

FILED ON FEB 8, 1985

AT 1:45 P.M. WILLIAM E. CONERLY COUNTY RECORDER BY: Sarita Rogan FEE \$10.00 NO 27163 FILED BY CITY CLERK SUB'DN G'TEE FIRST AMERICAN TITLE INSURANCE

SIGNATURE OMISSIONS

- FURTHER TO SECTION 66436(C) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED: 1. AN EASEMENT IN FAVOR OF CITY OF RIVERSIDE, IN INSTRUMENT REC'D. JULY 27, 1962, AS INSTR. NO. 70784, O.R. RIV. CO., CA. EASEMENT FOR SEWER LINES. 2. AN EASEMENT IN FAVOR OF CITY OF RIVERSIDE IN INSTRUMENT REC'D. MAY 13, 1966, AS INSTR. NO. 50671, O.R. RIV. CO., CA. EASEMENT FOR DISPOSAL OF EXCESS EARTHEN MATERIALS. 3. AN EASEMENT IN FAVOR OF CITY OF RIVERSIDE IN INSTRUMENT REC'D. MAY 13, 1966, AS INSTR. NO. 50672, O.R. RIV. CO., CA. EASEMENT FOR SLOPES. 4. AN EASEMENT IN FAVOR OF CITY OF RIVERSIDE IN INSTRUMENT REC'D. DEC. 27, 1966, AS INSTR. NO. 120162, O.R. RIV. CO., CA. EASEMENT FOR DRAINAGE USES AND STRUCTURES. 5. AN EASEMENT IN FAVOR OF CITY OF RIVERSIDE IN INSTRUMENT REC'D. JANUARY 31, 1969, AS INSTR. NO. 10381, O.R. RIV. CO., CA. EASEMENT FOR SLOPES. 6. AN EASEMENT IN FAVOR OF CITY OF RIVERSIDE IN INSTRUMENT REC'D. JANUARY 31, 1969, AS INSTR. NO. 10382, O.R. RIV. CO., CA. EASEMENT FOR DRAINAGE. 7. EASEMENTS IN FAVOR OF CITY OF RIVERSIDE IN INSTRUMENTS REC'D. FEB. 24, 1984, AS INSTRUMENTS NOS. 38247, 38248 AND 38249, O.R. RIV. CO. EASEMENTS FOR STORM DRAINS.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA TRACT NO. 18834 BEING A SUBDIVISION OF A PORTION OF LOT 5 OF MARTIN AND ORMAND TRACT PER M.B. 6/84, RIVERSIDE COUNTY RECORDS AND A PORTION OF THE NW 1/4 OF SECTION 31, T.2S., R.4W., S.B.B. & M.

JUNE, 1983

FOR CONDOMINIUM PURPOSES ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE CALIFORNIA

UTILITY EASEMENT CERTIFICATE

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

- 1. A RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER COMPANY, AND ITS ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.

DATED Jan 27, 1985

FRED KRAY DIRECTOR OF PUBLIC UTILITIES

BY: Fred Kray

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF THREE (3) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 18834, 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 5TH DAY OF February 1985.



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 \$.

DATED Jan 21, 1985

R. WAYNE WATTS COUNTY TAX COLLECTOR

BY: Maná R. Torres DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 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 _____, 1985

GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS

BY: _____

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF THREE (3) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING OCTOBER, 1974; 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 July 12, 1983

BY: A. Hubert Webb A. HUBERT WEBB R.C.E. 11842

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 WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOT "A"; WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "BLANKET R.U.E."

BROWN DEVELOPMENT CORP, A CALIFORNIA CORPORATION Richard T. Brown PRES. He. A. Lind SEC.

HERMES FINANCIAL CORPORATION, A CALIFORNIA CORPORATION AND TRUSTEE, A DEED OF TRUST RE: 12-28-84 25 INST 16. 275435

Wm. W. Graham VICE PRES. Lorraine T. Higgins ASSISTANT SEC.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S. COUNTY OF ORANGE

ON THIS 24 DAY OF October 1983, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Richard T. Brown and Lee Wiley 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 THE PRESIDENT AND THE SECRETARY OF BROWN DEVELOPMENT CORP, 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 ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES WITNESS MY HAND AND OFFICIAL SEAL

September 17, 1984 Maday T. Brown NOTARY PUBLIC IN AND FOR SAID STATE

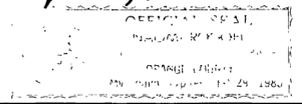
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S. COUNTY OF ORANGE

ON THIS 28 DAY OF December 1984, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Wm. A. GRAHAM AND LORRAINE T. HIGGINS 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 ASSISTANT SECRETARY OF HERMES FINANCIAL CORPORATION, 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 ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES WITNESS MY HAND AND OFFICIAL SEAL

Apr. 29, 1985 Naomi Rogoff NOTARY PUBLIC IN AND FOR SAID STATE



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. 18834, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON DECEMBER 23, 1982, 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: Jan 29th, 1985

ROBERT C. WALES, R.C.E. 18793 DIRECTOR OF PUBLIC WORKS

BY: 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 Jan 22, 1985

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 Oct. 24, 1983

H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 30TH DAY OF DEC., 1982, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY C.H.J. MATERIAL LABORATORY, INC.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA.

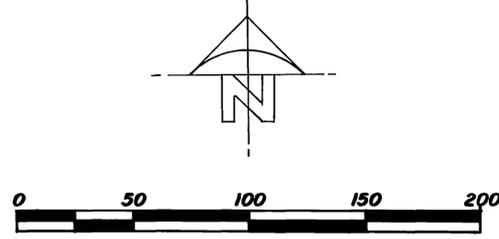
TRACT NO. 18834

BEING A SUBDIVISION OF A PORTION OF LOT 5 OF MARTIN AND ORMAND TRACT PER M.B. 6/84, RIVERSIDE COUNTY RECORDS AND A PORTION OF THE N.W. 1/4 OF SECTION 31, T.2S., R.4W., S.B.B. & M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA
JUNE, 1983

SCALE: 1" = 50'

FOR CONDOMINIUM PURPOSES

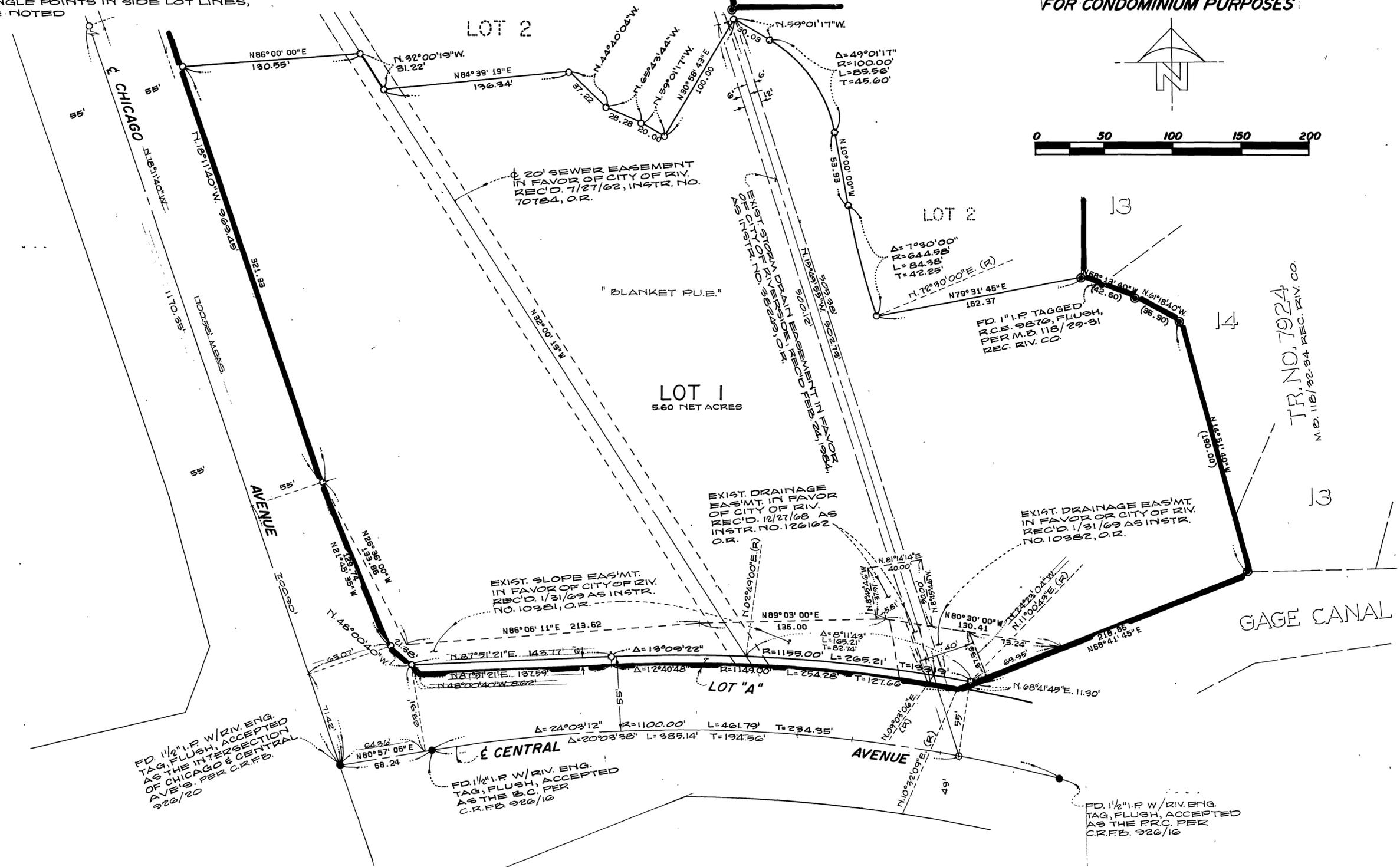


ENGINEER'S NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF CHICAGO AVENUE PER RECORD OF SURVEY. TAKE AS N. 18° 11' 40" W. PER R.S. 36/39 & 40. RECORDS OF RIVERSIDE COUNTY CALIFORNIA.
2. —●— INDICATES MONUMENTS FOUND AS NOTED.
3. —○— INDICATES FD. 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, PER M.B. 118/92-34 AND M.B. 93/88-93 RIV. CO. REC.
4. —○— INDICATES SET 1" IRON PIPE TAGGED R.C.E. 11842 FLUSH AT ALL POINTS.
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 TAGGED R.C.E. 11842 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
7. THIS TRACT CONTAINS 12.45 NET ACRES
8. () INDICATES RECORD & MEASURE PER TR. NO. 7924-1 AS FILED IN M.B. 93/88-93, REC. RIV. CO., UNLESS OTHERWISE NOTED.

SEE SHEET NO. 3

TR. NO. 8435
M.B. 118/29-31 REC. RIV. CO.



M.B. 147/99

M.B. 147/99

City Copy

147
100

SHEET 3 OF 3 SHEETS

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA.

TRACT NO. 18834

BEING A SUBDIVISION OF A PORTION OF LOT 5 OF MARTIN AND ORMAND TRACT PER M.B. 6/84, RIVERSIDE COUNTY RECORDS AND A PORTION OF THE N.W. 1/4 OF SECTION 31, T.2S., R.4W., S.B.B. & M.

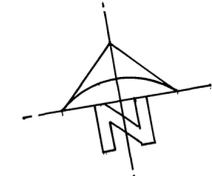
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS

RIVERSIDE CALIFORNIA

JUNE, 1983

SCALE: 1" = 50'

FOR CONDOMINIUM PURPOSES



POR. GOV'T. LOT NO. 2

LOT 2
6.85 NET ACRES
"BLANKET R.U.E."

FRACTIONAL N 1/2 SEC. 31

LOT 1
SEE SHEET NO. 2

FD. 2" I.P. TAGGED R.C.E. 862, DN. 2", ACCEPTED AS BEING ON THE C. OF CHICAGO AVE.

EXIST. STORM DRAIN EASEMENT IN FAVOR OF CITY OF RIVERSIDE, REC'D. FEB. 24, 1984, AS INSTR. NO. 38247, O.R.

FD. 1" I.P. TAGGED R.C.E. 9876, FLUSH, PER M.B. 118/29-31, REC. RIV. CO.

EXIST. SLOPE EAS' MT. IN FAVOR OF CITY OF RIV. REC'D. 5/13/66 AS INSTR. NO. 50671, O.R.

EXIST. SLOPE EAS' MT. IN FAVOR OF CITY OF RIV. REC'D. 5/13/66 AS INSTR. NO. 50672, O.R.

20' SEWER EASEMENT IN FAVOR OF THE CITY OF RIV. REC'D. 7/27/62 AS INSTR. NO. 70784 O.R.

FD. 3/4" I.P. TAGGED R.C.E. 9876, UP 2", PER M.B. 98/88-98 & M.B. 118/29-31 REC. RIV. CO.

ENGINEER'S NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE CHICAGO AVENUE PER RECORD OF SURVEY, TAKEN AS N. 16° 11' 40" W. PER R.S. 36/39 & 40, RECORD OF RIVERSIDE COUNTY, CALIF.
2. ● INDICATES MONUMENTS FOUND AS NOTED.
3. ○ INDICATES FD. 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, PER M.B. 118/32-34 AND M.B. 93/88-93 RIV. CO. REC.
4. ○ INDICATES SET 1" IRON PIPE TAGGED R.C.E. 11842 FLUSH, AT ALL POINTS.
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 TAGGED R.C.E. 11842 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
7. THIS TRACT CONTAINS 12.45 NET ACRES.
8. () INDICATES RECORD & MEASURE PER TR. NO. 7924-1 AS FILED IN M.B. 98/88-99, REC. RIV. CO., UNLESS OTHERWISE NOTED.

FD. 3/4" I.P. TAGGED R.E. 862, DN. 12" ACCEPTED AS THE N.W. COR. LOT 5, PER M.B. 6/84

M.B. 147/100

M.B. 147/100