Order: 7102406164
Doc: RV:P 85-36

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP
NO. 15065

BEING A DIVISION OF PARCEL 1 OF PM 11157 FILED IN BOOK 62, PAGE 53 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS. IN SECTION 30, T5S, R2W, SBBM.

SCALE: 1"=100' DALE H. LANSBERRY APRIL, 1980

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS PARCEL MAP AS SHOWN WITHIN THE COLORED BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" THROUGH "F" INCLUSIVE. WE HEREBY DEDICATE ABUTTERS RIGHTS OF ACCESS ALONG LEON ROAD TO THE PUBLIC. THE OWNERS OF PARCELS 2,3 AND 4 ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS WHATEVER, AS SUCH EXCEPT THE GENERAL EASEMENT OF TRAVEL.

Charles C. McKay
CHARLES C. McKAY

TRUSTEE

L.J.F. CORPORATION TRUSTEES UNDER DEEDS OF TRUST RECORDED JUNE 22 1979 AS INSTRUMENT NUMBERS 129659 AND 129660

B. F. Randolph Jr. — VICE PRESIDENT
Barbara M. Jennings — (ASS'T) SECRETARY

NOTARY ACKNOWLEDGEMENT

State of California } S.S.
County of San Diego }

On this 14 day of July, 19 80, before me, Karren Gonzales a Notary Public in and for said County and State, personally appeared: * Charles C. McKay *

, known to me to be person~~s~~ described in, and whose name ~~s~~ (is) (are) subscribed to the within instrument, and acknowledged to me that he executed the same.

Witness my hand and official seal

Karren Gonzales
Notary Public in and for said County & State
My Commission Expires Aug. 21, 1982

OFFICIAL SEAL KARREN GONZALES

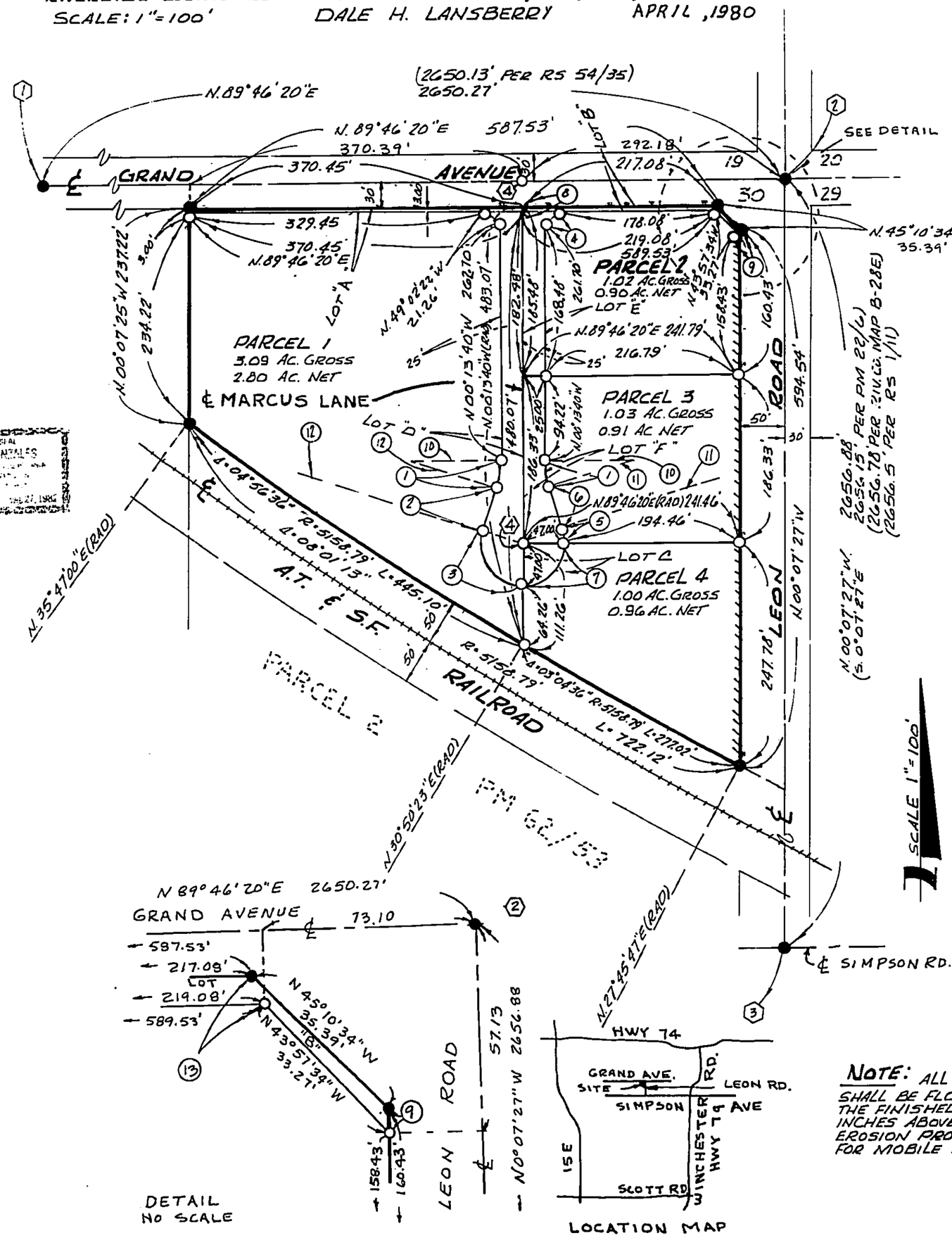
NOTARY ACKNOWLEDGEMENT

State of California } S.S.
County of SAN DIEGO }

On this 5th day of NOVEMBER 19 80, before me, CAROL McCREESH a Notary Public in and for said County and State, personally appeared B.F. RANDOLPH, JR known to me to be the VICE President, and BARBARA M. JENNINGS known to me to be the ASST Secretary of LJF CORPORATION a CALIF. 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.

Witness my hand and official:

Carol McCreesh
Notary Public in and for said County & State
My Comission expires: 11-17-80



(1) FD 1" I.P. TAG MK'D LS4437 2.0' DEEP PER PM 62/53 ACCEPTED AS N/4 COR, SEC. 30 RIV. CO FB

(2) FD 2"x2"x¼ NAIL FLUSH OVER OLD RUSTY 3/4" I.P., No TAG SET IN CONCRETE 14" DOWN. ACCEPTED AS NW COR. SEC. 29 PER R/S 1/11 RIV. CO. ALIGNMENT PLAT 8-28M R/S 54/35 RIV. CO. FB 1000/3, PM 22/6 & PM 62/53. SET TAG MK'D LS4437

(3) FD. 2x2 TAGGED RCE 12116 4" DEEP IN PATCH W/2' TIES 5x7 GRANITE STONE No MARKS PER RIV. CO FB 1000/43, PM 16/64, PM 21/52 & PM 22/6 ACCEPTED AS E¼ COR. SEC. 30

(4) PIPE SET 12" DEEP

(1) Δ=17°36'02" R=100.00' L=30.72'
(2) N.17°22'22"E 50.00'
(3) Δ=107°36'02" R=47.00' L=88.27'
(4) N.48°35'06"E 21.26'
(5) Δ=17°36'02" R=47.00' L=14.44'
(6) N.17°49'42"W 50.00'
(7) Δ=90°00'00" R=47.00' L=73.83'
(8) N.00°13'40"W 3.00
(9) N.00°07'27"W 2.00'
(10) N.89°46'20"E (RAD)
(11) N.72°10'18"E (RAD)
(12) N.72°37'38"W (RAD)
(13) N 34°43'48"W 3.53'

RECORDER'S CERTIFICATE

Filed this 1 day of DEC 1980, at 1:15 P.M. in Book 85 of Parcel Maps, at Page 36 at the request of the County CLERK

No. 223672
Fee $5.00

Donald D. Sullivan, County Recorder
By: Deputy
Subdivision Guarantee TITLE INS. & TRUST CO.

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 CHARLES C. McKAY on APRIL 1, 1980. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any.

Dale H. Lansberry
DALE H. LANSBERRY LS4437

LICENSED LAND SURVEYOR DALE HAWKINS LANSBERRY No. 4437 STATE OF CALIFORNIA

COUNTY SURVEYOR'S CERTIFICATE

This map conforms with the requirements of the Subdivision Map Act and local ordinance
Dated: 11-21-80

A.E. Newcomb
A.E. NEWCOMB
COUNTY SURVEYOR

BOARD OF SUPERVISOR'S CERTIFICATE

The County of Riverside, State of California, by and through its duly authorized officers hereby approves said Parcel Map, and accepts the offers of dedication made hereon, except Lots "C" THROUGH "F" INCLUSIVE.
Dated 11-25, 1980 County of Riverside, State of California

BY: A.A. McLandress
Chairman of the Board of Supervisors

ATTEST:
DONALD D. SULLIVAN
County Clerk and ex-officio Clerk of the Board of Supervisors
BY: Nancy Romus
Deputy

SURVEYOR'S NOTES:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF GRAND AVENUE AS SHOWN ON PM 62/53 BEING: N.89°46'20"E

TOTAL ACREAGE WITHIN BLUE BORDER: 6.16 ACRES GROSS

O INDICATES SET 1"O.D. IRON PIPE FLUSH WITH BRASS CAP MK'D LS 4437

● INDICATES FOUND 1"O.D. IRON PIPE WITH BRASS CAP MK'D LS 4437, FLUSH PER PM 62/53. UNLESS OTHERWISE NOTED

IIII INDICATES RESTRICTED ACCESS.

NOTE: ALL NEW DWELLING UNITS SHALL BE FLOOD PROOFED BY ELEVATING THE FINISHED FLOOR A MINIMUM OF 18 INCHES ABOVE ADJACENT GROUND SURFACE. EROSION PROTECTION SHALL BE PROVIDED FOR MOBILE HOME SUPPORTS.

Requested By: bullard.j, Printed: 6/26/2024 7:59 AM