

PARCEL MAP NO. 23184

BEING A SUBDIVISION OF LOT 1, TRACT NO. 9443 PER MAP BOOK 94, PAGES 44 AND 45, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, LOCATED IN SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 WEST.

• ADKAN ENGINEERS • RIVERSIDE, CALIFORNIA • JUNE 1988 •

RECORDERS STATEMENT

Filed this 17th day of Oct, 1989 at 3:00pm, in Book 159 of Parcel Maps, at Pages 80 - 87 at the request of the City Clerk. No. 35938 Fee \$800 William E. Conerly, County Recorder

By: Santa Kagan, Deputy Subdivision Guaratee: North American Title Co

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 borderline. We hereby dedicate to public use for street and public utility purposes, Lot "A".

Edward B. Cole, Trustee Dorothy Cole, Trustee As trustees of the Edward B. Cole and Dorothy B. Cole Family trust.

TAX COLLECTORS 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 not yet payable, which are estimated to be \$1,900.00.

Dated October 17, 1989. R. Wayne Watts County Tax Collector

By: Robert Ammerman

NOTARY ACKNOWLEDGEMENT

State of California County of SAN BERNARDINO ss.

On this 25th day of MAY, 1989, before me DWIGHT S. HELMER, a Notary Public in and for said State, personally appeared Edward B. Cole and Dorothy B. Cole, known 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: APRIL 20 1990 Witness my hand and official seal.

Dwight S. Helmer Notary Public in and for said State

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, conditional on 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 1989

Gerald A. Maloney Clerk of the Board of Supervisors

By: Deputy

CASH TAX BOND Dated 1989

R. Wayne Watts County Tax Collector

By: Deputy

TRUSTEE

Ticee Title Insurance Company, formerly, TITLE INSURANCE AND TRUST COMPANY, a California Corporation, as trustee under Deed of Trust, Recorded November 4, 1988 as Instrument No. 322768 of the Official Records of Riverside County, State of California.

Richard Armitage (Asst) SECRETARY

NOTARY ACKNOWLEDGEMENT

State of California County of San Bernardino ss.

On this 8th day of June, 1989, before me Sharon Boese, a Notary Public in and for said State, personally appeared Richard Armitage, known to me (or proved to me on the basis of satisfactory evidence) to be Ass't 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: 12-11-90 Witness my hand and official seal.

Sharon Boese Notary Public in and for said State

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. An easement in favor of: Twin Buttes Water Company for ditches, pipelines, conduits, flumes and canals as recorded 11 August 1919 in Book 508 of Deeds, Page 101 Official Records of Riverside County, California.

2. An easement in favor of: Citizens Domestic Water Company for ditches and flumes, as recorded 18 March, 1926 in Book 663 of Deeds, Page 591, Official Records of Riverside County, California.

PILL D. CARNAHAN, DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Wirtzfeld

UTILITIES CERTIFICATE

I hereby certify as follows: Water Facilities

No water fees and charges collected for Parcel #1. Frontage fees, elevation fees, water connection charges and Backup Facility Capacity Charge 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 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: SEPT 14, 1989

By: Dieter P. Wirtzfeld

CITY TREASURER'S CERTIFICATE

I hereby Certify that according to 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: 9-13, 1989 Barbara J. Steckel City Treasurer

By: Barbara Steckel

SURVEYORS 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 DR. EDWARD COLE on MARCH 11, 1988 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 that they are or will be sufficient to enable the survey to be retraced.

Date: 2/7, 1989

Edy P. Adkison, LS 5390 Expires: September 30, 1992



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. 23184, and the street and easement(s) are hereby accepted as public street and easement(s), and the city clerk is hereby authorized and directed to attest said map by signing her name thereto as the City Clerk of the City of Riverside, State of California, and affix the 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 26th day of September, 1989.

ALICE A. HARE City Clerk of the City of Riverside

By: Alice A. Hare



CITY ENGINEERS CERTIFICATE

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

Dated: Sept. 18, 1989 Barry Beck, R. C. E. 20900 City Engineer Lic. Exp. 9-30-89

Tentative Map Approved: January 7, 1988 Expires: July 7, 1990

By: Barry Beck

159/80 CITY COPY

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

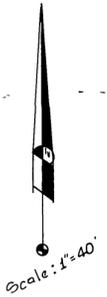
Sheet 2 of 2 Sheets

PARCEL MAP NO 23184

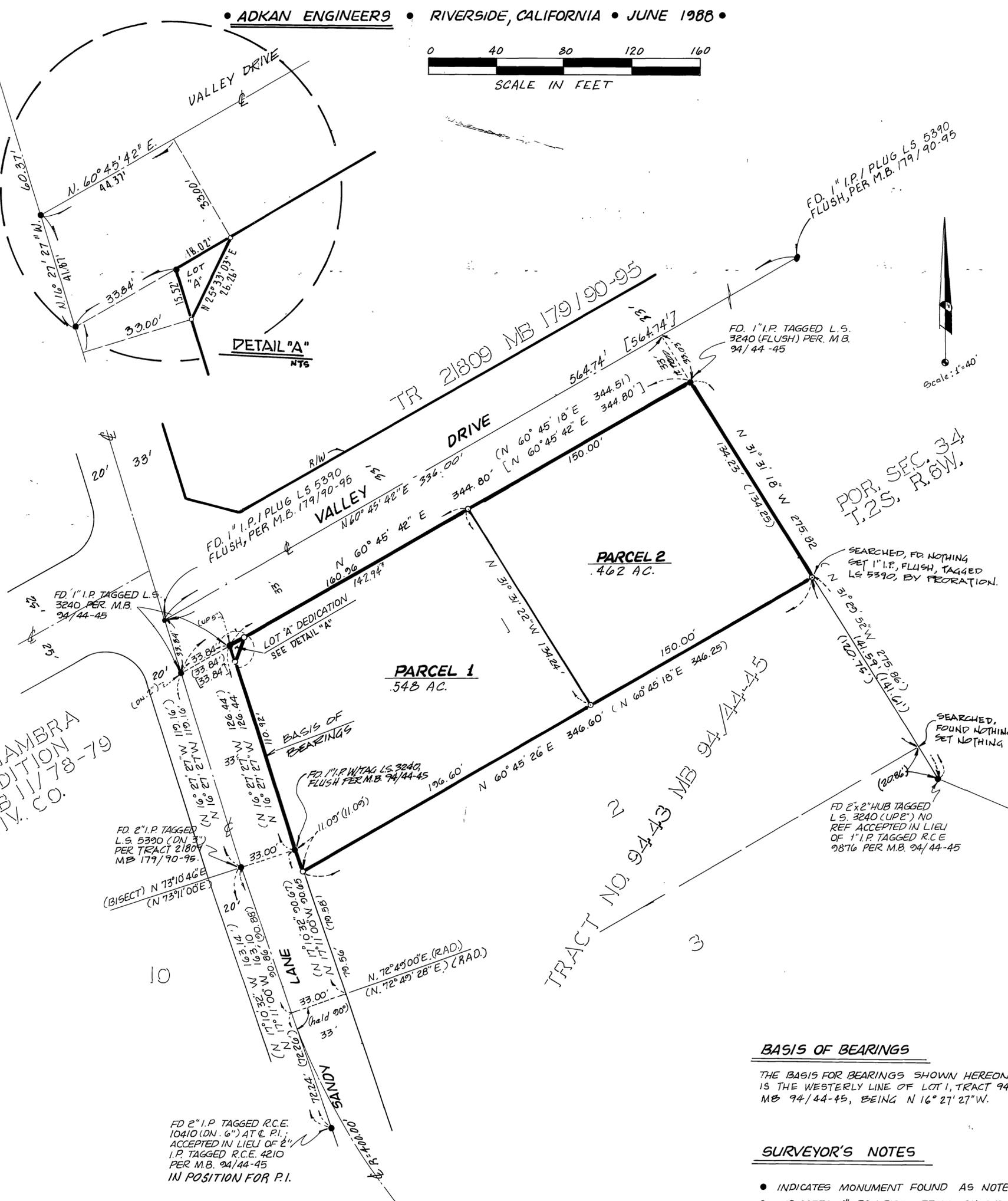
OCT 17, 1989

BEING A SUBDIVISION OF LOT 1, TRACT NO. 9443 PER MAP BOOK 94, PAGES 44 AND 45, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, LOCATED IN SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 WEST.

• ADKAN ENGINEERS • RIVERSIDE, CALIFORNIA • JUNE 1988 •



CITY COPY



ALHAMBRA ADDITION MB 11/78-79 RIV. CO.

BASIS OF BEARINGS

THE BASIS FOR BEARINGS SHOWN HEREON IS THE WESTERLY LINE OF LOT 1, TRACT 9443, BEING N 16° 27' 27" W.

SURVEYOR'S NOTES

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES 1" IRON PIPE SET FLUSH AND TAGGED L.S. 5390, UNLESS OTHERWISE NOTED
- () INDICATES RECORD DATA PER TRACT NO. 9443, MB 94/44-45
- [] INDICATES RECORD DATA PER TRACT NO. 21809 MB 179/90-95

FD 2" I.P. TAGGED R.C.E. 10410 (DN. 6") AT E. P.I. ACCEPTED IN LIEU OF 2" I.P. TAGGED R.C.E. 4210 PER M.B. 94/44-45 IN POSITION FOR P.I.

FD 2"x2" HUB TAGGED L.S. 3240 (UP 2") NO REF ACCEPTED IN LIEU OF 1" I.P. TAGGED R.C.E. 9876 PER M.B. 94/44-45

SEARCHED, FOUND NOTHING SET 1" I.P. FLUSH, TAGGED L.S. 5390, BY PRORATION.

SEARCHED, FOUND NOTHING SET NOTHING

FD 1" I.P. TAGGED L.S. 3240 (FLUSH) PER. M.B. 94/44-45

FD 1" I.P. / PLUG L.S. 5390 FLUSH, PER M.B. 179/90-95

DETAIL "A" NTS