

CITY COPY

136
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PARCEL MAP NO. 21179

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
BEING A SUBDIVISION OF COMMON LOT 2 AND LOTS 19 THROUGH 24 INCLUSIVE, OF TRACT NO. 17609, AS SHOWN BY MAP ON FILE IN BOOK 122, PAGES 36 & 37 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA IN SECTION 22, T. 3 S., R. 6 W., S.B.M.

JANUARY 1986

JOSEPH Wm. PENDERGAST, R.C.E.
BUENA PARK, CALIF.

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RIGHT, 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 HEREBY DEDICATE FOR BLANKET ELECTRICAL ENERGY FACILITIES THE EASEMENTS DESIGNATED AS "BLANKET P.U.E." IN, OVER, UNDER AND UPON PARCEL 1 THROUGH PARCEL 9, AS SHOWN ON THE ANNEXED MAP.

LONNIE JENKINS PROPERTIES, INC. PARTNERSHIP NO. 3, A CALIFORNIA LIMITED PARTNERSHIP

BY: LONNIE JENKINS PROPERTIES, INC.
A CALIFORNIA CORPORATION - GENERAL PARTNER

BY: [Signature]
LONNIE JENKINS PRESIDENT

STATE OF CALIFORNIA } ss.
COUNTY OF RIVERSIDE }

On this 7th day of May, 1986, before me, Vickie Sharp, a Notary Public in and for said state, personally appeared Lonnie Jenkins, (personally known to me/proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as the President of LONNIE JENKINS PROPERTIES, INC., a CALIFORNIA 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, said corporation being a general partner of LONNIE JENKINS PROPERTIES, INC. PARTNERSHIP NO. 3, A CALIFORNIA LIMITED PARTNERSHIP, the limited partnership that executed the within instrument and acknowledged to me that said corporation executed the same as general partner and that said limited partnership executed the same.

My commission expires 9-6-88. Witness my hand and official seal

Vickie Sharp
Notary Public in and for said State



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.

1. A 10 FOOT EASEMENT FOR PUBLIC UTILITIES PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE AS SHOWN ON MAP BOOK 109, PAGES 95 & 96, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. AN EASEMENT FOR WATER SERVICE FACILITIES IN FAVOR OF SOUTHWEST WATER COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, RECORDED MARCH 24, 1970 AS INSTRUMENT NO. 27421, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED: 5/12/86
Robert C. Wales
ACTING DIRECTOR OF PUBLIC UTILITIES
BY: [Signature]

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 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.

1. AN EASEMENT FOR UNDERGROUND TELEPHONE AND TELEGRAPH PURPOSES, IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, IT'S SUCCESSORS AND ASSIGNS, RECORDED JUNE 3, 1980 AS INSTRUMENT NO. 102131, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. A SLOPE EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE RECORDED AUGUST 16, 1985 AS INSTRUMENT NO. 183280, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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 May 7, 1986

H. E. BREWER
CITY TREASURER
BY: [Signature]

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 OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 8,000.00.

DATED May 07, 1986

R. WAYNE WATTS, Riverside
COUNTY TAX COLLECTOR
BY: [Signature]

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES
FRONTAGE CONSIDERED PAID WITH TRACT NO. 11118. WATER CONNECTION CHARGES HAVE BEEN PAID FOR PARCELS #1 THROUGH #9.

ELECTRIC FACILITIES
ALL ELECTRICAL FEES HAVE BEEN PAID AND ARRANGEMENTS HAVE BEEN MADE BUT DEVELOPER INSTALLED FACILITIES HAVE NOT BEEN INSTALLED FOR PARCELS #1 THROUGH #9.

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
BY: [Signature]

DATED: 5/12/86

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$8000.00 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 5-15, 1986

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY: [Signature]
DEPUTY

RECORDER'S CERTIFICATE

FILED THIS 19th DAY OF MAY, 1986 AT 12:30 P.M. IN BOOK 136 OF PARCEL MAPS AT PAGES 9+10 AT THE REQUEST OF THE CITY CLERK.

NO. 115355
FEE \$ 8.00

WILLIAM E. CONERLY
COUNTY RECORDER
BY: [Signature] DEPUTY

FILED BY CITY CLERK
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 13th DAY OF MAY, 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: [Signature]
ROBERT C. WALES R.C.E. 18793

TENTATIVE MAP APPROVED OCTOBER 3, 1985

ENGINEER'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 LONNIE JENKINS IN DECEMBER 1985. 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 OR WILL BE SUFFICIENT TO ENABLE SURVEY TO BE RETRACED.

DATED: APRIL 18, 1986 BY: [Signature]
JOSEPH Wm. PENDERGAST
R. C. E. 12432 EXPIRES 3-31-89



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. 21179, AND THE EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC EASEMENTS, AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ASSIST 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 13th DAY OF May, 1986.

ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: [Signature]



P.M.B. 136/9

P.M.B. 136/9

* CERTIFICATE OF CORRECTION NO. 64

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JANUARY 1986

JOSEPH Wm. PENDERGAST, R.C.E.
BUENA PARK, CALIFORNIA

SCALE: 1" = 40'

ENGINEERS NOTES

Basis of Bearings:

Bearings are based on the centerline of BUCHANAN STREET as being N. 34°18'15"W. as shown on map of Tract 11118, recorded in Book 109, Pages 95 and 96 of Maps, Records of Riverside County, California.

- Indicates found monument as noted.
- Indicates set 1" I.P. tagged RCE 12432, flush.
- Indicates set lead and tag stamped RCE 12432

(-) Indicates Record Data per M.B. 109/95-96.
[-] Indicates Record Data per M.B. 122/36-37.
This Tract Contains 1.98 Acres.

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