

TRACT 1991

BEING A SUBDIVISION OF A PORTION OF THE S.W. ONE QUARTER OF SECTION 34 AND THE S.E. ONE QUARTER OF SECTION 33, T.2S.,R.6W., AND A PORTION OF THE N.W. ONE QUARTER OF SECTION 3 AND THE N.E. ONE QUARTER OF SECTION 4, T.3S.,R.6W., ALL AS SHOWN ON MAP OF RANCHO LA SIERRA BY MAP ON FILE IN BOOK 6, OF MAPS AT PAGE 70 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO ALL OF TRACT 10980 AS SHOWN BY MAP ON FILE IN BOOK 138 MAPS AT PAGES 8 AND 9 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

JULY 1984

J. F. DAVIDSON ASSOCIATES
Riverside, California

RECORDER'S CERTIFICATE

Filed this 22nd day of April 1985, at 2:30 P.M. in Book 149 of Maps at Pages 77-82 at the request of the CITY CLERK. Fee: \$1600 No. 84060 WILLIAM E. CONERLY County Recorder By: Barita Logan, Deputy TICOR TITLE INSURANCE CO Subdivision Guarantee

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 line. We hereby dedicate to public use for street and public utility purposes, Lots "A" through "G" inclusive; and further the undersigned owners our successors and assigns, in interest hereby release and relinquish to the City of Riverside, a municipal corporation, all vehicular, and pedestrian access rights appurtenant to Lots 32, 33, 36, 50, 65, 66, and 83 as shown on the annexed map, on, over, and across Arlington Ave. and La Sierra Ave. adjoining said Lots, as shown on the annexed map. We hereby dedicate for construction and maintenance of sewer and storm drain facilities, the easements designated as "20' SEWER AND STORM DRAIN EASEMENT" and "SEWER, WATER & STORM DRAIN EASEMENT" We also hereby dedicate for construction and maintenance of storm drain facilities the easements designated as "STORM DRAIN EASEMENT" And we hereby dedicate for construction and maintenance of electrical public utility facilities, the easements designated as "5'x35' PUE" and "5'x50' PUE".

KAUFMAN and BROAD OF SOUTHERN CALIFORNIA, INC.
A CALIFORNIA CORPORATION

Calvin B. Morstein
CALVIN B. MORSTEIN, Vice President

Ken Glandt
KEN GLANDT, Asst. Secretary

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of SIX (6) sheets be, and the same is hereby accepted as the final map of Tract 1991 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 16th day of April, 1985.



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

By: Alice A. Hare

CITY ENGINEER'S CERTIFICATE

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 1991 which was approved by the Riverside City Planning Commission on MAY 8, 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.

Dated APRIL 15, 1984

ROBERT C. WALES, R.C.E. 18793
City Engineer

By: William D. Gardner
DEPUTY R.C.E. 11405

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 March 29, 1985

Fred Kray
Director of Public Utilities

By: Fred Kray

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 Jan. 14, 1985

H. E. BREWER
City Treasurer

By: H.E. Brewer

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of SIX (6) sheets correctly represents a survey made under my supervision during MAY, 1982 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 11-6-84

James F. Davidson, Jr.
James F. Davidson, Jr. L.S. 3018

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Los Angeles SS

On this 2nd day of January, 1985, before me, Diane M. Ponder, a Notary Public in and for said State, personally appeared Calvin B. Morstein (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Vice President, and Ken Glandt (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst. Secretary of KAUFMAN AND BROAD OF SO. CALIFORNIA 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 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.

My commission expires July 14, 1987 Witness my hand and official seal.



Diane M. Ponder
Notary Public in and for said State

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ 7,300.00 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 April 18, 1985

GERALD A. MALONEY
Clerk of the Board of Supervisors

By: R. D. Clonan
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 \$ 7,300.00.

Dated March 25, 1985
Resigned
January 4, 1985

R. WAYNE WATTS
County Tax Collector

By: Maná R. Torres

SOILS REPORTS

PRELIMINARY SOIL REPORTS WERE PREPARED BY PACIFIC FOUNDATION ENGINEERS, INC. ON THE 29TH DAY OF MARCH, 1977 AND RICHARD MILLS ASSOCIATES, INC. ON THE 22ND DAY OF DECEMBER 1983 AS REQUIRED BY THE HEALTH AND SAFETY CODE SECTION 17953.

TRACT 19991

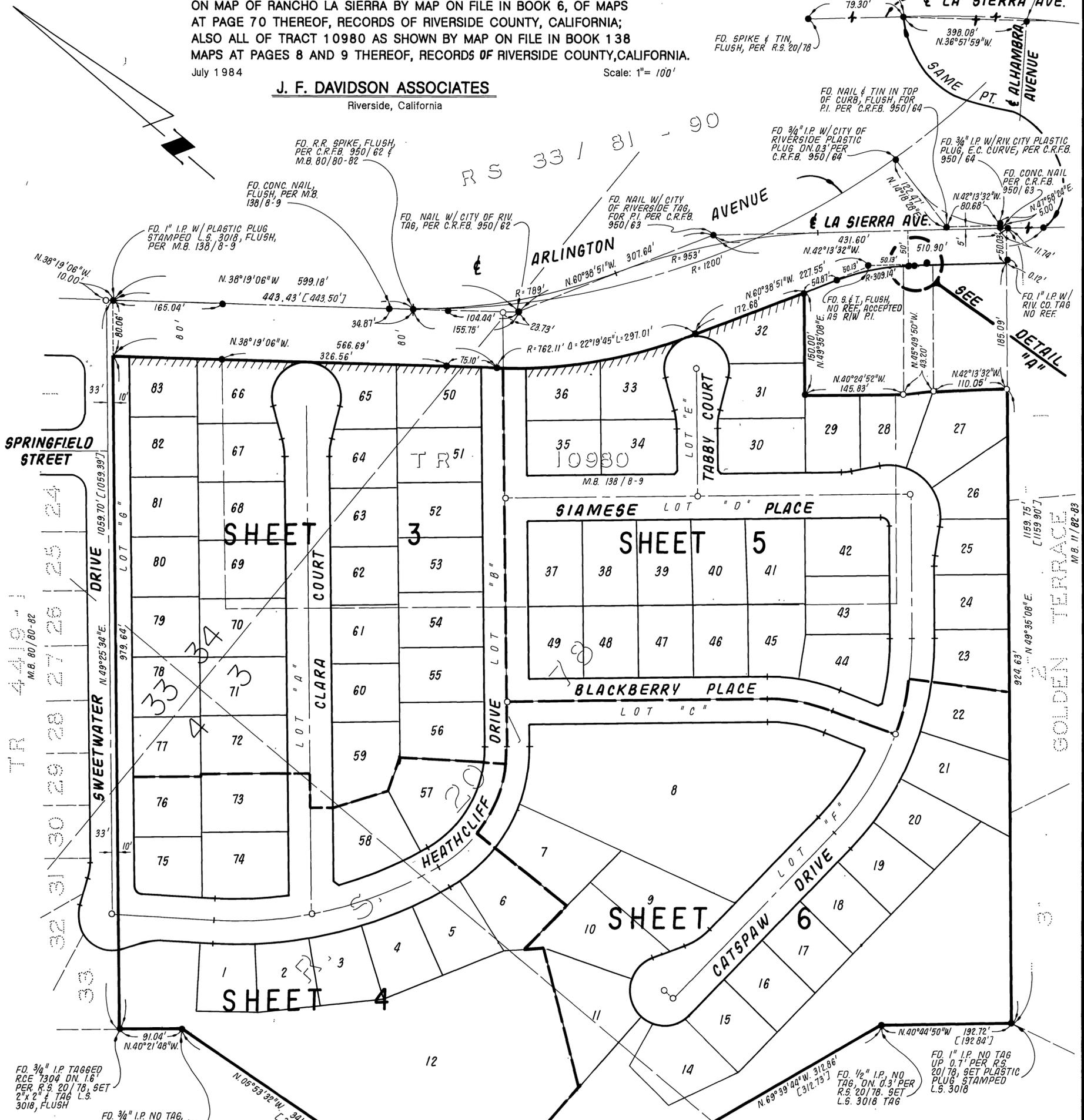
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July 1984

J. F. DAVIDSON ASSOCIATES
Riverside, California

Scale: 1" = 100'

CITY COPY



SPRINGFIELD STREET

SWEETWATER DRIVE

CLARA COURT

HEATHCLIFF DRIVE

CATSPAW DRIVE

GOLDEN TERRACE

SHEET 3

SHEET 4

SHEET 9

SHEET 5

SHEET 6

DETAIL "A"
NO SCALE

SURVEYOR'S NOTES

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE CENTERLINE OF ARLINGTON AVE. BEING N.38°19'06"W, PER TRACT 4419-1, M.B. 80/80-82, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

● INDICATES FOUND 1" I.P., FLUSH, TAGGED L.S. 3018, PER M.B. 138/8-9, UNLESS OTHERWISE NOTED.
○ INDICATES SET 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018, FLUSH.

SET 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.

SET NAIL W/ L.S. 3018 TAG IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.

() INDICATES RECORD DISTANCE AS NOTED.
[] INDICATES RECORD DISTANCE PER R.S. 20/78.

||||| INDICATES NON-VEHICULAR AND PEDESTRIAN ACCESS.

THIS TRACT CONTAINS 33.80 ACRES.

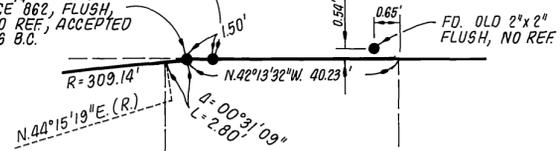
INDIVIDUAL LOT LINES OF TRACT 10980 PER M.B. 138/8-9 RECORDS OF RIVERSIDE COUNTY WERE NOT SHOWN ON THIS MAP IN THE INTEREST OF CLARITY.

W.D. 84-8234

POTENTIAL LIQUEFACTION

All or a portion of the property included within this map has been identified by the City of Riverside Seismic Safety Element of the General Plan as being potentially subject to liquefaction should ground shaking occur. To limit the possibility of structural damage or failure in such an event, a Geological investigation acceptable to the city Building Official may be required as a prerequisite to issuance of Building Permits.

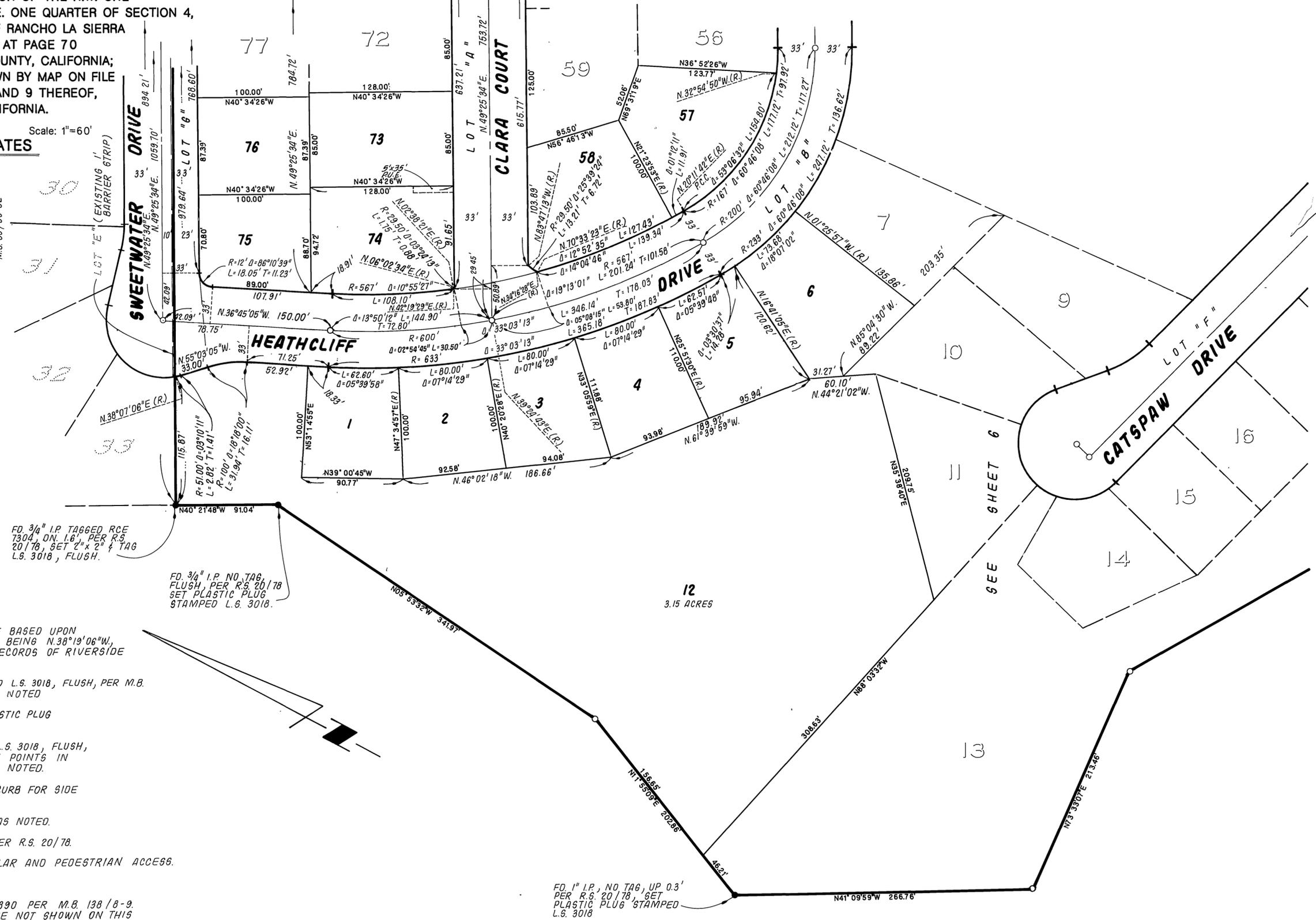
FD. 1" I.P. W/ RIV. CO. TAG, DN. 1.0', NO REF. ACCEPTED AS R.O.T.
FD. 3/4" I.P. TAGGED RCE 862, FLUSH, NO REF., ACCEPTED AS B.C.



TRACT 19991

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July 1984 Scale: 1"=60'
J. F. DAVIDSON ASSOCIATES
Riverside, California



SURVEYOR'S NOTES

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○ INDICATES SET 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018, FLUSH.

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SET NAIL W/ L.S. 3018 TAG IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.

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[] INDICATES RECORD DISTANCE PER R.S. 20/78.

||||| INDICATES NON-VEHICULAR AND PEDESTRIAN ACCESS.

THIS TRACT CONTAINS 33.80 ACRES.

INDIVIDUAL LOT LINES OF TRACT 10890 PER M.B. 138/8-9, RECORDS OF RIVERSIDE COUNTY WERE NOT SHOWN ON THIS MAP IN THE INTEREST OF CLARITY.

FD. 3/4" I.P. TAGGED RCE
7304, DN. 1.6", PER R.S.
20/78, SET 2" x 2" TAG
L.S. 3018, FLUSH.

FD. 3/4" I.P. NO TAG,
FLUSH, PER R.S. 20/78
SET PLASTIC PLUG
STAMPED L.S. 3018.

FD. 1" I.P., NO TAG, UP 0.3'
PER R.S. 20/78, SET
PLASTIC PLUG STAMPED
L.S. 3018

M.B. 149/80

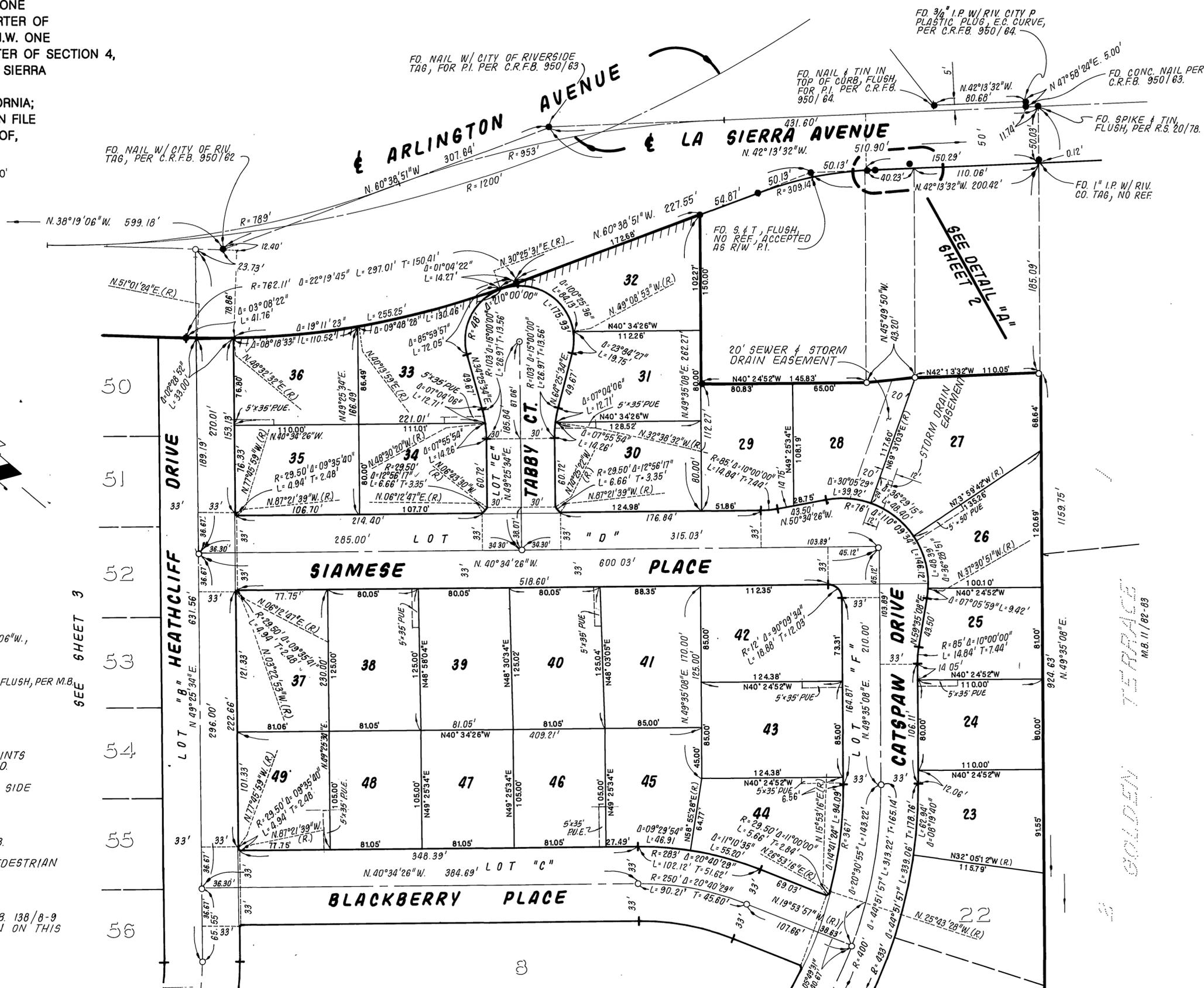
M.B. 149/80

TRACT 1991

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July 1984 Scale: 1"=60'

J. F. DAVIDSON ASSOCIATES
Riverside, California



SURVEYOR'S NOTES

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE CENTERLINE OF ARLINGTON AVE. BEING N.38°19'06"W., PER TRACT 4719-1, M.B. 80/80-82, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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INDIVIDUAL LOT LINES OF TRACT 10890 PER M.B. 138/8-9 RECORDS OF RIVERSIDE COUNTY WERE NOT SHOWN ON THIS MAP IN THE INTEREST OF CLARITY.

SEE SHEET 3

50

51

52

53

54

55

56

SEE SHEET 6

GOLDEN TERRACE
M.B. 11/82-83

CITY COPY

49
81
M.B. 149/81

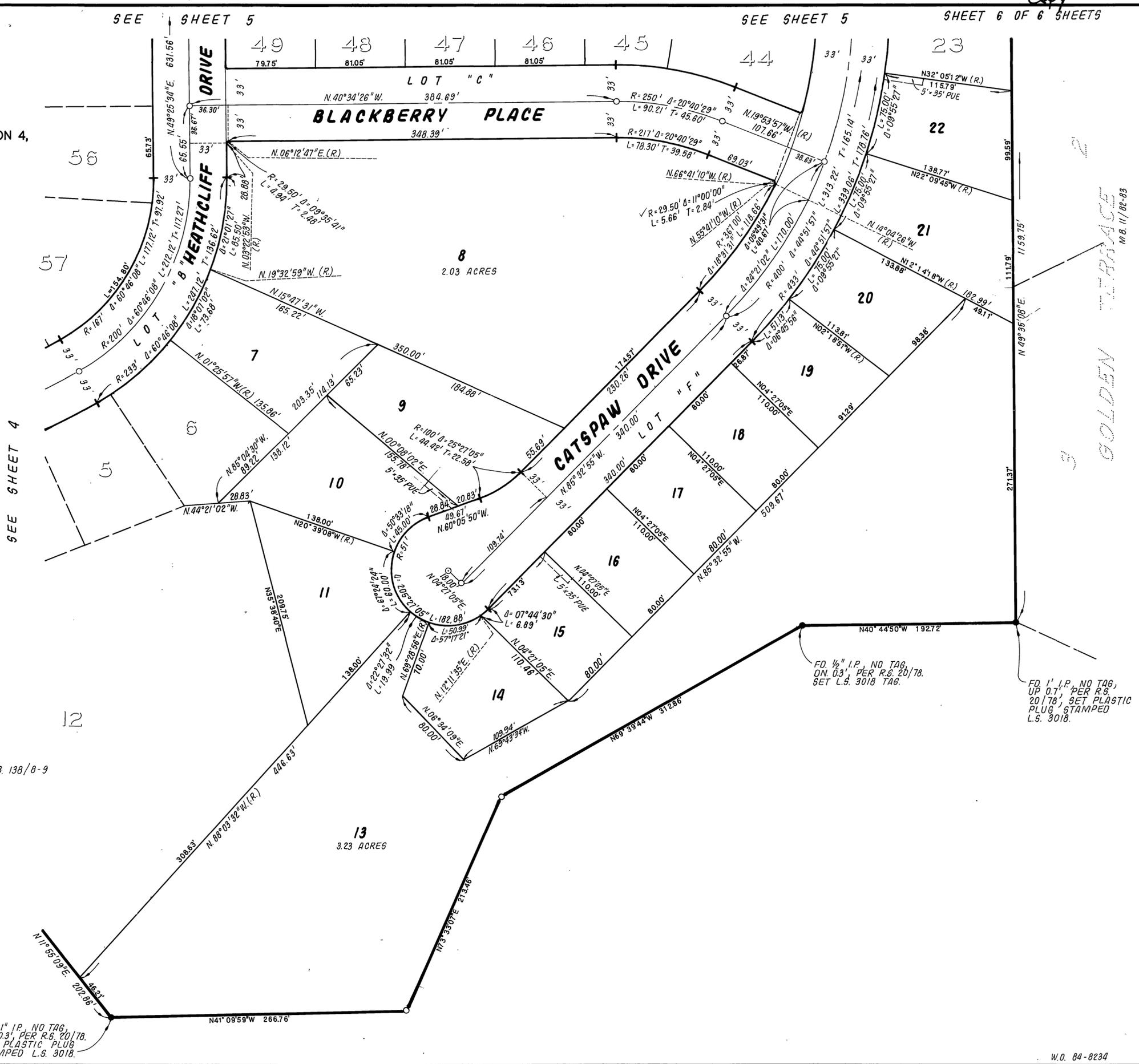
M.B. 149/81

TRACT 19991

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Riverside, California



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THIS TRACT CONTAINS 3380 ACRES.

INDIVIDUAL LOT LINES OF TRACT 10980 PER M.B. 138/8-9, RECORDS OF RIVERSIDE COUNTY WERE NOT SHOWN ON THIS MAP IN THE INTEREST OF CLARITY.

FD 1" I.P. NO TAG, UP 0.3', PER R.S. 20/78. SET PLASTIC PLUG STAMPED L.S. 3018.

FD 1/2" I.P. NO TAG, DN 0.3', PER R.S. 20/78. SET L.S. 3018 TAG.

FD 1" I.P. NO TAG, UP 0.7', PER R.S. 20/78. SET PLASTIC PLUG STAMPED L.S. 3018.

CITY COPY

M.B. 149/82

GOLDEN TERRACE

M.B. 149/82