

156/28 P.M.B. 156/28

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP 22974

BEING A DIVISION OF THAT PORTION OF LOT 6 IN BLOCK IO OF TRACT NO. 2 OF LA SIERRA HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 66 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 3 T.3 S., R.6 W.

LARRY PEARSON LAND SURVEYOR RIVERSIDE, CA.

DEC. 1987

OWNER'S STATEMENT

We hereby state that we are the owners of or have right, title or interest in the land included within the subdivision as shown hereon 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.

John Eugene Blod JOHN EUGENE BLOD
Karen Denise Blod KAREN DENISE BLOD

RECORDER'S STATEMENT

Filed this 19th day of APRIL, 1989 at 8:30 A.M. in Book 156 of Parcel Maps of pages 28+29 of the request of the City Clerk No. 123832 Fee \$800

William E. Conerly County Recorder
By: Dula Pagan Deputy

Sub'n G'fee: FIRST AMERICAN TITLE INS. CO.

CITY ENGINEER'S STATEMENT

This map has been examined this 17th day of April, 1989, for conformance with the requirements of the Sub-division Map Act and Title 18 of the Riverside Municipal Code.

L.C. Exp. 9-30-89
BARRY BECK R.C.E. 20900 CITY ENGINEER

By: Darryl Beck
Tentative Map approved: 10-22-87

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 of the request of JOHN BLOD in AUG., 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.

Feb 29 1988 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 LA SIERRA HEIGHTS WATER CO. A CORPORATION PER DEED RECORDED MAY 17, 1911 IN BOOK 327 PAGE 227 OF DEEDS RIVERSIDE CO. REC'S.

DATE: SEPT 13, 88
BY: Dieter P. Witzfeld
BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES

SIGNATURE OMISSION

PERSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT THE SIGNATURE OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

UTILITY EASEMENT IN FAVOR OF LOS ANGELES TRUST AND SAVINGS BANK PER INST. REC. MARCH 25, 1915 IN BOOK 415 PAGE 75 OF DEEDS RIVERSIDE CO. REC'S.

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: 9-12-88
BY: Barbara J. Steckel
BARBARA J. STECKEL CITY TREASURER

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF 4,100.00 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.

GERALD A MALONEY CLERK OF THE BOARD OF SUPERVISORS

DATED April 12, 1989 BY: R. Wayne Watts DEPUTY
R. Wayne Watts Tax Collector

TAX COLLECTOR 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 \$1,100.00

R. WAYNE WATTS COUNTY TAX COLLECTOR

DATED April 14, 1989 BY: Richard D. McCrearyham DEPUTY

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

NO ELECTRIC FEES COLLECTED FOR 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 SEPT 13, 88 BY: Dieter P. Witzfeld
BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF Riverside }

ON April 21, 1988 BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED John Eugene Blod AND Karen Denise Blod KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE 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

Karina Polyn
NOTARY PUBLIC IN AND FOR SAID COUNTY & STATE
MY COMMISSION EXPIRES: 8/6/91

P.M.B. 156/28

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

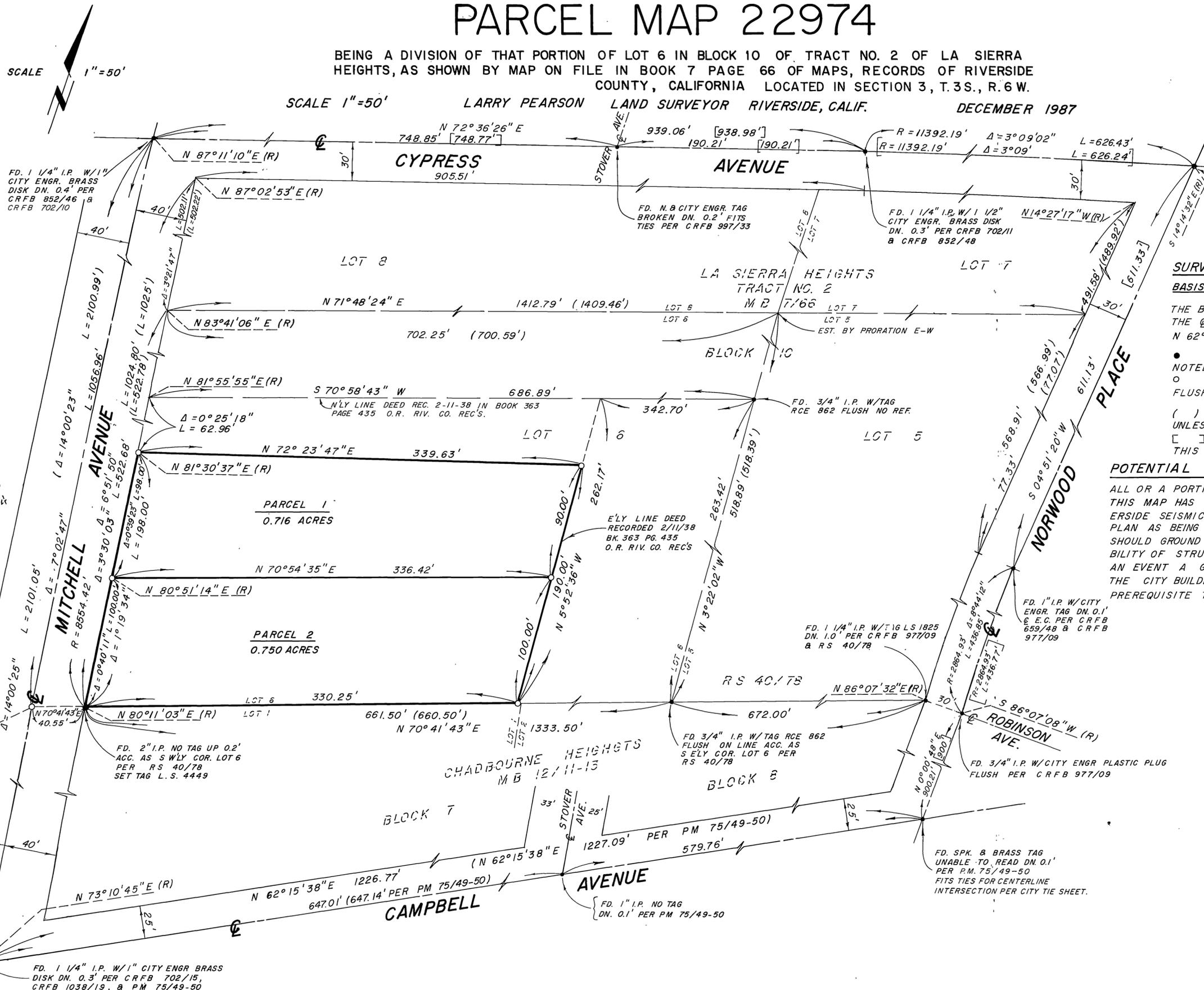
PARCEL MAP 22974

BEING A DIVISION OF THAT PORTION OF LOT 6 IN BLOCK 10 OF TRACT NO. 2 OF LA SIERRA HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 66 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LOCATED IN SECTION 3, T. 3S., R. 6W.

LARRY PEARSON LAND SURVEYOR RIVERSIDE, CALIF. DECEMBER 1987

SCALE 1"=50'

SCALE 1"=50'



SURVEYOR'S NOTES

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE \odot OF CAMPBELL AVENUE BEING N 62° 15' 38" E PER PM 75/49-50.

- INDICATES FOUND MONUMENTS AS NOTED.
- INDICATES SET 1" I.P. W/TAG L.S. 4449 FLUSH UNLESS OTHERWISE NOTED.

() INDICATES RECORD PER MB 7/66 UNLESS OTHERWISE NOTED

[] INDICATES RECORD PER MB 12/11-13 THIS PARCEL MAP CONTAINS 1.466 ACRES

POTENTIAL LIQUEFACTION

ALL OR A PORTION OF THE PROPERTY INCLUDED WITHIN THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO LIQUEFACTION SHOULD GROUND SHAKING OCCUR. TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT A GEOLOGIC INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMIT.

MB 7/66 BLOCK 74

CHADBOURNE HEIGHTS MB 12/11-13

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