

In The City Of Riverside, County Of Riverside, State Of California

# PARCEL MAP NO.21471

Being A subdivision of A portion of the SW 1/4 of Fractional Section 15 of Township 3 South, Range 6 West, as shown by Map Of Rancho La Sierra, on file in Book 6, Page 70 Of Maps, Records Of Riverside County, California.

ADKAN ENGINEERS  
RIVERSIDE, CA

JUNE, 1986

### RECORDERS STATEMENT

Filed this 15th day of June, 1989 at 3:00 P.M. in Book 157 of Parcel Maps, at Pages 33-34 at the request of the City Clerk. No. 197934 Fee 48.00  
William E. Conerly, County Recorder  
By: Sine Huntley, Deputy  
Subdivision Guaratee:  
First American Title Insurance Co.

### SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based on a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of JOHN T. BRADEN, in July, 1986, I hereby state that 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 or that they will be set in such positions indicated within (1) year from the recording date of this map and (2) years or will be sufficient to enable the survey to be retraced.

Date: 4-27 - 89  
Edy P. Adkison, LS 5390  
Exp. 9-30-92

### CITY ENGINEER'S CERTIFICATE

This map has been examined this 27 day of June, 1989, for conformance with the requirements of the Subdivision Map Act and Title 18 of Riverside Municipal Code.

### TENTATIVE MAP APPROVED:

March 20, 1986

### UTILITIES CERTIFICATE

I hereby certify as follows:

### WATER FACILITIES

No water fees have been collected for Parcel #1. Frontage fees, elevation 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 Parcel #1 and #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.

Dated: JUNE 8, 1989

### UTILITIES EASEMENT CERTIFICATE

The City of Riverside being the owner of the below described easements, hereby consents to the making and filing of the annexed map.

1. A right of way granted to Riverside Groves and Water Company, its successors and assigns, for canals and pipelines, as recorded October 27, 1909 in Book 291 of Deeds, Page 218, Records of Riverside County, California.

2. An easement for construction and maintenance of canals and pipelines, granted to the City of Riverside, by document recorded 7 April, 1967 as Instrument No. 29733, Official Records of Riverside County, California.

Dated: JUNE 8, 1989

Bill D. Carnahan  
Director of Public Utilities  
By: Dieter P. Wirtzfeld

### 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 subdivision map as shown within the distinctive borderline. We hereby dedicate to public use for street and public utility purposes Lot "A". We hereby dedicate FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED HEREON AS "S' R.U.E."

John T. Braden  
JOHN T. BRADEN  
HUSBAND AND WIFE, AS JOINT TENANTS  
Judith Ann Braden  
JUDITH ANN BRADEN

### NOTARY ACKNOWLEDGEMENT

State of California >  
County of Riverside > ss.

On this 25th day of April, 1989, before me Leslie Duckett, a Notary Public in and for said State, personally appeared JOHN T. BRADEN and JUDITH ANN BRADEN, personally known to me/proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

My commission expires: 3-8-91  
Witness my hand and official seal

Leslie Duckett  
Notary Public in and for said State

### 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. 21471 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 City Council of the City of Riverside on this 13th day of June, 1989.



Alice A. Hare  
City Clerk of the City of Riverside  
By: Alice A. Hare

### TAX BOND STATEMENT

I hereby state that a bond in the sum of \$ 1,100.00 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.

Dated May 5, 1989

Gerald A. Maloney  
Clerk of the Board of Supervisors

By: Barbara J. Steckel  
Deputy

CASH TAX BOND  
Dated May 5, 1989  
R. Wayne Watts  
County Tax Collector

By: Barbara J. Steckel  
Deputy

### 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 and special assessments collected as taxes that are now a lien but are not yet payable, which are estimated to be \$ 1,100.00.

Dated May 5, 1989.

R. Wayne Watts  
County Tax Collector

By: Debra A. Mooneyham

### TRUSTEE

TRANS-CAL TITLE COMPANY, a California Corporation, as Trustee under Deed of Trust, Recorded December 12, 1986 as Instrument No. 317278 of Official Records of Riverside County, State of California.

(Vice) PRESIDENT  
(Assistant) SECRETARY

### TRUSTEE

STAN-SHAW CORPORATION, a California Corporation, as Trustee under Deed of Trust, Recorded May 21, 1987 as Instrument No. 143040, Official Records of Riverside County, State of California.

(Vice) PRESIDENT  
(Assistant) SECRETARY

### NOTARY ACKNOWLEDGEMENT

State of California >  
County of RIVERSIDE > ss.

On this 1st day of MAY, 1989, before me NORMAN K. BURDICK, a Notary Public in and for said State, personally appeared JOHN T. BRADEN, known to me (or proved to me on the basis of satisfactory evidence) to be the (VICE) PRESIDENT, and JUDITH ANN BRADEN known to me to be the (ASSISTANT) SECRETARY of the Corporation that executed the within instrument, and known to me to be the person(s) who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.



My commission expires: 2-11-89  
Witness my hand and official seal.

N.K. Burdick  
Notary Public in and for said State

### NOTARY ACKNOWLEDGEMENT

State of California >  
County of Orange > ss.

On this 3rd day of May, 1989, before me Katherine Kruse, a Notary Public in and for said State, personally appeared Lynn Brunner, known to me (or proved to me on the basis of satisfactory evidence) to be the (VICE) PRESIDENT, and Joni Gallini known to me to be the (Assistant) SECRETARY of the Corporation that executed the within instrument, and known to me to be the person(s) who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.

My commission expires: Feb. 20, 1991  
Witness my hand and official seal.

Katherine Kruse  
Notary Public in and for said State

### 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: 5-9, 1989

Barbara J. Steckel  
City Treasurer

By: Barbara J. Steckel

P.M.B. 157/33

P.M.B. 157/33

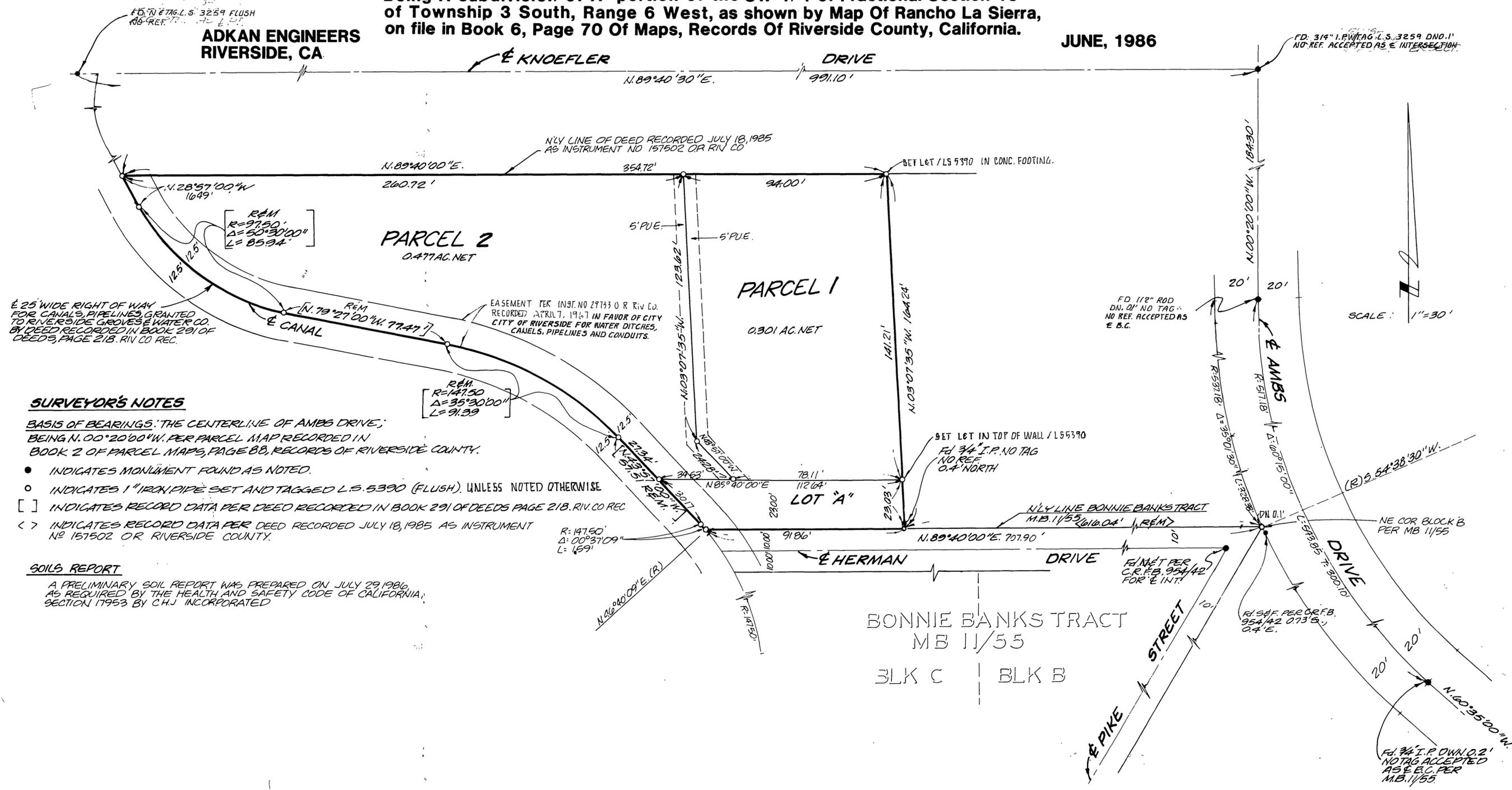
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JUNE, 1986

ADKAN ENGINEERS  
RIVERSIDE, CA

FD: 314" I.P. W/ TAG L.S. 3259 DNO.1' NO REF. ACCEPTED AS E INTERSECTION



### SURVEYOR'S NOTES

BASIS OF BEARINGS: THE CENTERLINE OF AMBS DRIVE; BEING N. 00° 20' 00" W. PER PARCEL MAP RECORDED IN BOOK 2 OF PARCEL MAPS, PAGE 88, RECORDS OF RIVERSIDE COUNTY.

- INDICATES MONUMENT FOUND AS NOTED.
- INDICATES 1" IRON PIPE SET AND TAGGED L.S. 5390 (FLUSH), UNLESS NOTED OTHERWISE
- [ ] INDICATES RECORD DATA PER DEED RECORDED IN BOOK 291 OF DEEDS PAGE 218, RIV. CO REC
- < > INDICATES RECORD DATA PER DEED RECORDED JULY 18, 1985 AS INSTRUMENT NO 157502 OR RIVERSIDE COUNTY.

### SOILS REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON JULY 29, 1986, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953 BY C.H.J. INCORPORATED

SCALE: 1"=30'

P.M.B. 157/34

P.M.B. 157/34