

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA.

PARCEL MAP 23497

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST ONE-QUARTER SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 WEST, S.B.M.

J.F. DAVIDSON ASSOCIATES, INC.
Riverside, California

APRIL 1988

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 and that we consent to the making and recording of this parcel map as shown within the distinctive border line. We hereby dedicate for construction and maintenance of electrical distribution facilities, the easement designated as "special P.U.E."

Gaylor W. Singletary
GAYLOR W. SINGLETARY

Trustee under the will of MAXINE J. SINGLETARY

Gaylor W. Singletary
GAYLOR W. SINGLETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside) SS

On this 10th day of October, 1988, before me, Leslie Duckett (personally known to me) (proved to me on the basis of satisfactory evidence) to be the person(s) described in, and whose name(s) is subscribed to the within instrument, and acknowledged to me that he executed the same.

My commission expires 3-8-91 Witness my hand and official seal
Leslie Duckett
Notary Public in and for said State

UTILITIES EASEMENTS CERTIFICATES

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 land herein described for the construction and maintenance of all necessary, water pipes, ditches and other conduits that may be required by, Riverside Water Company, a corporation, its successors and assigns. The exact location not being disclosed by the records.

An easement for either or both pole lines, conduits or underground facilities and incidental purposes, in favor of the City of Riverside, in instrument recorded August 15, 1957 in book 2134 page 173 of official records of Riverside County, California.

Dated MAY 17, 1989

BILL D. CARNAHAN
Director of Public Utilities

By Dieter P. Wintzfeld

SIGNATURE OMISSION

Pursuant to Section 66436 (c) (1) of the Subdivision Map Act, the following signatures have been omitted.

A right of way reserved to the Gage Canal Company, its successors or assigns, for the construction and maintenance of all necessary water ditches, flumes, and apparatus for the purpose of irrigation and domestic use; the exact location thereof not being disclosed by the records.

An easement for the hereinafter specific purpose and incidental purpose, in favor of the City of Riverside, in instrument recorded November 1, 1968 as instrument 105434 of official records of Riverside County, California. Said easement is for drainage purposes.

An easement for the hereinafter specific purpose and incidental purposes in favor of the City of Riverside, a Municipal Corporation, in instrument recorded December 28, 1987 as instrument No. 363608 of official records of Riverside County, California. Said easement is for storm drain facilities.

An easement for the hereinafter specific purpose and incidental purposes, in favor of the City of Riverside, a Municipal Corporation, in instruments recorded December 28, 1987 as instrument No. 363609 of official records of Riverside County, California. Said easement is for bikeway and pedestrian facility slope and support purposes.

An easement for the hereinafter specific purpose and incidental purposes, in favor of the City of Riverside, a Municipal Corporation, in instrument recorded December 28, 1987 as instrument No. 363610 of official records of Riverside County, California. Said easement is for bikeway and pedestrian facilities.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside) SS

On this 10th day of October, 1988, before me, Leslie Duckett (personally known to me) (proved to me on the basis of satisfactory evidence) to be the person(s) described in, and whose name(s) is subscribed to the within instrument, and acknowledged to me that he executed the same.

My commission expires 3-8-91 Witness my hand and official seal
Leslie Duckett
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 \$ 1,200.00

Date May 9, 1989

R. WAYNE WATTS
County Tax Collector

by Marilyn Shope
Deputy

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$ 1,200.00 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.

Date May 24, 1989

GERALD A. MALONEY
Clerk of the Board of Supervisors

CASH TAX BOND
R. WAYNE WATTS
County Tax Collector

by Bernice Arnold
Deputy

UTILITIES CERTIFICATE

I hereby certify as follows:

Water Facilities

Frontage fees, water connection charges and Backup Facility Capacity Charges have been paid for Parcels #1, #2, and #3.

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, or #3.

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 MAY 17, 1989

BILL D. CARNAHAN
Director of Public Utilities

By: Dieter P. Wintzfeld

RECORDER'S STATEMENT

Filed this 25th day of MAY, 1989

at 11:00 A.M. in Book 156 of Parcel

Maps at Pages 92+93 at the request of the

CITY CLERK

Fee: \$800

No. 17114

WILLIAM E. CONERLY, County Recorder

By: Sareta Logan Deputy

Subdivision Guarantee: FIRST AMERICAN TITLE INSURANCE COMPANY

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 23497 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 13th day of May, 1989.



ALICE A. HARE
City Clerk of the City of Riverside, California

By Alice A. Hare

CITY ENGINEER'S CERTIFICATE

This map has been examined this 19th day of May, 1989, 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 LIC. EXP. 9-30-89

By Barry Beck

TENTATIVE MAP APPROVED: MARCH 17, 1988

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 5-9-89

BARBARA J. STECKEL
City Treasurer

By Barbara 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 ordinances at the request of Clare Taber on May 2, 1988.

I hereby certify that all monuments are of the character and occupy the positions indicated, and that said monuments are sufficient to enable the survey to be retraced. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any.



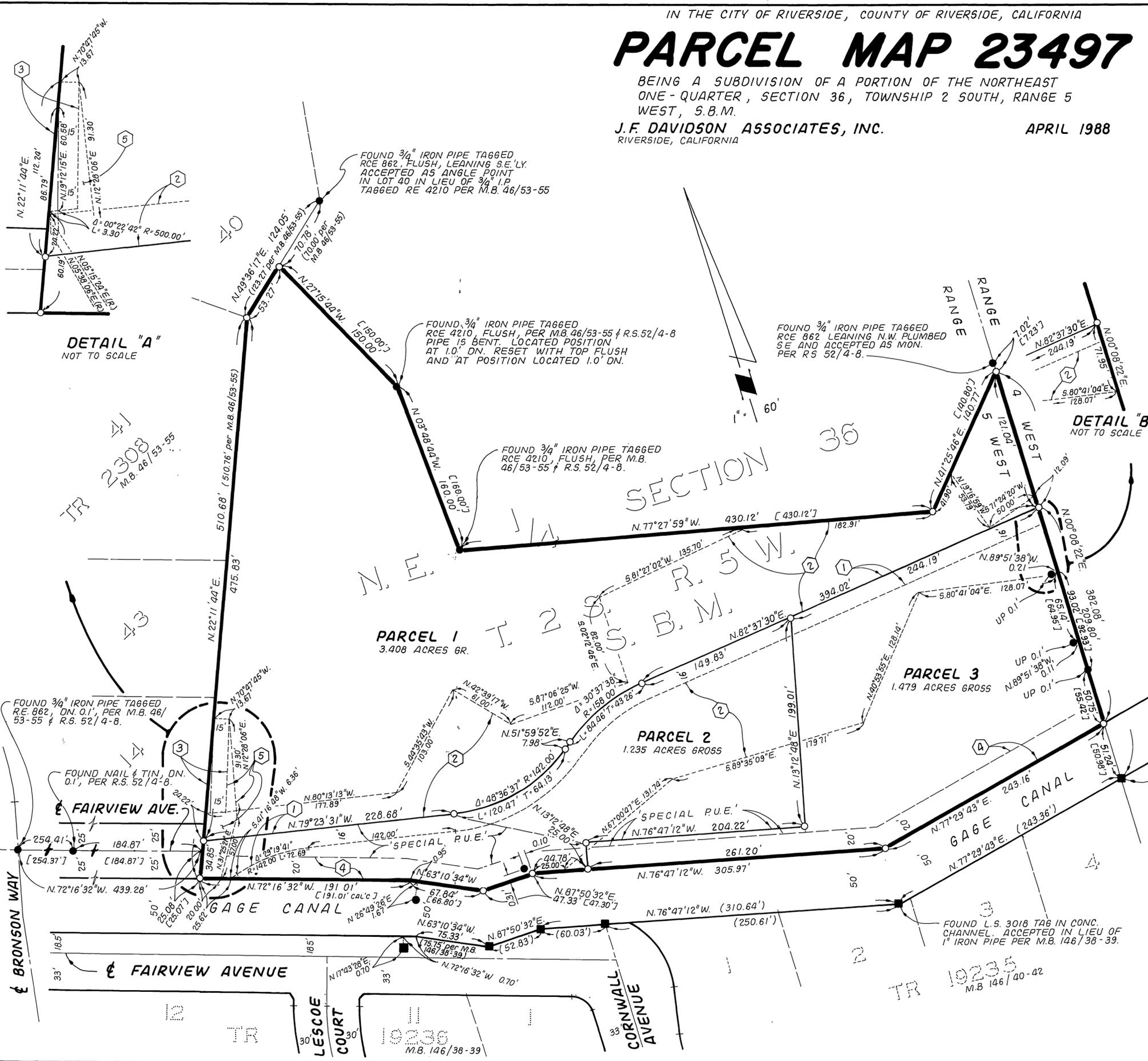
L.S. 3018

PARCEL MAP 23497

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST ONE-QUARTER, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 WEST, S.B.M.

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

APRIL 1988



SURVEYOR'S NOTES

BASIS OF BEARINGS: Bearings on this map are based upon the southerly line of the GAGE CANAL as shown on Tract 19236, M.B. 146/38-39, Records of Riverside County, Ca. being N.76°47'12"W

- INDICATES FOUND 3/4" IRON PIPE TAGGED RCE 862, FLUSH, PER R.S. 52/4-8, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1" IRON PIPE TAGGED L.S. 3018, FLUSH, PER TRACT 19236, M.B. 146/38-39, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, UNLESS OTHERWISE NOTED.
- INDICATES SET 1" IRON PIPE W/PLASTIC PLUG STAMPED L.S. 3018, FLUSH.
- [] INDICATES RECORD DATA PER R.S. 52/4-8, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- () INDICATES RECORD AND MEASURED DATA PER TRACT 19236, M.B. 146/38-39, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, UNLESS OTHERWISE NOTED.

EASEMENT NOTES

- ① AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR BIKEWAY & PEDESTRIAN RIGHT OF WAY PURPOSES RECORDED DEC. 28, 1987 AS INST. NO. 363610 O.R. RIV. CO., CA.
- ② AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR SLOPE PURPOSES RECORDED DEC. 28, 1987 AS INST. NO. 363609 O.R. RIV. CO., CA.
- ③ AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR DRAINAGE PURPOSES RECORDED NOV. 1, 1968 AS INST. NO. 105434 O.R. RIV. CO., CA.
- ④ AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR UTILITY PURPOSES RECORDED AUG 15, 1957 AS INST. NO. 59477 O.R. RIV. CO., CA.
- ⑤ AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR STORM DRAIN PURPOSES RECORDED DEC. 28, 1987, AS INST. NO. 363608 O.R. RIV. CO., CA.

P.M.B. 156/93

P.M.B. 156/93