

# PARCEL MAP NO. 27070

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

BEING A DIVISION OF LOT 20 OF TRACT NO. 15446 AS SHOWN PER MAP ON  
FILE IN BOOK 122, PAGES 40 AND 41 OF MAPS, RECORDS OF RIVERSIDE COUNTY,  
CALIFORNIA. LOCATED IN A PORTION OF SECTIONS 25 AND 36, T.2 S., R.6 W., S.B.M.

JAMES J. BRENNAN - R.C.E. 20801 MARCH, 1991 JAMES J. BRENNAN INC.  
ORANGE, CALIFORNIA

SHEET 1 OF 3 SHEETS  
RECORDER'S STATEMENT:

FILED THIS 22<sup>nd</sup> DAY OF July, 1992  
AT 1:00 P.M. IN BOOK 176 OF PARCEL MAPS.  
AT PAGE(S) 11-13 AT THE REQUEST OF THE  
CITY CLERK  
FEE \$ 10.00 NO. 271219  
WILLIAM E. CONERLY By Barbara Ragan  
COUNTY RECORDER DEPUTY  
SUBDIVISION GUARANTEE:  
FIRST AMERICAN TITLE INSURANCE COMPANY

### OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE ALL OF AND THE ONLY PARTIES HAVING ANY  
RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND  
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  
BORDERLINE. WE HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE  
OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENT  
DESIGNATED AS "20' RUS"

BY: Jafatte E. Russell BY: Joyce D. Russell  
JAFATTE E. RUSSELL JOYCE D. RUSSELL

### NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }  
COUNTY OF Orange } SS

ON THIS 18<sup>th</sup> DAY OF October, 1991, BEFORE ME, T.L. Russell,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
JAFATTE E. RUSSELL AND JOYCE D. RUSSELL PERSONALLY KNOWN TO ME  
(OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE  
PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND  
ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED  
CAPACITY, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSONS,  
OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE  
INSTRUMENT.

WITNESS MY HAND:

T.L. Russell  
NOTARY PUBLIC IN AND FOR SAID STATE IN Orange COUNTY  
T. L. RUSSELL MY COMMISSION EXPIRES 01-29-94

### NOTARY'S ACKNOWLEDGEMENT

STATE OF UTAH }  
COUNTY OF Beaver } SS

ON THIS 23 DAY OF October, 1991, BEFORE ME, Joanna G. Beeson  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
DEBORAH JEAN RIKER PERSONALLY KNOWN TO ME  
(OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE  
PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND  
ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN HER AUTHORIZED  
CAPACITY, AND THAT BY HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR  
THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE  
INSTRUMENT.

WITNESS MY HAND:

Joanna G. Beeson  
NOTARY PUBLIC IN AND FOR SAID STATE IN Beaver COUNTY  
JOANNA G. BEESON MY COMMISSION EXPIRES 1/16/95

### CITY ENGINEER'S STATEMENT:

THIS MAP HAS BEEN EXAMINED BY ME THIS 24<sup>th</sup> DAY OF June, 1992, AND IT  
CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18  
OF THE RIVERSIDE MUNICIPAL CODE. THE TENTATIVE MAP WAS APPROVED  
SEPTEMBER 15, 1991.

Barry Beck  
BARRY BECK - R.C.E. 20900 LIC. EXPIRES 9/30/93  
CITY ENGINEER CITY OF RIVERSIDE

### 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 12/2, 1991

BARBARA J. STECKEL  
CITY TREASURER

BY: Barbara J. Steckel

### TAX BOND STATEMENT:

I HEREBY STATE THAT A BOND IN THE SUM OF \$2,500.00 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 July 16, 1992

GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND  
R. WAYNE WATTS, COUNTY TAX  
COLLECTOR

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

BY: Alice Smith DEPUTY

### TAX COLLECTOR'S STATEMENT:

I HEREBY STATE 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 PAYABLE, WHICH ARE ESTIMATED  
TO BE \$ 2,500.00.

DATED June 16, 1992

R. WAYNE WATTS  
COUNTY TAX COLLECTOR

BY: Debi Taylor  
DEPUTY

### ENGINEER'S STATEMENT:

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 JAFATTE E. RUSSELL IN  
JUNE, 1991.

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 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 DATE OF THIS MAP, AND THAT SAID  
MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE  
RETRACED.

SEPTEMBER 24, 1991  
DATED

James J. Brennan  
JAMES J. BRENNAN - R.C.E. 20801  
EXPIRATION DATE: 9/30/93

9/30/93

James J. Brennan

### CITY CLERK'S CERTIFICATE:

RESOLVED: THAT THIS MAP CONSISTING OF THREE (3) SHEETS BE, AND THE SAME  
IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 27070 AND THE EASE-  
MENT IS HEREBY ACCEPTED AS EASEMENT 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 ACCEPTED BY THE  
MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 17<sup>th</sup> DAY OF July,  
1992

KAREN E. LINDQUIST  
CITY CLERK OF THE CITY OF  
RIVERSIDE, CALIFORNIA

BY: Mary A. Matrone  
Assistant City Clerk



# PARCEL MAP NO. 27070

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

BEING A DIVISION OF LOT 20 OF TRACT NO. 15446 AS SHOWN PER MAP ON  
FILE IN BOOK 122, PAGES 40 AND 41 OF MAPS, RECORDS OF RIVERSIDE COUNTY,  
CALIFORNIA. LOCATED IN A PORTION OF SECTIONS 25 AND 36, T.2S., R.6W., S.B.M.  
JAMES J. BRENNAN - R.C.E. 20801 MARCH, 1991 JAMES J. BRENNAN INC.  
ORANGE, CALIFORNIA.

### SIGNATURE OMISSIONS:

UNDER THE PROVISIONS OF SECTION 66436 (a)(3) OF THE SUBDIVISION MAP ACT,  
THE FOLLOWING SIGNATURES HAVE BEEN OMITTED AS THEY CANNOT RIPEN  
INTO FEE.

1. A BLANKET EASEMENT FOR PIPELINE PURPOSES AS RESERVED BY SOUTHERN CALIFORNIA GAS COMPANY THEIR SUCCESSORS OR ASSIGNS, RECORDED 5/10/79 AS INST. NO. 95979 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. CANNOT BE LOCATED FROM THE RECORDS.
2. AN AVIGATION EASEMENT FOR FLIGHT PURPOSES TO THE CITY OF RIVERSIDE, A MUNICIPAL CORORATION, RECORDED MARCH 21, 1991 AS INST. NO. 93367 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
3. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, AS RESERVED BY PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED DECEMBER 24, 1981 AS INSTRUMENT NO. 237507 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
4. AN EASEMENT FOR INGRESS AND EGRESS PURPOSES AS RESERVED BY RIVERSIDE AIRPORT INDUSTRIAL PARK, RECORDED SEPTEMBER 17, 1990 AS INSTRUMENT NO. 344215 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

### PUBLIC UTILITIES CERTIFICATE:

I HEREBY CERTIFY AS FOLLOWS:

#### WATER FACILITIES:

NO WATER FEES AND CHARGES COLLECTED FOR PARCELS #1 AND #2.  
DISTRIBUTION SYSTEM FEES PAID WITH TRACT NO. 15446.

#### ELECTRIC FACILITIES:

NO ELECTRIC FEES COLLECTED FOR PARCELS #1 AND #2.

### EASEMENTS:

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

DATED JUNE 23, 1992

BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Witzfeld

### UTILITIES EASEMENTS CERTIFICATE:

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING EASEMENT  
DOES HEREBY CONSENT TO THE MAKING AND FILING OF THE ANNEXED MAP.

1. PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES CONVEYED TO THE CITY OF RIVERSIDE ON TRACT MAP NO. 15446, RECORDED OCTOBER 8, 1981, IN BOOK 122, PAGES 40 AND 41 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENTS ARE DESIGNATED AND DELINEATED ON MAP OF SAID TRACT AS 20' x 20' P.U.E. AND 15' P.U.E.

DATED JUNE 23, 1992

BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Witzfeld

### 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 PERMIT.

### ORANGE NATIONAL BANK,

AS BENEFICIARY UNDER A DEED OF TRUST RECORDED JUNE 24, 1992, AS INSTRUMENT NO. 832933 OF OFFICIAL RECORDS.  
BY: F. R. DEL GIORGIO SENIOR VICE PRESIDENT BY: DENNIS DAVENPORT VICE PRESIDENT

### NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }  
COUNTY OF Orange } SS

ON THIS 27 DAY OF November, 1991, BEFORE ME, T. L. Russell  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
F. A. Del Giorgio, S.V.P. AND DENNIS DAVENPORT, V.P.  
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

T. L. Russell  
NOTARY PUBLIC IN AND FOR SAID STATE  
T. L. RUSSELL

MY PRINCIPAL PLACE OF BUSINE  
IN Orange COUNTY  
MY COMMISSION EXPIRES 07/29/94

P.M.B. 176/12

P.M.B. 176/12

NUMBER OF PARCELS.....2  
TOTAL ACREAGE.....0.895

# PARCEL MAP NO. 27070

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

SHEET 3 OF 3 SHEETS  
SCALE: 1" = 50'

BEING A DIVISION OF LOT 20 OF TRACT NO. 15446 AS SHOWN PER MAP ON  
FILE IN BOOK 122, PAGES 40 AND 41 OF MAPS, RECORDS OF RIVERSIDE COUNTY,  
CALIFORNIA. LOCATED IN A PORTION OF SECTIONS 25 AND 36, T.2S., R.6W., S.B.M.  
JAMES J. BRENNAN - R.C.E. 20801 MARCH, 1991 JAMES J. BRENNAN INC.  
ORANGE, CALIFORNIA

### ENGINEER'S NOTES:

1. BASIS OF BEARING IS THE CENTERLINE OF ORANGEWOOD DRIVE TAKEN AS N.89°38'14"W. AS SHOWN ON MAP OF TRACT NO. 15446 M.B. 122/40-41 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. M-INDICATES MEASURED
3. ●-INDICATES MONUMENTS FOUND AS NOTED.
4. ○-INDICATES SET 1" I.P. TAGGED R.C.E. 20801, FLUSH.
5. △-INDICATES SET LEAD & TACK WITH TAG R.C.E. 20801 IN CONCRETE PAVEMENT.

