

city copy

124/26

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

SHEET 1 OF 2 SHEETS

# PARCEL MAP 20022

BEING A DIVISION OF A PORTION OF LOT 22 AND A PORTION OF UTICA AVENUE (VACATED) OF ALCAZAR TRACT AS PER MAP RECORDED IN BOOK 16 PAGE 31 THRU 34 OF MAPS, RIVERSIDE COUNTY RECORDS.

VALLEY CONSULTANTS, INC.  
SANTA ANA, CA.

JUNE, 1984

### RECORDER'S CERTIFICATE

FILED THIS 1ST DAY OF OCT. 1984  
AT 2:00 P.M. IN BOOK 124 OF PARCEL MAPS  
AT PAGE 26 & 27 AT THE REQUEST OF THE  
CITY CLERK

WILLIAM E. CONERLY COUNTY RECORDER  
BY Doris S. Jones  
DEPUTY

NO. 212714  
FEE 8.00  
SUB. G'FEE SAFECO

### CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 21<sup>ST</sup> DAY OF SEPTEMBER 1984, FOR CONFORMANCE WITH THE REQUIREMENTS OF TITLE 18 OF RIVERSIDE MUNICIPAL CODE AND WITH THE REQUIREMENTS OF SUBDIVISION MAP ACT.

ROBERT C. WALES, R.C.E. 18793  
CITY ENGINEER

BY Robert C. Wales  
TENTATIVE MAP APPROVED APRIL 5, 1984

### ENGINEER'S CERTIFICATE

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 ECONO LUBE N' TUNE, INC ON FEBRUARY 1984 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 YEAR FROM THE RECORDING DATE OF THIS MAP AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED



Ronald L. Lacher  
RONALD L. LACHER RCE 20949

### CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 2 SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 20022 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 25<sup>TH</sup> DAY OF Sept., 1984.

ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE  
BY Alice A. Hare



### CITY TREASURER

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 Sept 18 1984 H.E. BREWER  
BY H.E. Brewer CITY TREASURER

### OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD, TITLE OR INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND WE CONSENT TO THE PREPARATION AND RECDORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE AND WE HEREBY DEDICATE TO THE PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS 'A' AND 'B'; WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES, THE EASEMENT DESIGNATED AS "5' P.U.E."

ROBERT H. SOMERS AND RICHARD B. SOMERS,  
TRUSTEES UNDER THAT CERTAIN DECLARATION OF TRUST DATED JULY 28, 1977.

Robert H. Somers  
ROBERT H. SOMERS  
Richard B. Somers  
RICHARD B. SOMERS

### 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 AND #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 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.

FRED KRAY  
DIRECTOR OF PUBLIC UTILITIES

DATED 9/14/84 BY Fred Kray

### UTILITIES EASEMENT

THE CITY OF RIVERSIDE BEING THE OWNERS OF THE FOLLOWING DESCRIBED EASEMENT HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP. AN EASEMENT FOR POLE LINES IN FAVOR OF SOUTHERN CALIFORNIA EDISON CO., RECORDED SEPTEMBER 7, 1949 AS INSTRUMENT NO. 938 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT CANNOT BE PLOTTED FROM THE RECORDS.

FRED KRAY  
DIRECTOR OF PUBLIC UTILITIES

DATED 9/14/84 BY Fred Kray

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$1,100.00 HAS BEEN EXECUTED AND FILED WITH 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.

DATED Sept 26, 1984 GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

BY R. D. Olwain  
DEPUTY

### TAX COLLECTOR CERTIFICATE

I HEREBY CERTIFY 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

DATED September 17, 1984 R. WAYNE WATTS  
COUNTY TAX COLLECTOR

BY Maná R. Tovar

### 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 PERMITS.

### SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDER HAS BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE:

I. AN EASEMENT IN FAVOR OF SECURITY TRUST AND SAVINGS BANK (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT) FOR PIPES OR CONDUITS, POLES, WIRES, DITCHES, CANALS, AND OTHER MEANS OF CONVEYING ELECTRICITY POWER AND WATER PROVIDED SUCH ELECTRICITY SHALL BE USED FOR THE OPERATION OF PUMPING PLANTS OPERATED BY THE ARLINGTON MURTUAL WATER COMPANY RECORDED FEBRUARY 13, 1925 IN BOOK 629, PAGE 218 OF DEEDS, RIVERSIDE COUNTY RECORDS.

### NOTARY ACKNOWLEDGEMENT

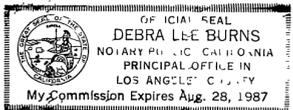
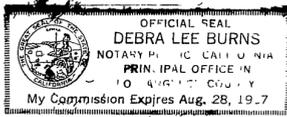
STATE OF CALIFORNIA ) SS  
COUNTY OF LOS ANGELES)

ON THIS 24<sup>th</sup> DAY OF July 1984, BEFORE ME, Debra Lee Burns, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROBERT H. SOMERS AND RICHARD B. SOMERS KNOWN TO ME TO BE THE PERSONS DESCRIBED IN, AND WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES August 28, 1987

WITNESS MY HAND AND OFFICIAL SEAL

Debra Lee Burns  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



TRIANGLE MANAGEMENT SERVICES, A CALIFORNIA CORPORATION BENEFICIARY UNDER INSTRUMENT NO. 162124, OFFICIAL RECORDS RECORDED AUGUST 1, 1979.

David Basso Secretary-Treasurer

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ) S.S.  
COUNTY OF LOS ANGELES)

ON THIS 13<sup>th</sup> DAY OF SEPTEMBER 1984 BEFORE ME DENNISON R. WINCHELL A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED DAVID GLAVIES KNOWN TO ME TO BE THE SECRETARY-TREASURER

KNOWN TO ME TO BE THE SECRETARY-TREASURER OF TRIANGLE MANAGEMENT SERVICES, A CALIFORNIA CORPORATION, AS BENEFICIARY, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF IT'S BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: DECEMBER 29, 1985

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



P.M.B. 124/26

