

FILED  
ON 5-6, 1981

AT 9:00, A.M.  
DONALD D. SULLIVAN  
COUNTY RECORDER  
BY: Debbie Ann Stanger  
FEE 87.00  
NR 82300  
FILED BY CITY CLERK

SUB'DN G TEE  
ORANGE COAST TITLE CO. OF RIVERSIDE

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 16510**

BEING A SUBDIVISION OF A PORTION OF LOT 47 OF THE LANDS OF THE EAST RIVERSIDE LAND COMPANY AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 44 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, SECTION 19, T.2S., R.4W., S.B.B. & M.

**FOR CONDOMINIUM PURPOSES**

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA  
JANUARY 1981

**OWNERSHIP**

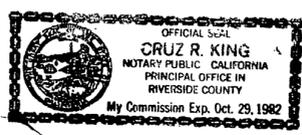
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE COLORED BORDER LINE. AND WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENT DESIGNED AS "BLANKET P.U.E."

JONES - BERNATH I, A CALIFORNIA LIMITED PARTNERSHIP  
*G. David Jones* *Kornel Bernath*  
G. DAVID JONES KORNEL BERNATH

HERITAGE BANK, A CALIFORNIA CORP., AS TRUSTEE  
*[Signature]* *[Signature]*  
VICE PRES. VICE PRES.

**NOTARY ACKNOWLEDGEMENT**

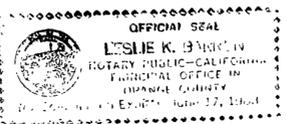
STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }  
ON THIS 24<sup>TH</sup> DAY OF MARCH, 1981, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED G. DAVID JONES AND KORNEL BERNATH KNOWN TO ME TO BE BOTH OF THE PARTNERS OF THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.  
WITNESS MY HAND AND OFFICIAL SEAL.



*Cruz R. King*  
NOTARY PUBLIC IN AND FOR SAID STATE.  
MY COMMISSION EXPIRES 10-29-82

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA } S.S.  
COUNTY OF ORANGE }  
ON THIS 13 DAY OF March, 1981, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED David L. Palogy known to me to be the Vice President and Jeff Johnson known to me to be the Vice President of the CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, 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 SEAL.



*Leslie K. Cannon*  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES June 17, 1983

**CITY ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO 16510, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON JUNE 5, 1980, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOOD HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORD WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATED: May 5, 1981  
ROBERT C. WALES, R.C.E. 18793  
DIRECTOR OF PUBLIC WORKS  
*Robert C. Wales*

**UTILITIES CERTIFICATE**

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED 4/23/81  
EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES  
BY: *Everett C. Ross*

**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 April 17, 1981  
H.E. BREWER, CITY TREASURER  
BY: *H.E. Brewer*

**SOIL REPORT**

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 29<sup>TH</sup> DAY OF DECEMBER, 1977, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY JOHN R. BYERLY, INC.

**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 TRACT NO 16510, 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 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 5<sup>TH</sup> DAY OF May, 1981  
ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE  
BY: *Alice A. Hare*

**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 \$ 4350.00.

DATED APRIL 17<sup>TH</sup>, 1980  
DONNA BOUER BABCOCK  
COUNTY TAX COLLECTOR  
BY: *Harold M. Larsen*  
DEPUTY

**TAX BOND**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$4,350.00 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 4-21, 1981  
DONALD D. SULLIVAN  
COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS  
BY: *Donna Bauer Babcock*

**ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING DECEMBER, 1980; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN (1) YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED JAN. 30, 1981  
ERNEST N. WEBB, R.C.E. 2676  
BY: *Ernest N. Webb*

**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 MAP.

1. A RIGHT OF WAY RESERVED TO THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO THE RIVERSIDE WATER COMPANY FOR THE CONSTRUCTION AND MAINTENANCE OF ALL WATER PIPES, DITCHES, FLUMES AND RIGHTS INCIDENTAL THERETO.
2. AN EASEMENT TO THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO HIGHLANDERS WATER COMPANY, FOR WATER PIPE LINES AND INCIDENTAL PURPOSES, AS CONTAINED IN INSTRUMENT RECORDED APRIL 3, 1957 IN BOOK 2066, PAGE 182 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

EVERETT C. ROSS  
PUBLIC UTILITIES DIRECTOR

DATED: May 6, 1981

BY: Don Campbell for E. Ross

**TRACT NO. 16510**

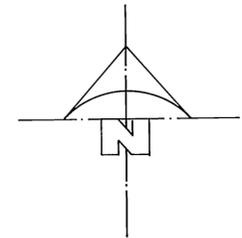
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FOR CONDOMINIUM PURPOSES

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

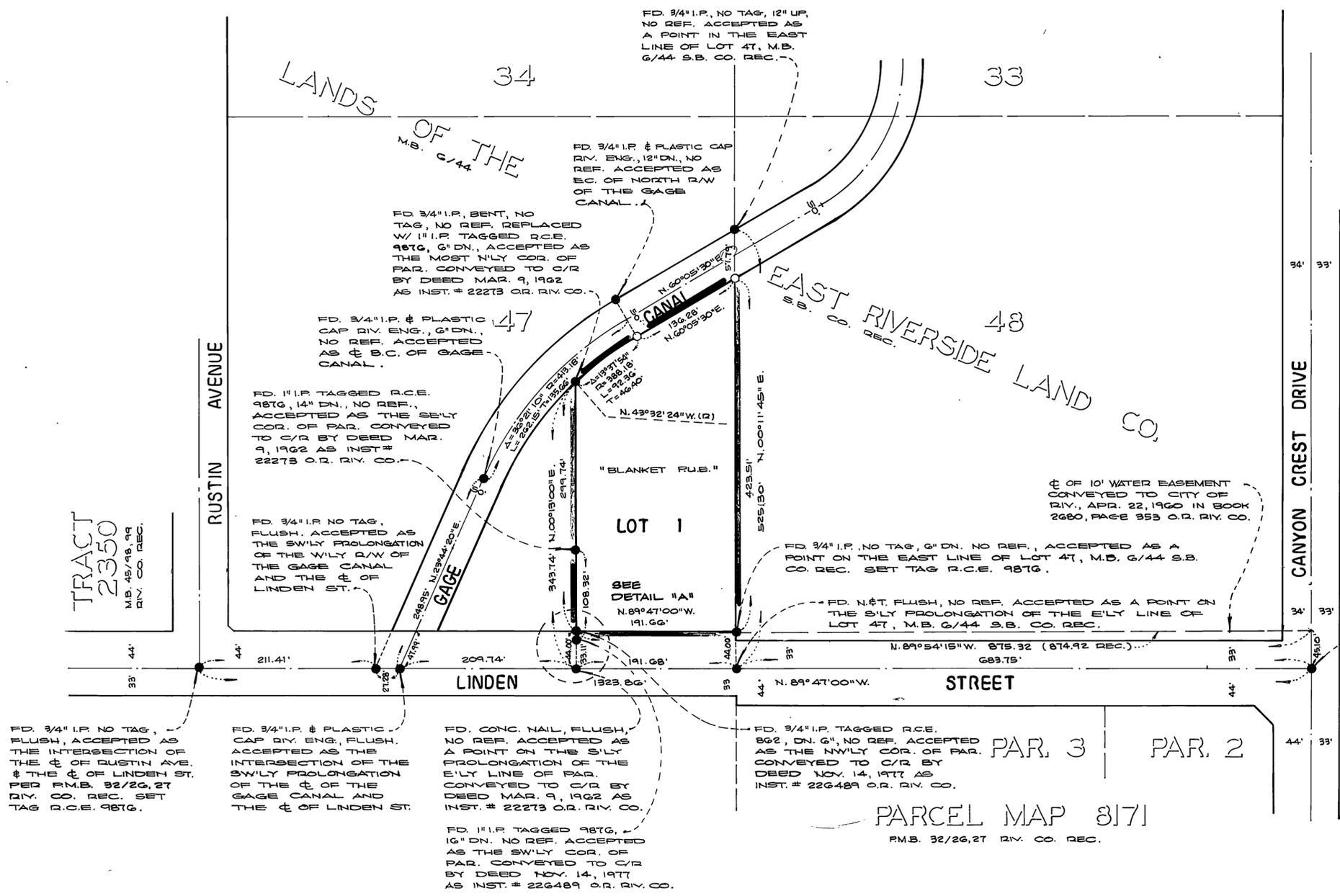
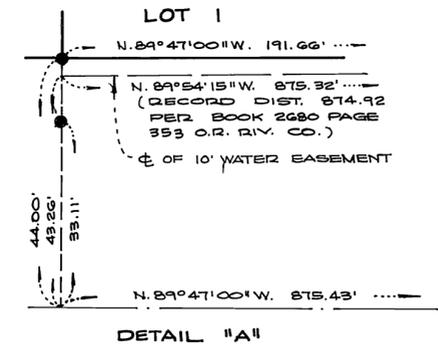
JANUARY 1981

SCALE: 1" = 100'



**ENGINEER'S NOTES**

1. BASIS OF BEARINGS IS THE CENTERLINE OF LINDEN STREET TAKEN AS N. 89°47'00"W. AS SHOWN BY PARCEL MAP ON FILE IN BOOK 32 OF PARCEL MAPS AT PAGES 26 AND 27 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● DENOTES FOUND MONUMENTS AS NOTED.
3. ○ DENOTES SET 1" IRON PIPE, TAGGED R.C.E. 987G, FLUSH.
4. THIS TRACT MAP CONTAINS 1.61 ACRES.



SET R.R. SPK., FLUSH, PER X-TIES IN CITY OF RIVERSIDE F.B. 651/30 AND R.M.B. 32/26, 27 RIV. CO. REC.

PARCEL MAP 3171  
R.M.B. 32/26, 27 RIV. CO. REC.

M.B. 119/36

M.B. 119/36