

SIGNATURE OMISSIONS

IN ACCORDANCE WITH SECTION 66436 C(1) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE SAID EASEMENTS CANNOT RIPEN INTO FEE.

1. A RIGHT OF WAY RESERVED TO GAGE CANAL COMPANY, ITS SUCCESSOR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSE OF IRRIGATION AND DOMESTIC USE; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.
2. AN EASEMENT OVER SAID LAND FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF JOHN B. BERGIN, ETAL, IN INSTRUMENT REC'D. FEB. 9, 1954 IN BOOK 1553, PAGE 59 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR STEEL PRESSURE LINES.

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 HEREBY DEDICATE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A", "B", "C" AND "D"; WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF SEWER FACILITIES THE AREA DESIGNATED AS 16' SEWER EASEMENT AND FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES THE AREA DESIGNATED AS 12' STORM DRAIN EASEMENT; WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES THE AREA DESIGNATED AS 20' WATER EASEMENT.

ERNEST J. BOUCHER AND ANNABELLE M. BOUCHER, HUSBAND AND WIFE AS COMMUNITY PROPERTY
Ernest J. Boucher Annabelle M. Boucher

FIRST AMERICAN TITLE INSURANCE COMPANY, AS TRUSTEE, BY DEED OF TRUST REC'D. SEPT. 12, 1980 AS INSTR. NO. 167944, O.R. RIV. CO.

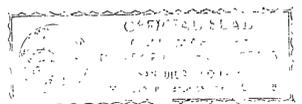
Robert C. Wales Hal Thomas
VICE PRES. ASST. SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss.
COUNTY OF RIVERSIDE }

ON THIS 24th DAY OF March, 1984, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ERNEST J. BOUCHER AND ANNABELLE M. BOUCHER, HUSBAND AND WIFE AS COMMUNITY PROPERTY, PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS DESCRIBED IN, AND WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES FEB 6 1987



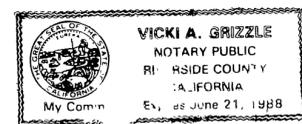
WITNESS MY HAND AND OFFICIAL SEAL
Ernest J. Boucher
NOTARY PUBLIC IN AND FOR SAID STATE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss.
COUNTY OF RIVERSIDE }

ON THIS 7th DAY OF July, 1984, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Robert C. Wales AND Hal Thomas, PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT AND ASST. SECRETARY OF FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 6-21-88



WITNESS MY HAND AND OFFICIAL SEAL
Vicki A. Grizzle
NOTARY PUBLIC IN AND FOR SAID STATE

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 10931

BEING A SUBDIVISION OF A PORTION OF LOT 9 OF OSBORNE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 12 OF MAPS AT PAGES 39-41, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 11, T.3S., R.5W., S.B.M.

JULY, 1982

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

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. 10931, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON OCTOBER 18, 1979, 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: August 10, 1984 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 August 9, 1984 FRED KRAY
DIRECTOR OF PUBLIC UTILITIES

BY: Fred Kray

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 Aug. 7, 1984 H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 2ND DAY OF MARCH, 1984, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17053: BY: JOHN R. BYERLY, INC.

WITNESS MY HAND AND OFFICIAL SEAL
Kirti A. Byerly
NOTARY PUBLIC IN AND FOR SAID STATE

FILED
ON Aug 23, 1984

AT 1:00, P.M.

WILLIAM E. CONERLY
COUNTY RECORDER

BY: Sarita Ragan

FEE \$ 8.00

NO. 185079

BOOK 144 PAGES 23+24

FILED BY CITY CLERK

SUB'DN G'TEE: FIRST AMERICAN
TITLE INSURANCE COMPANY

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. 10931, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT "C" AND LOT "D" WHICH ARE ACCEPTED AS "1' BARRIER STRIPS" TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "A" AND LOT "B", 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 21ST DAY OF August, 1984



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 \$ 14,600.00.

DATED August 9, 1984 R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Maná R. Torres
DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 11,600.00 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 8/22, 1984 GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: R. D. Olvera

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 JULY, 1982; 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 DEC. 21, 1983 A. HUBERT WEBB, R.C.E. 11842

BY: A. Hubert Webb

copy

M.B. 144/23

M.B. 144/23

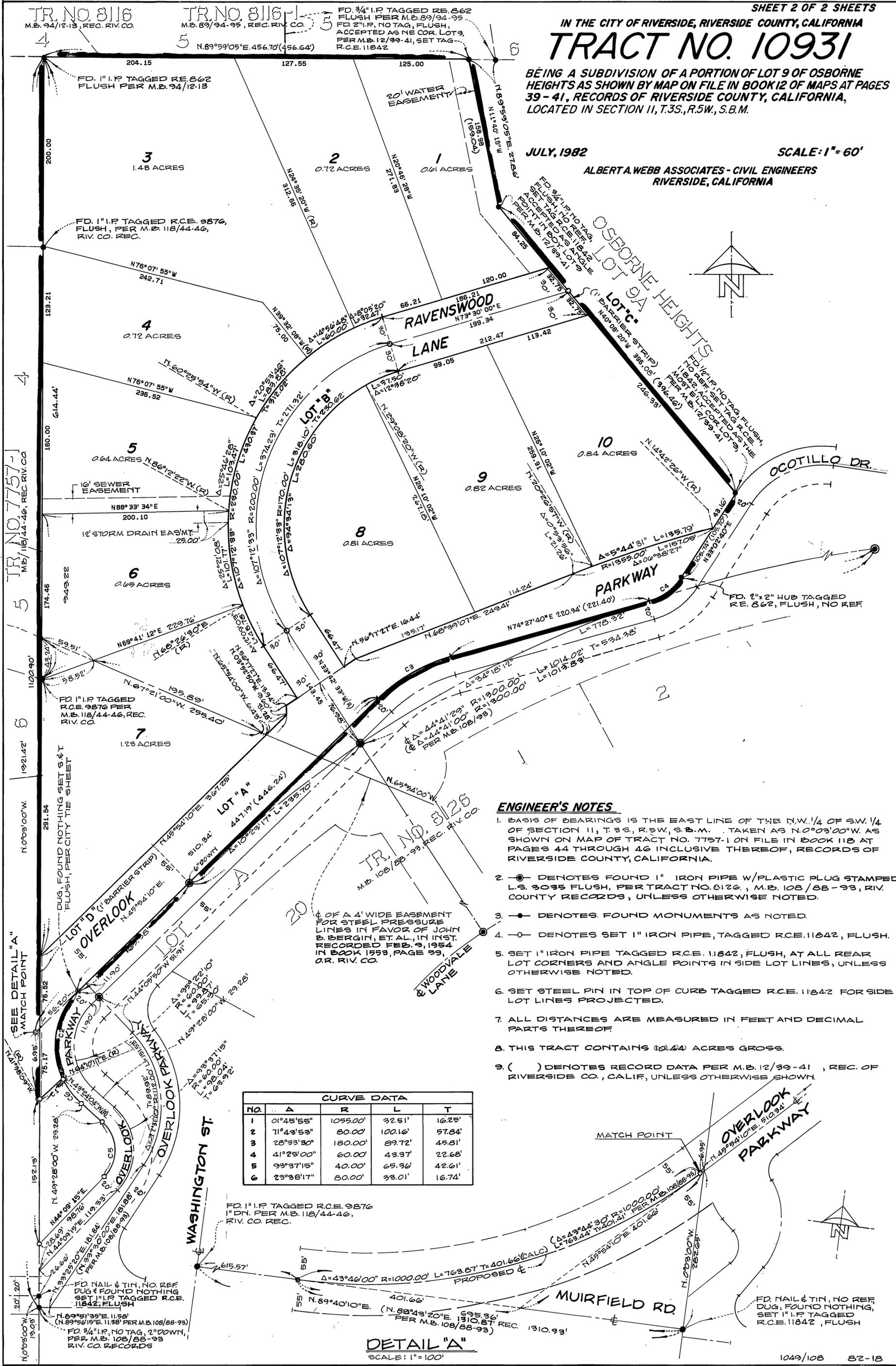
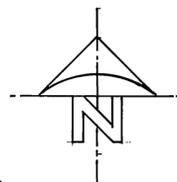
TRACT NO. 10931

BEING A SUBDIVISION OF A PORTION OF LOT 9 OF OSBORNE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 12 OF MAPS AT PAGES 39-41, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 11, T.3S., R.5W., S.B.M.

JULY, 1982

SCALE: 1" = 60'

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA



ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE EAST LINE OF THE N.W. 1/4 OF SW. 1/4 OF SECTION 11, T. 3 S., R. 5 W., S. B. M. TAKEN AS N. 0° 03' 00" W. AS SHOWN ON MAP OF TRACT NO. 7757-1 ON FILE IN BOOK 118 AT PAGES 44 THROUGH 46 INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. (●) DENOTES FOUND 1" IRON PIPE W/PLASTIC PLUG STAMPED L.S. 3035 FLUSH, PER TRACT NO. 8126, M.B. 108/88-93, RIV. COUNTY RECORDS, UNLESS OTHERWISE NOTED.
3. (●) DENOTES FOUND MONUMENTS AS NOTED.
4. (○) DENOTES SET 1" IRON PIPE, TAGGED R.C.E. 11842, FLUSH.
5. SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
6. SET STEEL PIN IN TOP OF CURB TAGGED R.C.E. 11842 FOR SIDE LOT LINES PROJECTED.
7. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
8. THIS TRACT CONTAINS 10.44 ACRES GROSS.
9. () DENOTES RECORD DATA PER M.B. 12/39-41, REC. OF RIVERSIDE CO., CALIF., UNLESS OTHERWISE SHOWN.

CURVE DATA			
NO.	Δ	R	T
1	0°45'55"	1055.00'	32.51'
2	71°43'53"	80.00'	57.84'
3	28°33'30"	180.00'	89.72'
4	41°25'00"	60.00'	43.37'
5	93°37'15"	40.00'	65.36'
6	23°38'17"	80.00'	33.01'

DETAIL "A"
SCALE: 1" = 100'