

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP 24212

BEING A DIVISION OF LOT 22 OF GRAND AVENUE ACRES, AS SHOWN BY MAP ON FILE IN BOOK 11 PAGE 57 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LOCATED IN SECTION 28, T. 2 S., R. 5 W. S.B.M.

LARRY PEARSON LAND SURVEYOR RIVERSIDE, CA.

FEB., 1989

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. WE FURTHER HEREBY DEDICATE FOR PUBLIC USE FOR STREET AND PUBLIC UTILITIES PURPOSES LOT "A" WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE EASEMENT DESIGNATED AS "10' P.U.E"

Wallace F. Harrison Freda M. Harrison

WALLACE F. HARRISON FREDA M. HARRISON AS TRUSTEES, AND THE SUBSEQUENT TRUSTEES OF THE HARRISON FAMILY TRUST DATED JULY 8, 1991.

NOTARY ACKNOWLEDGEMENT

State of California } ss. County of Riverside }
On March 31, 1992, before me the undersigned a Notary Public in and for said state, personally appeared Wallace F. Harrison and Freda M. Harrison 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
Janet C. Judy
Notary Public in and for said state.

My Commission Expires: 10-30-92

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT THE SIGNATURE OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED.
AN EASEMENT FOR RIGHT OF WAY PURPOSES IN FAVOR OF F. J. BOHR AND LORETTA W. BOHR PER INST. REC. 11/10/28 IN BOOK 789 PAGE 220 OF DEEDS, REC'S OF RIV CO.
AN EASEMENT FOR PIPELINES AND OPEN DITCH PURPOSES IN FAVOR OF F. J. BOHR AND LORETTA W. BOHR PER DOC. REC. 11/6/24 IN BOOK 621 PAGE 104 OF DEEDS REC'S OF RIV. CO.

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$800.00 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 R. Wayne Watts
CLERK OF THE BOARD OF SUPERVISORS County Tax Collector
DATED: April 2, 1992 BY: Thane Perts DEPUTY

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 \$800.00

R. WAYNE WATTS
COUNTY TAX COLLECTOR
DATED: April 2, 1992 BY: Debi Taylor DEPUTY

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

NO WATER FEES AND CHARGES COLLECTED FOR PARCEL ONE. FRONTAGE FEES, WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCEL TWO.

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 ONE AND TWO

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: APRIL 6, 1992 BY: Director P. Witzfeld

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 RIVERSIDE CANAL CO. AND RIVERSIDE WATER CO. PER DEEDS REC. 4/26/1882 IN BK. 28 PG. 635 AND 8/14/1885 IN BK. 42 PG. 294 & 296, RESPECTIVELY, OF DEEDS, REC'S OF S.B. CO

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
DATE: APRIL 6, 1992 BY: Director P. Witzfeld

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.

BARBARA J. STECKEL
CITY TREASURER
DATE: 4-2-92 BY: Barbara Steckel

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } s.s. COUNTY OF }
On this ___ day of ___, 198___ before me,
a Notary Public in and for said State, personally appeared
personally known to me/proved on the basis of satisfactory evidence to be the person who executed the within instrument as President and Secretary of
a ___ corporation, the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of said corporation, and acknowledged to me that said corporation executed the same.
Witness my hand and official seal

Notary Public in and for said State
My Commission Expires

RECORDER'S STATEMENT

Filed this 9th day of July, 1992 at 8:00 A.M. in Book 115 of Parcel Maps of pages 94 & 95 of the request of the City Clerk

No. ___ Fee \$ 800 William E. Conerly
County Recorder
By: Santa Rogan Deputy

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

CITY ENGINEER'S STATEMENT

This map has been examined this 1st day of July, 1992, 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 EXP. 9/30/93
By: Dan Beck
Tentative Map approved: JAN. 19, 1989

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 FREDA HARRISON in SEPT., 1988. 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

and that said monuments are or will be sufficient to enable the survey to be retraced
Date 4/10/89 Larry D. Pearson
EXP DATE 9/30/93 L.S. 4449

CITY CLERK'S CERTIFICATE

RESOLVED: that this map consisting of 2 sheet(s) be and the same is hereby accepted as the final map of Parcel Map 24212 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 Council of the City of Riverside this 7th day of July, 1992

KAREN E. LINDQUIST
City Clerk of the City of Riverside.
By: Mary G. Matwell Assistant City Clerk



175
94
P.M.B. 175/94

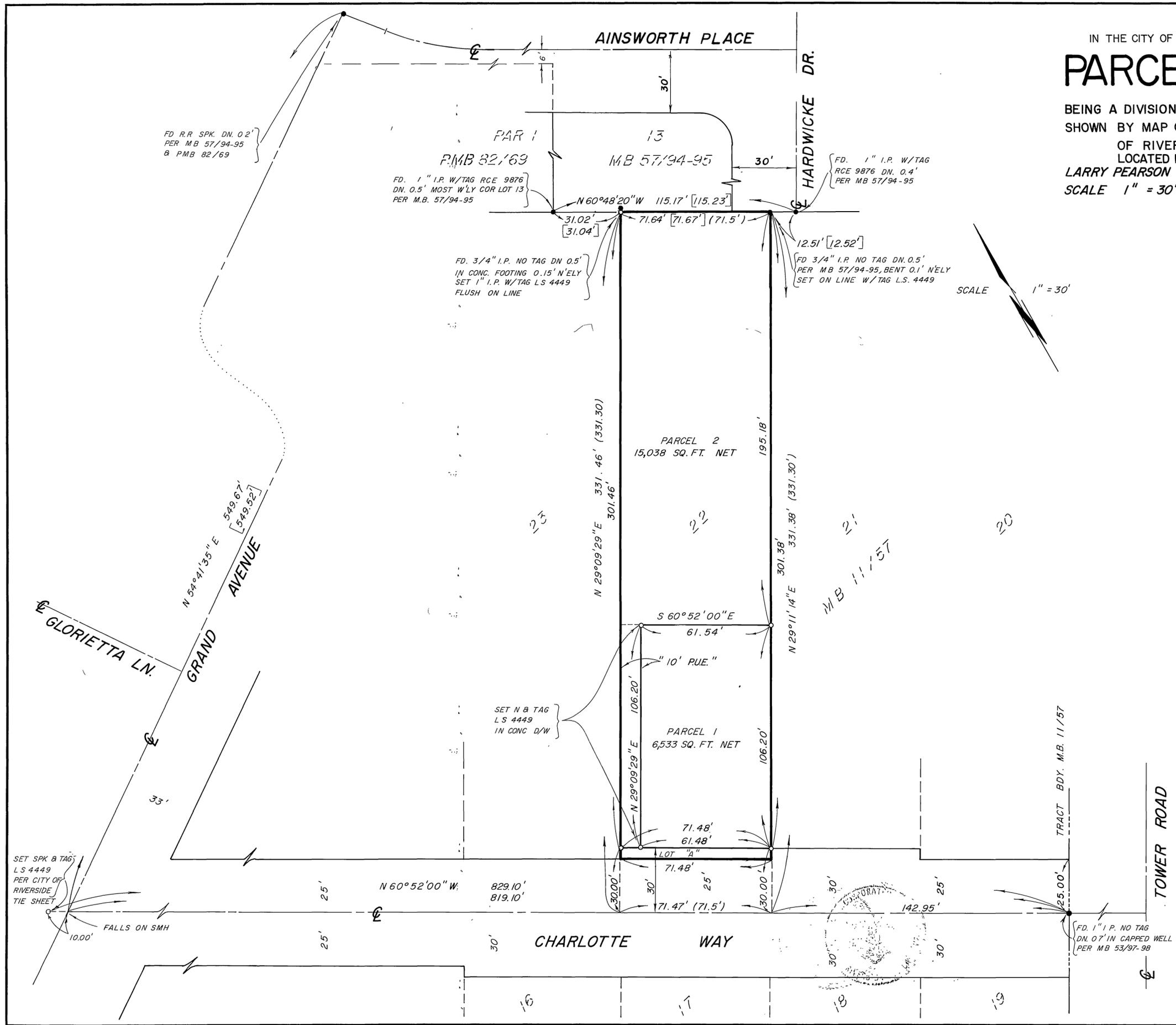
P.M.B. 175/94

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P.M.B. 175/95



SCALE 1" = 30'

SURVEYOR'S NOTES

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE @ OF CHARLOTTE WAY BEING N 60°52'00"W PER MB 11/57 RIVERSIDE CO. REC'S.

MONUMENT NOTES

- INDICATES FOUND MONUMENTS AS NOTED.
- INDICATES SET 1" I.P. W/TAG LS 4449 FLUSH UNLESS OTHERWISE NOTED.
- () INDICATES RECORD PER MB 11/57 RIV CO. REC'S UNLESS OTHERWISE NOTED.
- [] INDICATES RECORD PER MB 57/94-95 RIV. CO. REC'S

P.M.B. 175/95