

City Copy

152/14

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

SHEET 1 OF 2 SHEETS

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITIES PURPOSES, LOTS "A" AND "B". WE FURTHER HEREBY DEDICATE FOR THE USE AND BENEFIT OF THE PUBLIC AN EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE SURFACE OF THE REAL PROPERTY INCLUDED WITHIN SAID SUBDIVISION SHOWN ON THE ANNEXED MAP, TOGETHER WITH THE RIGHT TO CAUSE IN SAID AIRSPACE SUCH NOISE AND EMISSION OF SUCH FUMES AS MAY BE INHERENT IN THE AIRCRAFT NOW KNOWN OR HEREAFTER USED FOR NAVIGATION OF OR FLIGHT IN THE AIR, USING SAID AIRSPACE FOR LANDING AT, TAKING OFF FROM OR OPERATION ON THE RIVERSIDE MUNICIPAL AIRPORT. HEREBY ACKNOWLEDGING THAT THE RIVERSIDE AIRPORT IS AN OPERATING AIRPORT SUBJECT TO INCREASES IN THE INTENSITY OF USE AND OPERATION, INCLUDING PRESENT AND FUTURE NOISE, DUST, SMOKE FUMES AND OTHER RELATED CONDITIONS, PROVIDED HOWEVER THE FOREGOING SHALL NOT BE CONSIDERED AS OTHERWISE PROHIBITING THE USE OF SAID PROPERTY FOR ANY LAWFUL PURPOSE BELOW THE MINIMUM FLIGHT ALTITUDES FOR AIRCRAFT PRESENTLY AUTHORIZED OR HEREAFTER AUTHORIZED BY THE APPROPRIATE FEDERAL AUTHORITY, PROVIDED ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS PERTAINING TO BUILDING HEIGHT RESTRICTIONS ARE ADHERED TO; SAID EASEMENT AND RIGHT OF WAY BEING DESIGNATED AS "BLANKET AVIGATION EASEMENT" AS SHOWN ON THE ANNEXED MAP.

McINTOSH REALTY, INC. A CALIFORNIA CORPORATION
Gerald D. McIntosh
PRESIDENT SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS
COUNTY OF Riverside)
ON THIS 21st DAY OF August, 1988, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Gerald D. McIntosh AND Dieter P. Witzfeld 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 THE PRESIDENT AND SECRETARY OF MC INTOSH REALTY, INC., A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 3-8-91
WITNESSETH MY HAND
Dieter P. Witzfeld
NOTARY PUBLIC IN AND FOR SAID STATE

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:
WATER FACILITIES: FRONTAGE FEES, WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGE HAVE BEEN PAID FOR PARCEL #1. NO WATER FEES AND CHARGES COLLECTED 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 & #2
EASEMENTS: ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER AND ELECTRIC DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
DATED: AUG 31, 1988 BY: *Dieter P. Witzfeld*

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED.

1. AN EASEMENT FOR PUBLIC UTILITIES, IN FAVOR OF RALPH BENDIX ET AL, IN INSTRUMENT RECORDED FEBRUARY 8, 1947 IN BOOK 819 AT PAGE 248 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND BY MESNE DEEDS OF RECORD.

PARCEL MAP NO. 22990

BEING A SUBDIVISION OF LOT 8 IN BELMONT TRACT NO. 1 AS SHOWN BY MAP ON FILE IN BOOK 14 OF MAPS AT PAGE 32 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 6, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

MARCH, 1988

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 6th DAY OF Sept., 1988 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 19, 1987

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: 8-29, 1988 BARBARA J. STECKEL, CITY TREASURER
BY: *Barbara Steckel*

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. 22990, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND 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 6th DAY OF Sept., 1988



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE
BY: *Alice A. Hare*

UTILITIES EASEMENT CERTIFICATE

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

1. THE RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER CO. AND ITS ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL IRRIGATION AND DOMESTIC APPURTENANCES; THE EXACT LOCATION NOT BEING DISCLOSED BY THE RECORDS.

DATED: AUG 31, 1988 BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
Dieter P. Witzfeld

RECORDER'S STATEMENT

FILED THIS 8th DAY OF SEPTEMBER, 1988 AT 8:30A.M
IN BOOK 152 OF MAPS AT PAGES 14+15 AT THE REQUEST
OF THE CITY CLERK.
FEE 68.00
NUMBER 257947

WILLIAM E. CONERLY
COUNTY RECORDER
BY: *Santa Lopez* DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

ENGINEER'S STATEMENT

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 THOMA L. MILLER IN MARCH 1986. I HEREBY STATE THAT THIS PARCEL MAP NO. 22990 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 MAR. 16, 1988 BY: *Hubert Webb*
A. HUBERT WEBB R.C.E. 11842
R.C.E. EXPIRES: DEC. 31, 1988
Exp. 12-31-88

TAX COLLECTOR'S STATEMENT

I HERBY STATE 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 \$ 500.00

DATED August 29, 1988 R. WAYNE WATTS
COUNTY TAX COLLECTOR
BY: *Bikie d. Monaghan* DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 500.00 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.

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
DATED _____, 198____ BY: _____
DEPUTY

CASH TAX BOND

DATED Sept. 1st, 1988 R. WAYNE WATTS
COUNTY TAX COLLECTOR
BY: *Richard J. Farrow*
DEPUTY - TREASURY DIVISION

P.M.B. 152/14

PARCEL MAP NO. 22990

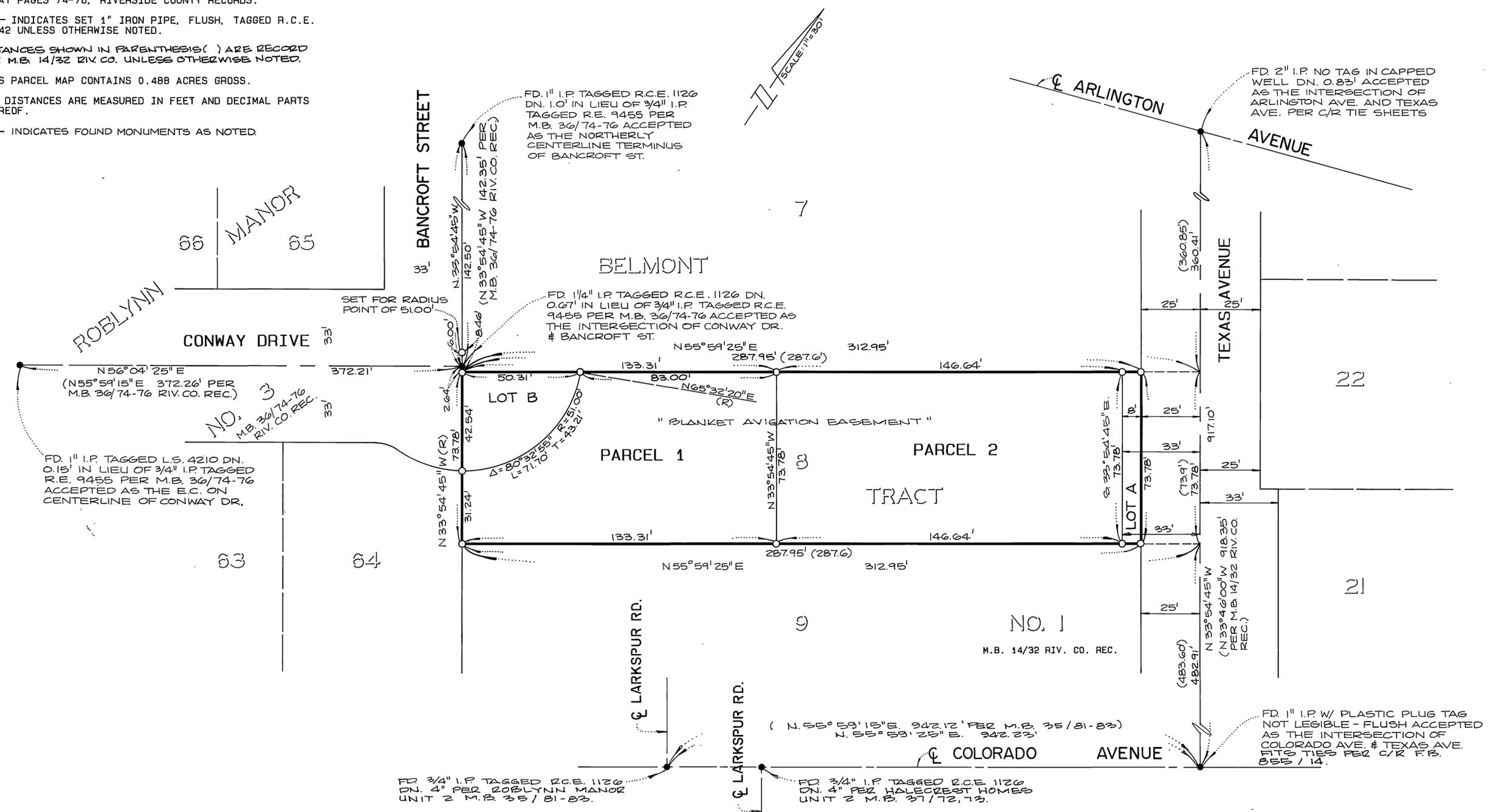
BEING A SUBDIVISION OF LOT 8 IN BELMONT TRACT NO. 1 AS SHOWN BY MAP ON FILE IN BOOK 14 OF MAPS AT PAGE 32 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 6, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

MARCH, 1988

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS N.33°54'45"W, AS SHOWN ON THE CENTERLINE OF TEXAS AVENUE AS RECORDED IN MAP BOOK 36 AT PAGES 74-76, RIVERSIDE COUNTY RECORDS.
2. —○— INDICATES SET 1" IRON PIPE, FLUSH, TAGGED R.C.E. 11842 UNLESS OTHERWISE NOTED.
3. DISTANCES SHOWN IN PARENTHESIS() ARE RECORD PER M.B. 14/32 RIV. CO. UNLESS OTHERWISE NOTED.
4. THIS PARCEL MAP CONTAINS 0.488 ACRES GROSS.
5. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
6. ● INDICATES FOUND MONUMENTS AS NOTED.



P.M.B. 152/15

P.M.B. 152/15