

CITY COPY

145/45

TRACT NO. 19839

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6 AND A PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 7 BOTH IN T.39, R.4W. AND A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SEC. 12, T. 39, R. 5W., S. 12.M.

OWNER'S CERTIFICATE

We hereby certify that we are the owners of or have some right, title, or interest in the land included within the land subdivided as shown on the annexed map; 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 Subdivision Map as shown within the distinctive border. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY FACILITIES, LOTS "A", "B" AND "C"; FURTHER, WE THE UNDERSIGNED OWNERS AND OUR SUCCESSORS AND ASSIGNS HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR ACCESS RIGHTS APPURTENANT TO LOTS 1, 2, 4, 7, 8, 11 AND 12 ON OVER AND ACROSS ALESSANDRO BLVD. ADJOINING SAID LOTS. WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES AND WATERLINE FACILITIES, EASEMENTS DESIGNATED AS "6' WATERLINE EASEMENT & P.U.E." AND "BLANKET WATERLINE ESMNT. & P.U.E." WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "5' P.U.E." AND "5' x 25' P.U.E."

SHELburnE DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION

Allen W. Parrin, President
ALLEN W. PARRIN, PRESIDENT

FIRST SERVICE MORTGAGE CORPORATION, AN ARIZONA CORPORATION
BENEFICIARY OF DEED OF TRUST, RECORDED SEPTEMBER 28, 1984
AS INSTRUMENT NUMBER 210963, O.R. RIVERSIDE COUNTY, CALIF.

Michael A. Daley, Asst. V.P.

CITY ENGINEER'S CERTIFICATE

— WINCHESTER ASSOCIATES — JUNE, 1984
SUNNYMEAD, CALIF.

I hereby certify that I have examined the within map; that the subdivision as shown hereon is substantially the same as it appeared on the tentative map of Tract 19839 which was approved by the Riverside City Planning Commission on JAN. 5, 1984 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 Department of Public Works and that the same have been checked and approved; and that all improvements have been completed in accordance 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.

Date 10/2/84
ROBERT C. WALES, R.C.E. 18793
City Engineer
By: Robert 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 utilities 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 10-2-84
FRED KRAY
Director of Public Utilities
By: Thomas K. Clark

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 8/22/84
H.E. BREWER
City Treasurer
By: W.R. Hansen

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

On this 5th day of October, 1984, before me, Donna M. Dixon, a Notary Public in and for said State, personally appeared Michael A. Daley (personally known to me) (proved to me on the basis of satisfactory evidence) ~~to be the President, and~~ ~~(personally known to me)~~ (proved to me on the basis of satisfactory evidence) ~~to be the Vice President~~ OF FIRST SERVICE MORTGAGE ~~corp.~~ Corporation, 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 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
Donna M. Dixon
Notary Public in and for said State
My commission expires 5-15-87

RECORDER'S CERTIFICATE

Filed this 10th day of Oct. 1984, at 1:45 PM in Book 145 of Maps at Pages 45446 at the request of the

CITY CLERK
Fee: \$ 800
No. 219119
WILLIAM E. CONERY, County Recorder
By: Santa Rogan, Deputy

FIRST AMERICAN TITLE INS. Co.
Subdivision Guarantee

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 19839 and the streets and easements are hereby accepted as public streets and 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 2nd day of October, 1984.



ALICE A. HARE
City Clerk of the City of Riverside, California

By: Karen E. Oakley
Asst. CITY CLERK

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ 3,900.00 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 10/9/84
GERALD A. MALONEY
Clerk of the Board of Supervisors

By: R. R. Olson
DEPUTY

TAX COLLECTOR CERTIFICATE

I hereby certify 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 yet payable, which are estimated to be \$ 3,900.00

Dated August 22, 1984
R. WAYNE WATTS
County Tax Collector

By: Maria R. T. Arnes

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of TWO (2) sheets correctly represents a survey made under my supervision during JANUARY, 1984 and that all monuments shown thereon actually exist and their positions are correctly shown or will be in place within one year from the recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Dated 7-6-84
David J. Slawson
DAVID SLAWSON L.S. #4724

SOIL REPORT

A preliminary soil report was prepared on the 27th day of JUNE, 1980, as required by the Health and Safety Code of California, Section 17953 by JOHN R. BYERLY, INC., CONSULTING SOIL AND FOUNDATION ENGINEERS

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS.
LOS ANGELES

On this 14th day of AUGUST, 1984, before me, THE UNDERSIGNED a Notary Public in and for said County and State, personally appeared HENRY R. BOUCHER and VIRGINIA C. BOUCHER, known to me to be the persons whose names are subscribed to within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.
My commission expires on 2-25-85
Edna Blauett
Notary Public in and for said Los Angeles County and State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

On this 5th day of October, 1984, before me, Vickie Tharp, a Notary Public in and for said State, personally appeared Allen W. Parrin (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President of SHELburnE DEVELOPMENT CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSON 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
Vickie Tharp
Notary Public in and for said State
My commission expires 4-6-88

M.B. 145/45

M.B. 145/45

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 19839

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6 AND A PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 7 BOTH IN T.39, R. 4 W., AND A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SEC. 12, T.39, R. 5 W., S.B.M.

WINCHESTER ASSOCIATES, JUNE, 1984



SCALE: 1"=40'

AN EASEMENT FOR STREET PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE A MUNICIPAL CORP., PER INSTR. NO. 121271, O.R. RIVERSIDE COUNTY, CALIFORNIA

TRACT 15474-1 M.B. 124/5-7

SUNNYMEAD, CALIFORNIA

VISTA DRIVE

DETAIL "A"

SURVEYOR'S NOTES

BASIS OF BEARINGS IS THE N'LY. LINE OF SEC. 7, T.39, R.4 W., S.B.M. PER M.B. 40/61 BEING N. 89°26'00"E.

- INDICATES SET 1" I.P., FLUSH, W/ PLASTIC PLUG STAMPED L.S. 4724.
- INDICATES FOUND MONUMENT AS NOTED.

INDICATES VEHICULAR ACCESS RIGHTS RESTRICTED THIS TRACT CONTAINS 5.148 ACRES GROSS

NAIL AND TAG STAMPED L.S. 4724 SET IN CURB AT ALL FRONT LOT CORNERS, E.C.'S & B.C.'S OF PROP. LINES. 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 4724 SET FLUSH @ ALL REAR LOT CORNERS.

() INDICATES RECORD DATA PER R.S. 50/12 UNLESS OTHERWISE NOTED.

SIGNATURE OMISSIONS

IN ACCORDANCE WITH SECTION 66496 (C) (1) OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO A FEE:

- 1) AN EASEMENT FOR STREET PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE PER INSTR. NO. 121271, REC. 6-17-83, O.R. RIV. CO., CA.
- 2) AN EASEMENT FOR SEWER PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE PER INSTR. NO. 190173, REC. 9-16-83 O.R. RIV. CO., CA.
- 3) AN EASEMENT FOR SLOPE PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE PER INSTR. NO. 89280, REC. 8-2-86, O.R. RIV. CO., CA.

UTILITIES EASEMENT

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENT HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP:

RIVERSIDE WATER CO., FOR A RIGHT-OF-WAY FOR THE CONGT. & MAINTENANCE OF ALL NECESSARY APPARATUS FOR THE PURPOSE OF IRRIGATION AND DOMESTIC USE, SAID RIGHT-OF-WAY CANNOT BE LOCATED FROM THE RECORDS.

DATED: 10-2-84

BY: *Fred Kray*
FRED KRAY
DIRECTOR OF PUBLIC UTILITIES

S'LY. LINE OF N'LY. 50 AC. OF W 1/2 W 1/2, SEC. 7, PER R.S. 50/12

50. LINE OF LAND CONVEYED IN DEED RECORDED IN INSTR. # 52144, DATED 6-6-62

Fd. 3/4" I.P. Tagged R.C.E. 9455, UP. 0.2' PER R.S. 50/12

2" x 9" W. Cor. Par. 1, R.S. 50/12

E'LY. LINE OF LAND CONVEYED IN DEED PER INSTR. # 52144, DATED 6-6-62

Fd. 3/4" I.P. UP 0.1' TAGGED L.S. 5001, NO REC. FOR PROP. COR.

Fd. 1/4" I.P. Tagged R.C.E. 9876, FLUSH PER R.S. 48/40

CURVE DATA

NO.	RADIUS	DELTA	TANGENT	LENGTH
(A)	15.00'	243°30'	-	63.74'
(B)	18.41'	31°45'00"	5.24'	10.20'
(C)	10.00'	90°00'00"	10.00'	15.71'
(D)	15.00'	31°45'00"	4.27'	8.31'
(E)	15.00'	90°00'00"	15.00'	23.56'
(F)	10.00'	180°00'00"	-	31.42'
(G)	78.00'	8°26'23"	-	11.49'
(H)	78.00'	49°54'00"	-	67.93'
(I)	110.00'	10°24'30"	-	19.98'
(J)	65.14'	10°54'48"	-	12.41'
(K)	10.00'	80°01'58"	-	18.92'
(L)	10.00'	0°00'00"	-	16.77'
(M)	10.00'	108°53'18"	13.99'	19.00'
(N)	45.14'	29°06'01"	-	22.93'
(O)	55.14'	29°54'00"	-	28.77'
(P)	65.14'	29°31'28"	-	33.57'
(R)	300.00'	07°07'06"	-	37.27'

M.B. 145/46

M.B. 145/46

145/46

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