

CITY'S COPY

133  
96  
P.M.B. 133/96

SHEET 1 OF 2 SHEETS

RECORDER'S CERTIFICATE

Filed this 10 day of FEB. 1986,  
at 12:00 PM in Book 133 of Parcel Maps at  
Pages 96+97 at the request of the CITY  
CLERK  
Fee: 8.00  
No. 31869

WILLIAM E. CONERLY, County Recorder  
By: Doris S. Jones, Deputy  
FIRST AMERICAN TITLE INSURANCE CO.  
Subdivision Guarante

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# PARCEL MAP 20940

BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 6 OF  
BLOCK 36 OF THE LANDS OF THE RIVERSIDE LAND & IRRIGATING  
COMPANY PER MAP BOOK 1, PAGE 70, RECORDS OF SAN BERNARDINO  
COUNTY, CALIFORNIA, - IN RANCHO EL SOBRANTE DE SAN JACINTO.

J.F. DAVIDSON ASSOCIATES

AUGUST 1985

OWNER'S CERTIFICATE

I hereby certify that I am the owner of or have some right, title, or interest in the land included within the land subdivided as shown on the annexed map; that I am the only person whose consent is necessary to pass clear title to said land, and I consent to the preparation and recordation of this Parcel Map as shown within the distinctive border line. I hereby dedicate to public use for street and public utility purposes, Lot "A". I further dedicate for construction and maintenance of electrical facilities, the easements designated as '5' P.U.E.'s and 'Blanket P.U.E.' and further the undersigned owner, his successors and assigns in interest, hereby release and relinquish to the City of Riverside, a municipal corporation, all vehicular and pedestrian access rights appurtenant to Parcels 2 & 3 as shown on the annexed map, except for the driveway openings as shown on the annexed map, on, over, and across Magnolia Avenue adjoining said Parcels 2 & 3.

Jude E. Poynter  
JUDE E. POYNTER

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 20940 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 14th day of January, 1986.



ALICE A. HARE  
City Clerk of the City of Riverside, California  
By: Alice A. Hare

CITY ENGINEER'S CERTIFICATE

This map has been examined this 14th day of JANUARY, 1986, 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 20, 1985

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } s.s  
COUNTY OF Riverside }

ON THIS 8th DAY OF January, 1986, BEFORE ME,  
Vickie Tharp, A NOTARY PUBLIC IN AND FOR  
SAID STATE, PERSONALLY APPEARED JUDE E. POYNTER  
(PERSONALLY KNOWN TO ME)  
(PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE)  
TO BE THE PERSON DESCRIBED IN, AND WHOSE NAME IS  
SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED  
TO ME THAT he EXECUTED THE SAME.

MY COMMISSION EXPIRES 9-6-88  
WITNESS MY HAND AND OFFICIAL SEAL

Vickie Tharp  
NOTARY PUBLIC IN AND FOR SAID STATE

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 #3. No water fees and charges collected 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, #2 and #3.

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.

ROBERT C. WALES  
ACTING Director of Public Utilities

Dated: 1/14/86

By: Robert C. Wales

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 entry upon and right of way over the lands herein described for the construction and maintenance of all necessary water pipes, ditches, and other conduits that may be required by the Riverside Water Company, a corporation, its successors and assigns. The exact location not being disclosed by the records.

Dated 1/14/86

ROBERT C. WALES  
ACTING Director of Public Utilities

By: Robert C. Wales

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 Jan. 13, 1986

H. E. BREWER  
City Treasurer

By: H.E. Brewer

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 THE HOME DEPOT on MAY 29, 1985.

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 or that they will be set in such positions within one (1) year from the recording date of this map, and that said monuments are or will be sufficient to enable the survey to be retraced.

Date 1-2-86

James F. Davidson, Jr.  
JAMES F. DAVIDSON, JR. S. 3018

SIGNATURE OMISSION

In accordance with Section 66436(C)(1) of the Subdivision Map Act of the State of California, the signatures of the following Easement holders have been omitted since their interest cannot ripen into fee.

2 An easement for utility purposes in favor of Pacific Telephone and Telegraph Co. recorded Aug. 6, 1958 in Book 2313, page 271, Official Records of Riverside County, California. (See Sheet 2)

P.M.B. 133/96

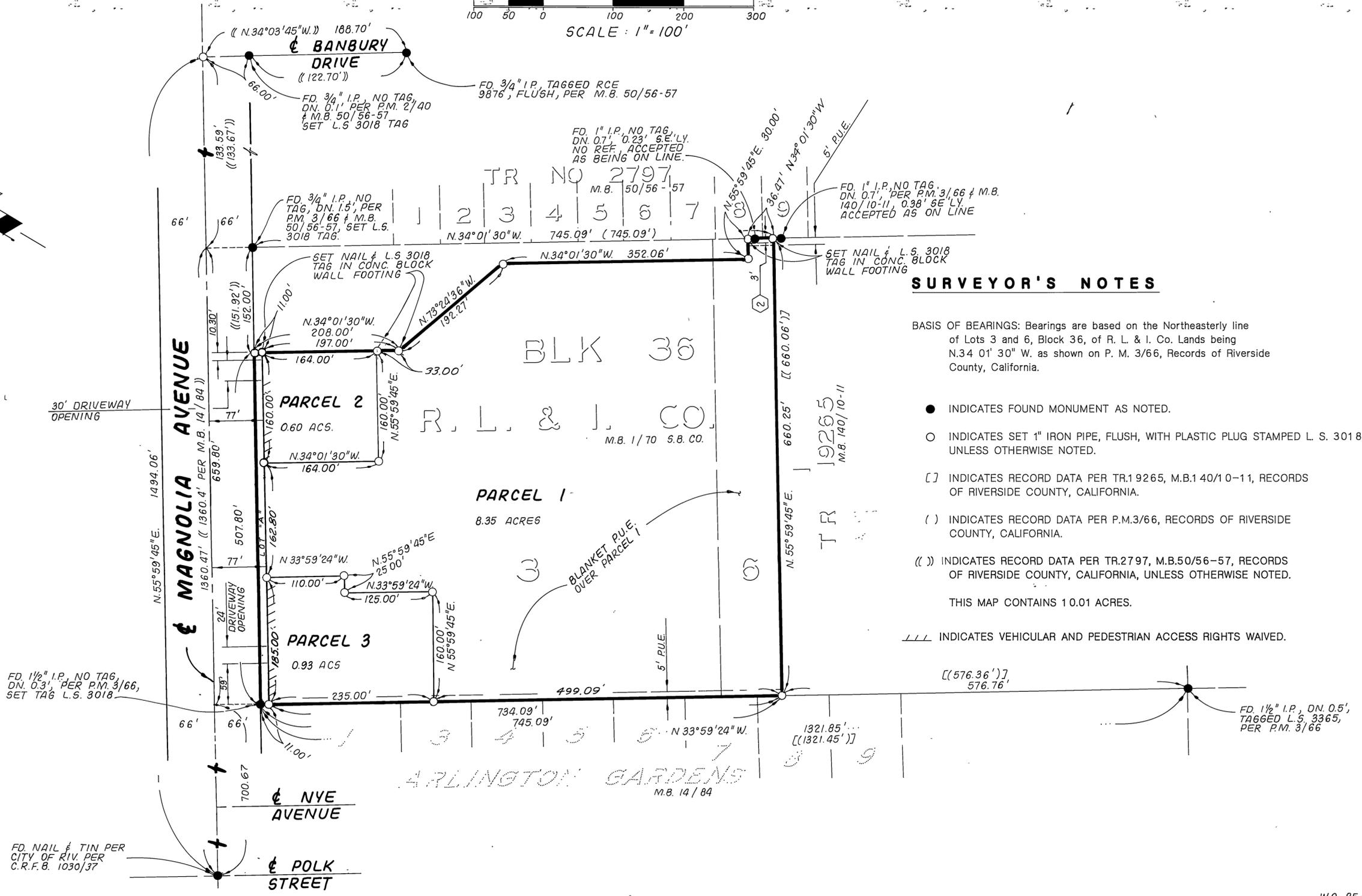
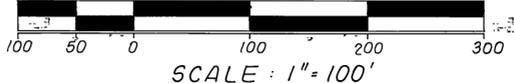
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# PARCEL MAP 20940

BEING A DIVISION OF A PORTION OF LOTS 3 AND 6 OF BLOCK 36 OF THE LANDS OF THE RIVERSIDE LAND & IRRIGATING COMPANY PER MAP BOOK 1, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, - IN RANCHO EL SOBRANTE DE SAN JACINTO.

J. F. DAVIDSON ASSOCIATES

AUGUST 1985



### SURVEYOR'S NOTES

BASIS OF BEARINGS: Bearings are based on the Northeasterly line of Lots 3 and 6, Block 36, of R. L. & I. Co. Lands being N.34 01' 30" W. as shown on P. M. 3/66, Records of Riverside County, California.

- INDICATES FOUND MONUMENT AS NOTED.
  - INDICATES SET 1" IRON PIPE, FLUSH, WITH PLASTIC PLUG STAMPED L. S. 3018, UNLESS OTHERWISE NOTED.
  - [ ] INDICATES RECORD DATA PER TR.19265, M.B.140/10-11, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
  - ( ) INDICATES RECORD DATA PER P.M.3/66, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
  - (( )) INDICATES RECORD DATA PER TR.2797, M.B.50/56-57, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, UNLESS OTHERWISE NOTED.
- THIS MAP CONTAINS 10.01 ACRES.
- /// INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED.

P.M.B. 133/97