

M.B. 123/92

TRACT NO. 17488

IN THE CITY OF RIVERSIDE COUNTY OF RIVERSIDE, CALIFORNIA

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF BROOKS STREET VACATED AND OF LOTS I THROUGH 26 AND LOT A, B, C, F AND PORTION OF LOT E OF TRACT NO. 2545 FILED IN BOOK 49 PAGES 13 AND 14 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY CALIFORNIA.

SHALLER AND LOHR, INC.
COSTA MESA, CA

MAY, 1981

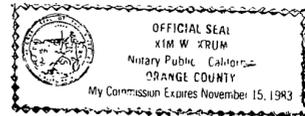
STATE OF CALIFORNIA }
COUNTY OF ORANGE } S.S.

ON THIS 28th DAY OF September, 1981 BEFORE ME Kim W. Krum
Kim W. Krum A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED ALLEN M. CONDON AND MARGOT R. CONDON KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES
November 15, 1983

WITNESS MY HAND AND OFFICIAL SEAL

Kim W. Krum
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

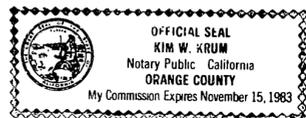
ON THIS 28th DAY OF September, 1981, BEFORE ME Kim W. Krum, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED PATRICK S. MUNN, PRESIDENT, AND WILLIAM A. KERFOOT, SECRETARY OF LAKELAND DEVELOPMENT COMPANY, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AS A GENERAL PARTNER OF ALTA EQUITIES, A GENERAL PARTNERSHIP, AND KNOWN TO ME TO BE THE OFFICERS AND THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, KNOWN TO ME TO BE A GENERAL PARTNER OF

ALTA EQUITIES, THE GENERAL PARTNERSHIP WHICH EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH GENERAL PARTNER AND ACKNOWLEDGED TO ME THAT THE PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES
November 15, 1983

WITNESS MY HAND AND OFFICIAL SEAL

Kim W. Krum
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 28th DAY OF September, 1981, BEFORE ME Kim W. Krum, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ALLEN M. CONDON, KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY OF ALLEN M. CONDON CO., INC., A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AS A GENERAL PARTNER OF ALTA EQUITIES, A GENERAL PARTNERSHIP, KNOWN TO ME TO BE THE OFFICERS AND THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, KNOWN TO ME TO BE A GENERAL PARTNER OF ALTA EQUITIES, THE GENERAL PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH GENERAL PARTNER AND ACKNOWLEDGED TO ME THAT THE PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES
November 15, 1983

WITNESS MY HAND AND OFFICIAL SEAL

Kim W. Krum
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



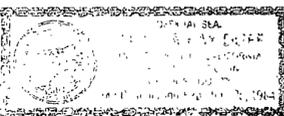
STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 8th DAY OF September, 1981, BEFORE ME, Sandra Kay Duff, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED James J. Lauritzen, KNOWN TO ME TO BE THE Vice President OF BANK OF NEWPORT, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION HEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS BENEFICIARY.

MY COMMISSION EXPIRES:

WITNESS MY HAND AND OFFICIAL SEAL:

July 25, 1984



Sandra Kay Duff
NOTARY PUBLIC IN AND FOR SAID STATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS _____ DAY OF _____, 1981, BEFORE ME _____, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE VICE PRESIDENT, AND _____, KNOWN TO ME TO BE THE SECRETARY OF AMERICAN TITLE COMPANY, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION HEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS TRUSTEE.

MY COMMISSION EXPIRES:

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC IN AND FOR SAID STATE

SIGNATURE OMISSIONS

IN ACCORDANCE WITH SECTION 66436 (c) (1) OF THE SUBDIVISION MAP ACT, OF THE STATE OF CALIFORNIA, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

1. THE CITY OF RIVERSIDE, HOLDER OF EASEMENT FOR SEWER AND STORM DRAIN PURPOSES, RECORDED SEPTEMBER 19, 1963 IN BOOK 3490, PAGE 523 ET SEQ., OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. THE CITY OF RIVERSIDE, HOLDER OF EASEMENT FOR STORM DRAINS, SEWERS AND INCIDENTAL PURPOSES OVER THE WESTERLY 36 FEET OF LOT 26 OF TRACT NO. 2545 AS SHOWN BY MAP ON FILE IN BOOK 49, PAGES 14 AND 15 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
3. THE CITY OF RIVERSIDE, HOLDER OF EASEMENT FOR STREET AND INCIDENTAL PURPOSES RECORDED FEBRUARY 6, 1970 AS INSTRUMENT NO. 12194 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
4. THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF EASEMENTS FOR UNDERGROUND COMMUNICATIONS STRUCTURES AND INCIDENTAL PURPOSES RECORDED JUNE 28, 1965 AS INSTRUMENT NO. 74353 AND JULY 22, 1969 AS INSTRUMENT NO. 74175 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
5. EASEMENTS FOR GAS LINES AND TELEPHONE LINES AS RESERVED BY DOCUMENT RECORDED SEPTEMBER 19, 1963 IN BOOK 3490, PAGE 523, ET SEQ., OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
6. THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR STORM DRAIN PURPOSES WITHIN LOT "F" OF TRACT 2545 PER MAP ON FILE IN BOOK 49, PAGES 14 AND 15 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND BY INST. NO. 155366 REC. AUG. 14, 1981 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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:

1. A RIGHT-OF-WAY RESERVED TO THE RIVERSIDE WATER COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES, DITCHES, FLUMES AND APPARATUS FOR THE PURPOSE OF IRRIGATION AND DOMESTIC USE.
2. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS SHOWN ON THE MAP OF TRACT NO. 2545, FILED IN BOOK 49, PAGES 14 AND 15 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
3. AN EASEMENT FOR PUBLIC UTILITIES, WATER LINES AND INCIDENTAL PURPOSES, AS SHOWN ON THE MAP OF TRACT NO. 2545, FILED IN BOOK 49, PAGES 14 AND 15 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
4. AN EASEMENT FOR PUBLIC UTILITY FACILITIES AND INCIDENTAL PURPOSES RECORDED MARCH 8, 1968 AS INSTRUMENT NO. 21485 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
5. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 19, 1963, IN BOOK 3490, PAGE 523 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
6. AN EASEMENT FOR WATER AND INCIDENTAL PURPOSES OVER THE WESTERLY 36 FEET OF LOT 26 OF TRACT NO. 2545 AS SHOWN BY MAP ON FILE IN BOOK 49, PAGES 14 AND 15 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
7. CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR WATERLINES WITHIN LOT "F" OF TRACT 2545 PER MAP ON FILE IN BOOK 49, PAGES 14 AND 15 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND BY INST. NO. 155366 REC. AUG. 14, 1981 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED January 26, 1982

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

BY David C. Ross

M.B. 123/92

TRACT NO. 17488

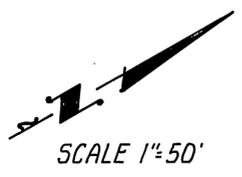
IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

FOR CONDOMINIUM PURPOSES

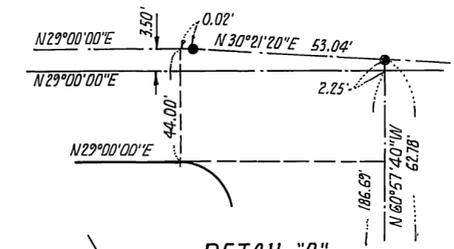
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SHALLER & LOHR, INC.
COSTA MESA, CA.

MAY, 1981

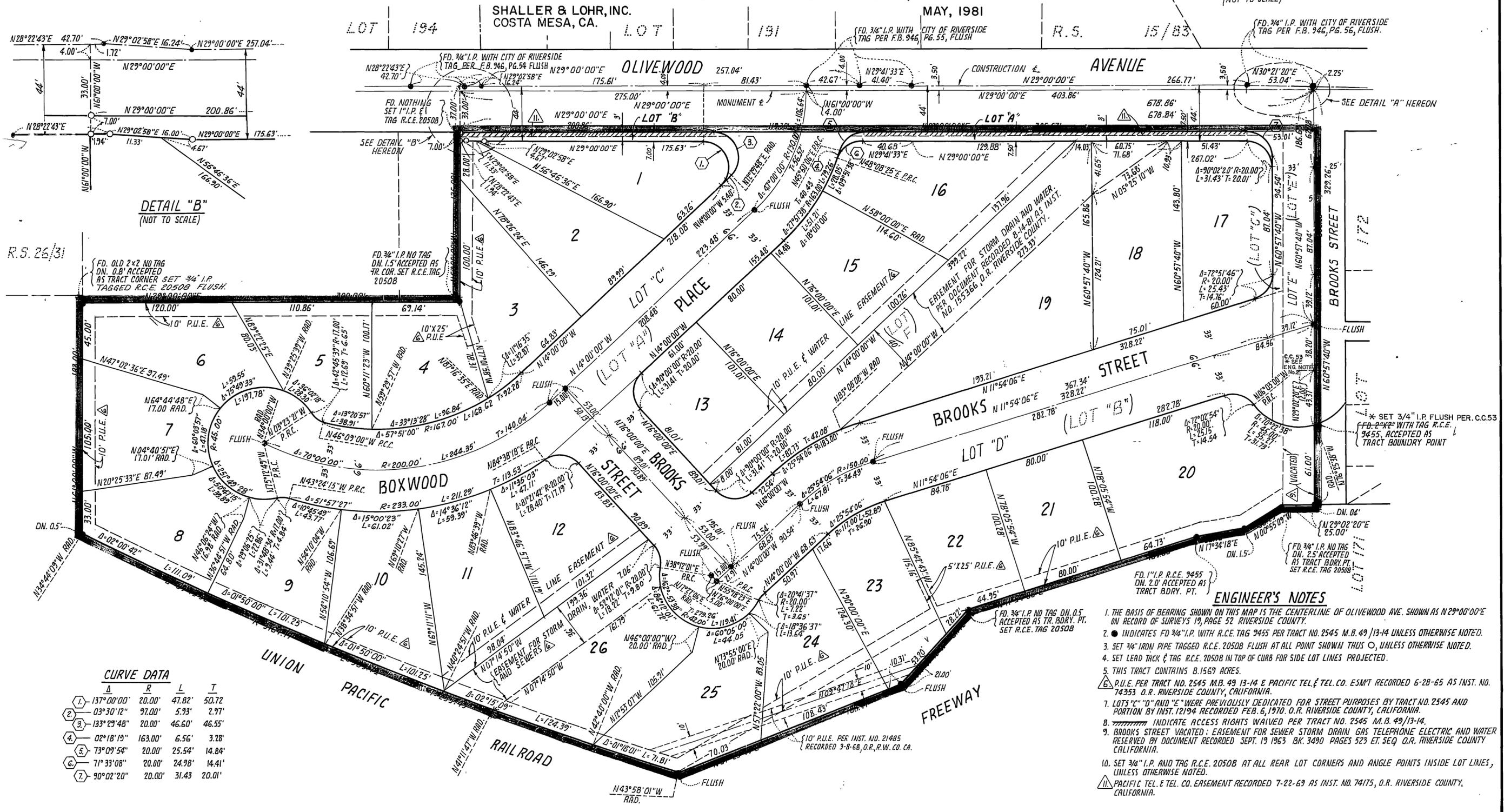


SCALE 1"=50'



DETAIL "A"
(NOT TO SCALE)

DETAIL "B"
(NOT TO SCALE)



CURVE DATA

Δ	R	L	T	
1	137°00'00"	20.00'	47.82'	50.72'
2	03°30'12"	97.00'	5.93'	2.97'
3	133°29'48"	20.00'	46.60'	46.55'
4	02°18'19"	163.00'	6.56'	3.28'
5	73°09'54"	20.00'	25.54'	14.84'
6	71°33'08"	20.00'	24.98'	14.41'
7	90°02'20"	20.00'	31.43'	20.01'

- ENGINEER'S NOTES**
1. THE BASIS OF BEARING SHOWN ON THIS MAP IS THE CENTERLINE OF OLIVEWOOD AVE. SHOWN AS N29°00'00"E ON RECORD OF SURVEYS 19, PAGE 52 RIVERSIDE COUNTY.
 2. ● INDICATES FD 3/4" I.P. WITH R.C.E. TAG 9455 PER TRACT NO. 2545 M.B. 49/13-14 UNLESS OTHERWISE NOTED.
 3. SET 3/4" IRON PIPE TAGGED R.C.E. 2050B FLUSH AT ALL POINT SHOWN THUS ○, UNLESS OTHERWISE NOTED.
 4. SET LEAD THICK & TAG R.C.E. 2050B IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
 5. THIS TRACT CONTAINS 8.1569 ACRES.
 6. P.U.E. PER TRACT NO. 2545 M.B. 49 13-14 & PACIFIC TEL. & TEL. CO. ESMT RECORDED 6-28-65 AS INST. NO. 74353 O.R. RIVERSIDE COUNTY, CALIFORNIA.
 7. LOTS "C", "D" AND "E" WERE PREVIOUSLY DEDICATED FOR STREET PURPOSES BY TRACT NO. 2545 AND PORTION BY INST. 12194 RECORDED FEB. 6, 1970, O.R. RIVERSIDE COUNTY, CALIFORNIA.
 8. // INDICATE ACCESS RIGHTS WAIVED PER TRACT NO. 2545 M.B. 49/13-14.
 9. BROOKS STREET VACATED; EASEMENT FOR SEWER STORM DRAIN GAS TELEPHONE ELECTRIC AND WATER RESERVED BY DOCUMENT RECORDED SEPT. 19 1963 BK. 3490 PAGES 523 ET SEQ. O.R. RIVERSIDE COUNTY CALIFORNIA.
 10. SET 3/4" I.P. AND TAG R.C.E. 2050B AT ALL REAR LOT CORNERS AND ANGLE POINTS INSIDE LOT LINES, UNLESS OTHERWISE NOTED.
 11. PACIFIC TEL. & TEL. CO. EASEMENT RECORDED 7-22-69 AS INST. NO. 74175, O.R. RIVERSIDE COUNTY, CALIFORNIA.