

CITY COPY

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PMB 131/72

OWNER'S CERTIFICATE

We hereby certify that we are the owners of or have some right, title, or interest in the land included within the land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Parcel Map as shown within the distinctive border line.

James F. Davidson, Jr. Gretchen Davidson  
JAMES F. DAVIDSON, JR. GRETCHEN DAVIDSON

JAMES F. DAVIDSON, Jr. and EILEEN D. SHAMEL, Trustees under Life Insurance Trust Agreement dated December 31, 1968 and Trustees of the Irene R. Davidson Trust under Trust Agreement dated October 2, 1982

James F. Davidson, Jr. Eileen D. ShameL  
JAMES F. DAVIDSON, Jr., Trustee EILEEN D. SHAMEL, Trustee

CONTINENTAL AUXILIARY COMPANY, a California corporation as Trustee under Deed of Trust Rec. Oct. 13, 1967 as Inst. No. 90124 and Re-Rec. Oct. 23, 1967 as Inst. No. 92940, Both O.R. Riv. Co., Calif.

Renate E. Gable Lorraine D. Baldwin  
ASSISTANT VICE PRESIDENT ASSISTANT SECRETARY

FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation as Trustee under Deed of Trust Rec. June 30, 1981 as Inst. No. 122278, O.R. Riv. Co., Calif.

Robert C. Wale Hal Thomas  
CITY ENGINEER ASST. SEC.

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 Oct 7, 1985

H. E. BREWER  
City Treasurer

By H.E. Brewer

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP 19372

BEING A DIVISION OF A PORTION OF LOTS 39 AND 50 OF SOUTHERN CALIFORNIA COLONY ASSOCIATION AS SHOWN BY MAP ON FILE IN BOOK 7 OF MAPS AT PAGE 3 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA AND A PORTION OF LOT 1 OF AMENDED MAP OF C.C. POND SUB-DIVISION AS SHOWN BY MAP ON FILE IN BOOK 24 OF MAPS AT PAGE 46 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 13, T.2 S., R.5 W., S.B.M. ... JUNE 1983

J. F. DAVIDSON ASSOCIATES  
RIVERSIDE, CALIFORNIA

UTILITIES EASEMENTS

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 way over said land for construction and maintenance of all necessary water ditches, pipes or flumes for irrigation or domestic purposes, as granted to Riverside Canal Company and Riverside Water Company, their successors or assigns, in deeds recorded April 26, 1882 in Book 28 page 635 and August 14, 1885 in Book 42 pages 294 and 296, respectively, of Deeds, Records of San Bernardino County, California. The exact location is not disclosed by the records.

Date October 1 1985

FRED KRAY  
Director of Public Utilities

By Fred Kray

UTILITIES CERTIFICATE

I hereby certify as follows:

Water Facilities

No water fees & charges collected for Parcel #1. Frontage Fees and Water Connection 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 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: October 1 1985

BY: Fred Kray

RECORDER'S CERTIFICATE

Filed this 17<sup>th</sup> day of OCTOBER 1985, at 4:00 PM in Book 131 of Parcel Maps at Pages 72-74 at the request of the

City Engineer

Fee: \$1000

No. 234295

WILLIAM E. CONERLY, County Recorder

By: Santa Regan, Deputy

FIRST AMERICAN TITLE INSURANCE COMPANY  
Subdivision Guarantee

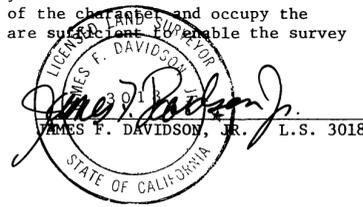
SURVEYOR CERTIFICATE

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 at the request of J. F. DAVIDSON INVESTMENTS on April 25, 1983.

I hereby state this 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 and that the monuments are sufficient to enable the survey to be retraced.

Date 6-14-85



CITY ENGINEER'S CERTIFICATE

This map has been examined this 17<sup>th</sup> day of OCTOBER, 1985, for conformance with the requirements of the Subdivision Map Act and Title 18 of the Riverside Municipal Code.

ROBERT C. WALES R.C.E. 18793  
City Engineer

By: William D. Gardner  
DEPUTY RCE 11405

TENTATIVE MAP APPROVED June 9, 1983

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ \_\_\_\_\_ 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.

Dated \_\_\_\_\_ GERALD A. MALONEY  
Clerk of the Board of Supervisors

By \_\_\_\_\_  
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 \$ \_\_\_\_\_.~~

Dated October 1, 1985 R. WAYNE WATTS  
County Tax Collector

By Dennis D. Dwyer

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IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# PARCEL MAP 19372

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JUNE 1983

J. F. DAVIDSON ASSOCIATES  
RIVERSIDE, CALIFORNIA

PMB 131/73

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF Riverside ) SS

On this 7<sup>th</sup> day of June, 1985, before me, Vickie Tharp, a Notary Public in and for said State, personally appeared JAMES F. DAVIDSON, JR. and GRETCHEN DAVIDSON (personally known to me) (proved to me on the basis of satisfactory evidence) to be the person described in, and whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

My commission expires 9-6-88

Witness my hand and official seal.



Vickie Tharp  
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

On this 26<sup>th</sup> day of SEPTEMBER, 1985, before me, THE UNDERSIGNED, a Notary Public in and for said State, personally appeared RENATE C. GABLE (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst. Vice President, and LORRAINE D. BALDWIN (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst. Secretary of CONTINENTAL AUXILIARY COMPANY a California Corporation, 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 its Board of Directors.

My commission expires 3-18-1988

Witness my hand and official seal.



J. Kurall  
Notary Public in and for said State

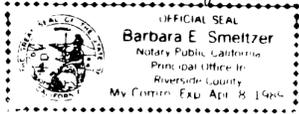
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF Riverside ) SS

On this 14<sup>th</sup> day of June, 1985, before me, Barbara E Smeltzer, a Notary Public in and for said State, personally appeared JAMES F. DAVIDSON, JR. and EILEEN D. SHAMEL (personally known to me) (proved to me on the basis of satisfactory evidence) to be the person described in, and whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

My commission expires April 8, 1989

Witness my hand and official seal.



Barbara E Smeltzer  
Notary Public in and for said State

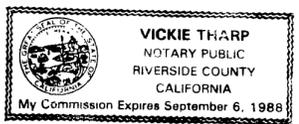
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF Riverside ) SS

On this 12<sup>th</sup> day of August, 1985, before me, Vickie Tharp, a Notary Public in and for said State, personally appeared Roderick W. Johnston (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst. Vice President, and Hal Thomas (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst. Secretary of FIRST AMERICAN TITLE INSURANCE CO. a California Corporation, 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 its Board of Directors.

My commission expires 9-6-88

Witness my hand and official seal.

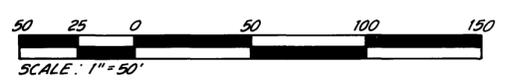


Vickie Tharp  
Notary Public in and for said State

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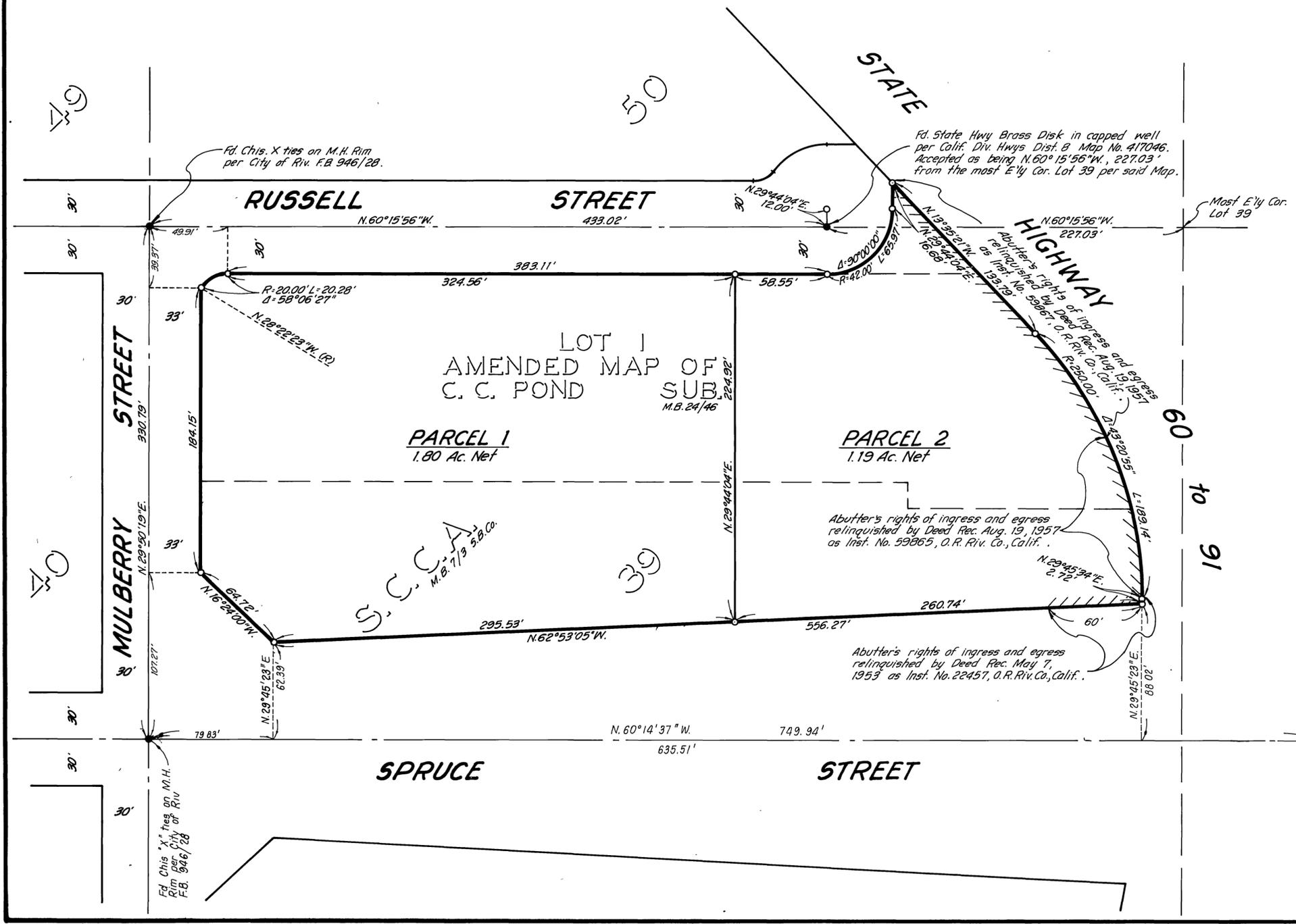
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

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JUNE 1983

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

SCALE: 1" = 50'



### SURVEYOR'S NOTES

Bearings are based upon the centerline of RUSSELL STREET as being N.60°15'56"W. as shown on the California Division of Highways District 8, Map No. 417046, Filed with the Riverside County Surveyor's Office on Sept. 1, 1960.

- Indicates Set 1" I.P. with plastic plug stamped L.S.3018, Flush unless otherwise noted.
- Indicates Found Monuments as noted.

Total Area = 2.99 Acres.

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