

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# PARCEL MAP NO. 20269

BEING A DIVISION OF PARCEL 3, OF PARCEL MAP NO. 15999 AS SHOWN IN PARCEL MAP BOOK 90, PAGE 66 & 67, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES- CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

JULY, 1984

### RECORDER'S CERTIFICATE

FILED THIS 20<sup>th</sup> DAY OF DECEMBER, 1985 AT 4:00 P.M. IN BOOK 133 OF PARCEL MAPS AT PAGES 20+21 AT THE REQUEST OF THE CITY CLERK.

No. 289246  
FEE \$800

WILLIAM E. CONERLY  
COUNTY RECORDER  
BY: Sarita Regan DEPUTY

FILED BY CITY CLERK

SUBDIVISION GUARANTEE: CONTINENTAL LAND TITLE COMPANY

### CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 24<sup>th</sup> DAY OF SEPTEMBER, 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 R.C.E. 11405

TENTATIVE MAP APPROVED JULY 5, 1984

### SURVEYOR'S 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 GARY W. STANHISER MAR. 12, 1980. 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 WILL BE IN POSITION INDICATED WITHIN (1) ONE YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE SURVEY TO BE RETRACED.  
DATED JULY 23, 1984 BY: John H. Staaf  
JOHN H. STAAF, L.S. 3481

### UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP

- CITY OF RIVERSIDE FOR ELECTRICAL FACILITIES, TOGETHER WITH ALL THE NECESSARY APPURTENANCES BY DEED RECORDED NOV. 30, 1979 AS INSTR. NO. 225934 OF OFFICIAL RECORDS OF RIV. CO.
- A RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER CO., AND ITS ASSIGNS, FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES, DITCHES, AND CONDUITS BY DEED RECORDED AUG. 22, 1969 AS INSTR. NO. 86414 OF OFFICIAL RECORDS OF RIV. CO.
- CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO SOUTHERN CALIF. EDISON CO. FOR POLE LINES, CONDUITS, AND INCIDENTAL PURPOSES BY DEED RECORDED APRIL 2, 1948 IN BOOK 902, PAGE 395 OFFICIAL RECORDS OF RIV. CO.
- CITY OF RIVERSIDE A SUCCESSOR IN INTEREST TO SOUTHERN CALIF. EDISON CO. FOR POLE LINES, CONDUITS, AND INCIDENTAL PURPOSES BY DEED RECORDED JAN. 14, 1959 AS INSTR. NO. 3337 OF OFFICIAL RECORDS OF RIV. CO.
- AN EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, REPLACEMENT, RELOCATION, RENEWAL AND REMOVAL OF WATER LINE FACILITIES AND INCIDENTAL PURPOSES, AS PROVIDED IN THE INSTRUMENT RECORDED DEC. 10, 1982 AS INSTR. NO. 214209, OFFICIAL RECORDS, RIV. CO.
- 6' R.U.E.'S AS DEDICATED TO THE CITY OF RIVERSIDE BY PARCEL MAP NO. 15999, ON FILE IN R.M.B. 90/66-67.

DATED Sept 24, 1985

FRED KRAY  
DIRECTOR OF PUBLIC UTILITIES  
BY: Fred Kray

### 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 9/23, 1985

HE. BREWER  
CITY TREASURER

BY: W.R. Hansen

1046

84-148

### OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD OF TITLE OR INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "BLANKET P.U.E."

S.W.G.G., A CALIFORNIA LIMITED PARTNERSHIP

Gary W. Stanhiser  
GARY W. STANHISER, GENERAL PARTNER  
Richard S. Webber  
RICHARD S. WEBBER, GENERAL PARTNER

CONTINENTAL LAND TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE, DEEDS REC'D. OCT. 16, 1984 AS INSTRUMENTS NO. 223859 AND 223861, O.R.

Joyce Loyd PRES.  
Joyce Loyd ASST. SEC.

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE, DEED REC'D. FEB. 6, 1984, AS INSTR. NO. 22074, O.R.

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.  
COUNTY OF Riverside

ON THIS 6<sup>th</sup> DAY OF September, 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Gary W. Stanhiser, PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE GENERAL PARTNER OF S.W.G.G. ENTERPRISES, THE CALIFORNIA LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES 2-27-87 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. 20269, AND THE EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC EASEMENTS, AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERE TO 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 24<sup>th</sup> DAY OF September, 1985.

ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.  
COUNTY OF Riverside

ON THIS 6<sup>th</sup> DAY OF September, 1985, BEFORE ME, Leslie Duckett, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Scott C. Kobler AND Joyce Loyd, (PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT AND ASST. SECRETARY OF Continental Land Title Co., A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 2-27-87 WITNESS MY HAND AND OFFICIAL SEAL

Leslie Duckett  
NOTARY PUBLIC IN AND FOR SAID STATE

### TAX COLLECTOR

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN ON THE ANNEXED 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 \$

DATED Dec 23, 1985

R. WAYNE WATTS  
COUNTY TAX COLLECTOR

BY: Maná R. Torres

### TAX BOND

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, 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 \_\_\_\_\_, 19\_\_

GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS



BY: \_\_\_\_\_

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_, PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS \_\_\_\_\_ PRESIDENT AND \_\_\_\_\_ SECRETARY OF FIRST AMERICAN TITLE INSURANCE 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 SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_ WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC IN AND FOR SAID STATE

### PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES  
WATER CONNECTION CHARGES AND BACKUP FACILITIES CAPACITY CHARGES HAVE BEEN PAID FOR PARCELS NO. 1 AND 2.

ELECTRIC FACILITIES  
ELECTRIC FEES HAVE BEEN PAID, ARRANGEMENTS HAVE BEEN MADE BUT DEVELOPER INSTALLED FACILITIES HAVE NOT BEEN INSTALLED FOR PARCELS NO. 1 AND 2.

EASEMENTS  
ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER AND ELECTRIC DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

FRED KRAY  
DIRECTOR OF PUBLIC UTILITIES

DATED Sept 24, 1985

BY: Fred Kray

CITY COPY

P.M.B. 133/20

P.M.B. 133/20

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# PARCEL MAP NO. 20269

BEING A DIVISION OF PARCEL 3, OF PARCEL MAP NO. 15999 AS SHOWN IN PARCEL MAP BOOK 90, PAGE 66 & 67, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

JULY, 1984

SCALE: 1" = 60'

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

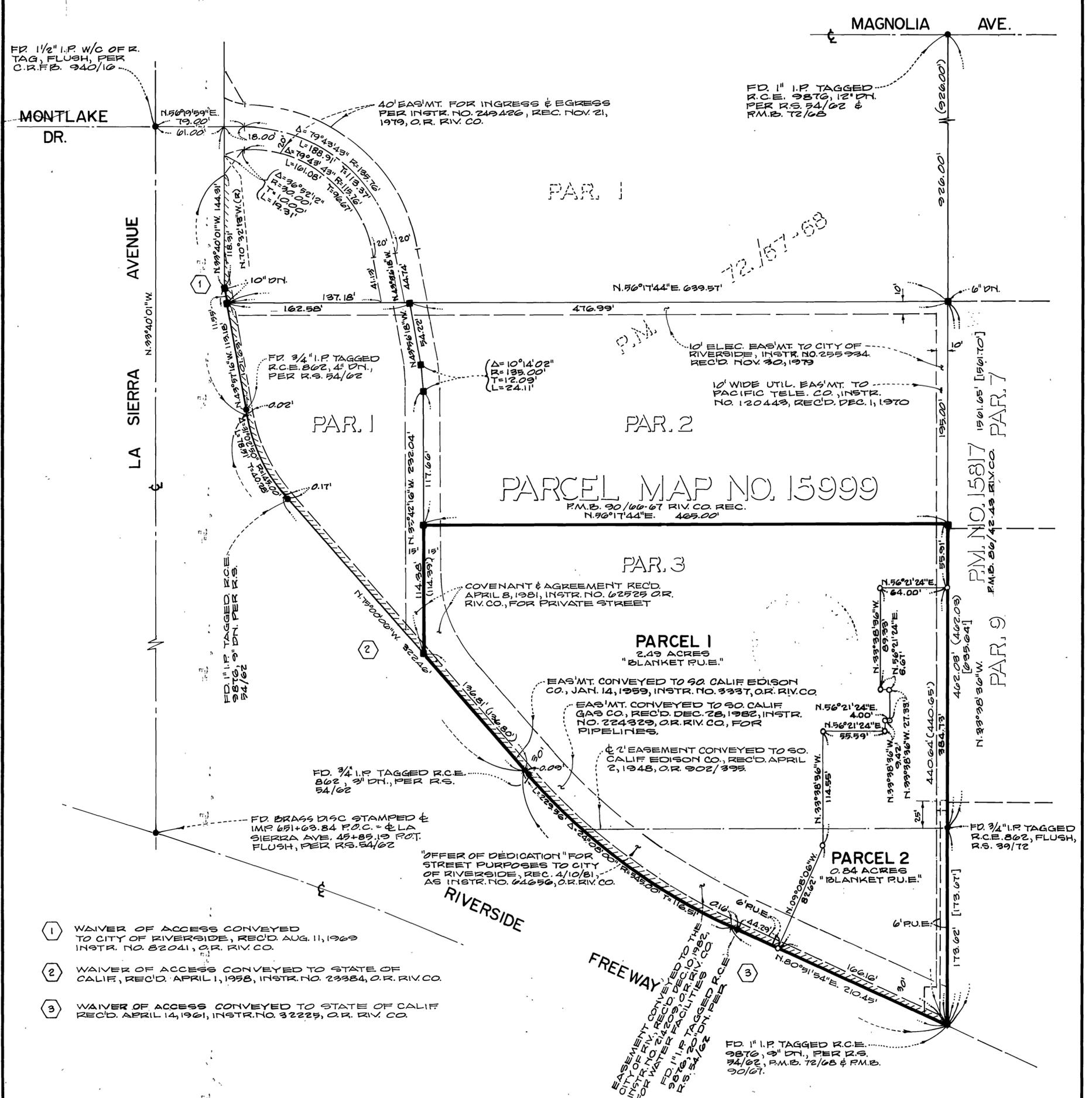
### SURVEYOR'S NOTES:

1. BASIS OF BEARINGS IS THE N.E. LY LINE OF PARCEL 3 OF PARCEL MAP NO. 15999, TAKEN AS N. 33°36'36"W, SHOWN IN R.M. BOOK 90, PAGE 66 AND 67, REC. OF RIV. CO.
2. —●— INDICATES FOUND MONUMENTS AS NOTED.
3. —■— INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, PER R.M.B. 90/66-67, REC. RIV. CO., UNLESS OTHERWISE NOTED.
4. —○— INDICATES SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH UNLESS OTHERWISE NOTED
5. //// INDICATES WAIVER OF VEHICULAR AND PEDESTRIAN ACCESS.
6. THIS PARCEL MAP CONTAINS 3.33 ACRES GROSS.
7. ( ) INDICATES RECORD DISTANCE PER R.M. 90/66, 67.
8. [ ] INDICATES RECORD DISTANCE PER R.M. 72/67-68.

### SIGNATURE OMISSION

UNDER THE PROVISIONS OF SECTION 66436(C) OF THE SUBDIVISION MAPACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED.

1. AN EASEMENT IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH CO. FOR OVERHEAD AND UNDERGROUND FACILITIES, RECORDED DEC. 1, 1970 AS INSTR. NO. 120443, REC. RIV. CO., CALIF
2. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES AS GRANTED TO SOUTHERN CALIF GAS COMPANY, REC'D. DEC. 28, 1982 AS INSTR. NO. 224329, O.R. RIV. CO., CALIF
3. GRANT OF EASEMENT AND COVENANT AGREEMENT IN FAVOR OF SIXPENCE INN OF LA SIERRA, LTD, ET AL, REC'D. DEC. 30, 1982, AS INSTR. NO. 227370, O.R. RIV. CO., CALIF
4. PARKING EASEMENT AGREEMENT IN FAVOR OF SIXPENCE INN OF LA SIERRA BLVD, LTD, REC'D. NOV. 24, 1982 AS INSTR. NO. 205136, O.R. RIV. CO., CALIF



- 1 WAIVER OF ACCESS CONVEYED TO CITY OF RIVERSIDE, REC'D. AUG. 11, 1969 INSTR. NO. 82041, O.R. RIV. CO.
- 2 WAIVER OF ACCESS CONVEYED TO STATE OF CALIF., REC'D. APRIL 1, 1958, INSTR. NO. 23384, O.R. RIV. CO.
- 3 WAIVER OF ACCESS CONVEYED TO STATE OF CALIF REC'D. APRIL 14, 1961, INSTR. NO. 32225, O.R. RIV. CO.

CITY COPY

72/67-68

P.M. NO. 15817  
R.M.B. 80/42-43 RIV. CO.

EASEMENT CONVEYED TO THE CITY OF RIVERSIDE, REC'D. APRIL 1, 1970 AS INSTR. NO. 120443, O.R. RIV. CO. FOR WATER FACILITIES FOR 1\"/>