

CITY  
COPY

153  
34

P.M.B. 153/34

# PARCEL MAP 22970

BEING A SUBDIVISION OF LOTS 2, 3, 6 AND 7 IN BLOCK 23 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING CO. AS SHOWN BY MAP ON FILE IN BOOK 1 / 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA - IN SECTION 8, T.3S., R.5W., S.B.M.

MARCH 1988  
J.F. DAVIDSON ASSOCIATES, INC.  
RIVERSIDE, CALIFORNIA

OWNER'S STATEMENT

We hereby state that we are the owners of or have some right, title, or interest in the land included within the land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Parcel Map as shown within the distinctive border line.

CALIFORNIA BAPTIST COLLEGE, a California Corporation

By Russell R. Tuck PRESIDENT

By Kenneth J. DeLyser SECRETARY

Signature Omissions

Pursuant to Section 66436 of the Subdivision Map Act, the signatures of the following owners of easements and/or other interests have been omitted.

The owners of Lots 4 and 5 in Block 23 of LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, M.B. 1/70, Records of San Bernardino County, California, having rights to irrigate Lots 4 and 5 (affects Lots 3 and 6 of said Block).

William Austin Co., a California corporation - owner of an easement for storm drain purposes, recorded April 3, 1969, as Instrument No. 32886, Official Records of Riverside County, California.

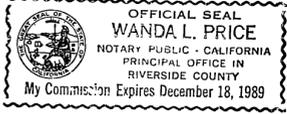
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) SS

On this 6<sup>TH</sup> day of JULY, 1988, before me, WANDA L. PRICE, a Notary Public in and for said State, personally appeared RUSSELL R. TUCK (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President, and KENNETH J. DE LYSER (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Secretary of CALIFORNIA BAPTIST COLLEGE 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 the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

My commission expires DEC. 18, 1989

Witness my hand and official seal.



Wanda L. Price  
Notary Public in and for said State

TAX COLLECTOR'S STATEMENT

I hereby state 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 \$50,000.00.~~

Date November 1, 1988

R. WAYNE WATTS  
County Tax Collector

By Robin D. Moorham  
Deputy

TAX BOND STATEMENT

I hereby state 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.

Date \_\_\_\_\_

GERALD A. MALONEY  
Clerk of the Board of Supervisors

CASH TAX BOND  
R. WAYNE WATTS  
County Tax Collector

By \_\_\_\_\_  
Deputy

UTILITIES CERTIFICATE

I hereby certify as follows:

Water Facilities

No water fees and charges collected for Parcels #1 and #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.

BILL D. CARNAHAN  
Director of Public Utilities

Dated: AUG 30, 1988

By: Dieter P. Wirtzfeld

RECORDER'S STATEMENT

Filed this 3rd day of NOVEMBER, 1988,

at 8:30 A.M. in Book 153 of Parcel Maps at Pages 34+35 at the request of the

CITY CLERK

Fee: \$800

No. 321554

WILLIAM E. CONERLY, County Recorder

By: Santa Ragan, Deputy

FIRST AMERICAN TITLE INSURANCE CO.  
Subdivision Guarantee

UTILITIES EASEMENTS CERTIFICATE

The City of Riverside, being the owner of the following described easements hereby consents to the preparation and recordation of the annexed map.

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. The exact location not being disclosed by the records.

An easement in favor of the City of Riverside for electrical distribution purposes per instrument recorded December 10, 1976 as Instrument No. 190463, Official Records of Riverside County, California.

Dated AUG 30, 1988

BILL D. CARNAHAN  
Director of Public Utilities

By: Dieter P. Wirtzfeld

CITY ENGINEER'S STATEMENT

This map has been examined this 31st day of August, 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 OCTOBER 8, 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 8/24/88

BARBARA J. STECKEL  
City Treasurer

By: Barbara J. Steckel

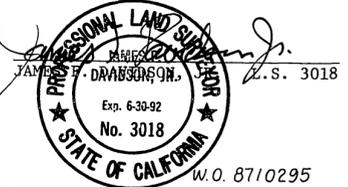
SURVEYOR'S STATEMENT

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 CALIFORNIA BAPTIST COLLEGE on JAN 6, 1988.

I hereby state this 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.

Date 7-12-88



P.M.B. 153/34

153  
35

P.M.B. 153/35

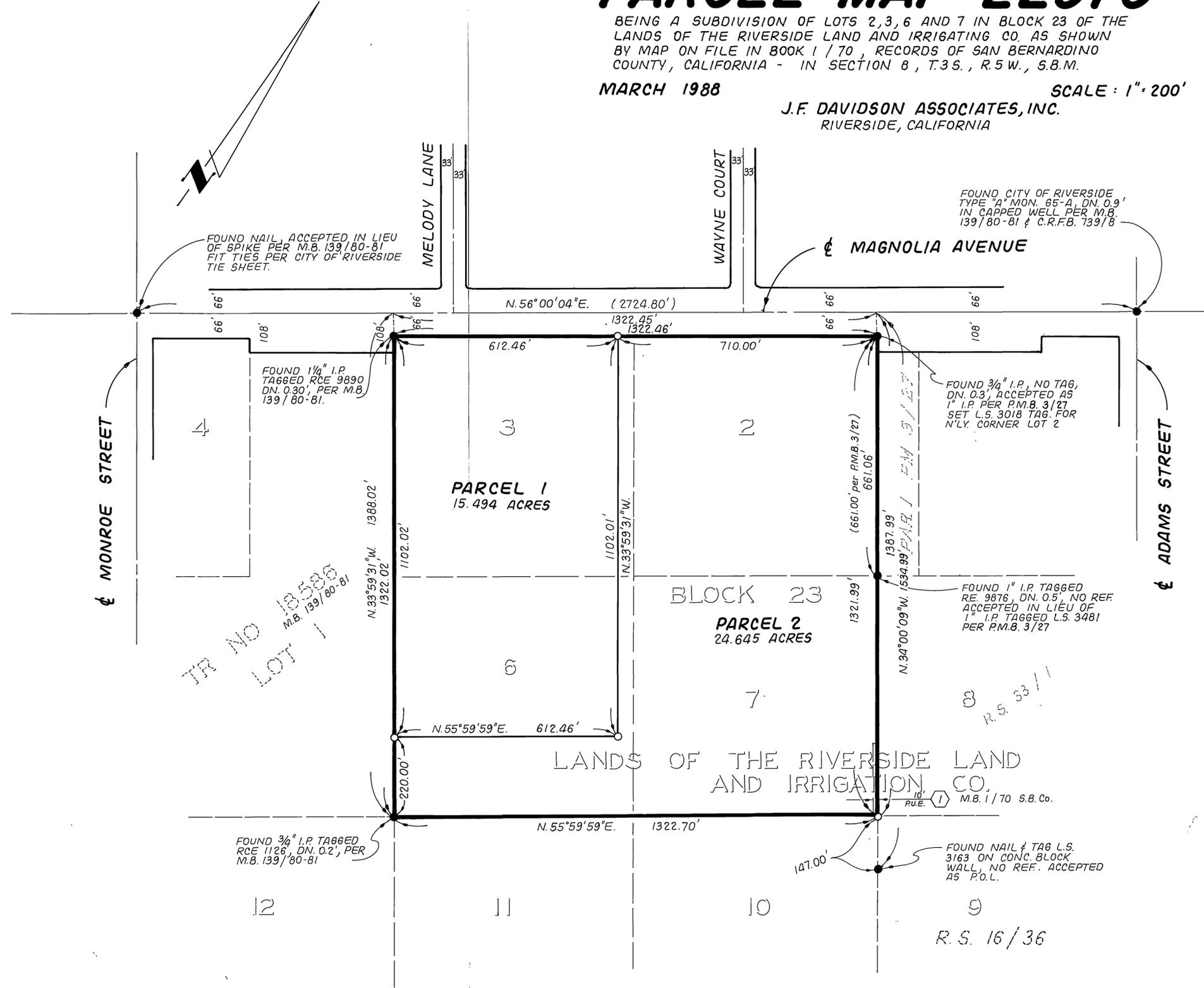
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA.  
**PARCEL MAP 22970**

BEING A SUBDIVISION OF LOTS 2, 3, 6 AND 7 IN BLOCK 23 OF THE  
LANDS OF THE RIVERSIDE LAND AND IRRIGATING CO. AS SHOWN  
BY MAP ON FILE IN BOOK 1 / 70, RECORDS OF SAN BERNARDINO  
COUNTY, CALIFORNIA - IN SECTION 8, T.3 S., R.5 W., S.8.M.

MARCH 1988

SCALE: 1" = 200'

J.F. DAVIDSON ASSOCIATES, INC.  
RIVERSIDE, CALIFORNIA



**SURVEYOR'S NOTES**

**BASIS OF BEARINGS:** Bearings on this map are based on the northeasterly line of Lot 1 of Tract No. 18586 M.B. 139/80-81 records of Riv. Co., Ca. being N.33°59'31"W.

- INDICATES FOUND MONUMENT AS NOTED
  - INDICATES SET 1" IRON PIPE, FLUSH, W/ PLASTIC PLUG STAMPED L.S. 3018
  - ( ) INDICATES RECORD DATA PER TRACT NO. 18586, M.B. 139/80-81 REC. OF RIV. CO., CA.
- THIS MAP CONTAINS 40.139 ACRES.

**EASEMENT NOTES**

- ① An easement in favor of the City of Riverside for electrical distribution purposes per instrument recorded Dec. 10, 1976 as Instrument no. 190463, O.R. Riv. Co., Ca.

TR NO 18586  
M.B. 139/80-81  
LOT 1

R.S. 53/11

R.S. 16/36

P.M.B. 153/35