3 S., R. 6 W)

LARRY PEARSON LAND SURVEYOR  
RIVERSIDE, CALIF.

MARCH 1987



**SURVEYOR'S NOTES**

**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS IS THE & OF BUSHNELL AVE. BEING N17°15'40"E PER M.B. 11/98-99 RIV. CO. REC'S.

( ) INDICATES RECORD PER M.B. 11/98-99 UNLESS OTHERWISE NOTED.

● INDICATES FD. MONUMENTS AS NOTED.

○ INDICATES SET 1" I.P. W/TAG L.S. 4449 FLUSH.