

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY CALIFORNIA

TRACT NO. 20883

BEING A SUBDIVISION OF A PORTION OF LOT 262 OF MAP OF RIVERSIDE LAND AND IRRIGATING CO. AS SHOWN BY MAP ON FILE IN BOOK 4 PAGE 75 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

HORTON ENGINEERING COLTON, CALIFORNIA JUNE 1985

RECORDER'S CERTIFICATE

FILED THIS 10th DAY OF JAN 1986, AT 3:45 PM IN BOOK 155 OF MAPS AT PAGE 27 AT THE REQUEST OF THE CITY CLERK. FEE \$800. NO. 6900 WILLIAM E. CONERLY, County Recorder BY Santa Feagan, DEPUTY FIRST AMERICAN TITLE INS. CO. - Title Guarantees

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 20883, 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 SHOWING 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 7th DAY OF January, 1986

ALICE 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: November 08, 1985 R. WAYNE WATTS, COUNTY TAX COLLECTOR

BY: Donna Supina

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

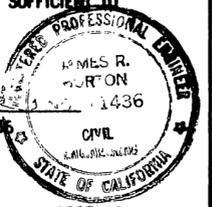
BY:

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING MAY, 1985; 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: Oct 25, 1985

BY: James R. Horton



SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 16th DAY OF JULY, 1985, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17963. BY: SMITH-EMERY COMPANY.

SIGNATURE OMISSIONS CERTIFICATE

PURSUANT TO SECTION 66436 (C)(1) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

- 1. THE SIGNATURE OF UNKNOWN PARTIES HAVING EASEMENTS FOR RIGHTS OF INGRESS AND EGRESS OVER A 33' WIDE PARCEL OF LAND AS SHOWN ON RECORD OF SURVEY 38/77.

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE RIGHT, TITLE OR INTEREST ON 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 CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE AND WE HEREBY DEDICATE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" AND "B". FURTHER, WE THE UNDERSIGNED AND OUR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISHED TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR ACCESS RIGHTS ON, OVER AND ACROSS GRAND AVE. FROM LOTS 1, 11 AND 12 ADJACENT TO SAID GRAND AVE.

Bernadette McColl, Trustee; Eleanor Sheets, Trustee; Robert H. Shober, Trustee; David A. Stadler, Trustee; Douglas M. Boyd, President; Rosemarie Klute, Secretary

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) COUNTY OF RIVERSIDE)

ON THIS 29th DAY OF October, 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Otis Lacy, Robert H. Shober and David A. Stadler PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 9-6-88

Dickie Sharp, Notary Public in and for said county and state

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) COUNTY OF SAN BERNARDINO)

ON THIS 25th DAY OF October, 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Douglas M. Boyd and Rosemarie Klute PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT AND ASSISTANT VICE PRESIDENT ON BEHALF OF ELDORADO BANK, THE CORPORATION HEREIN 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. NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA) COUNTY OF RIVERSIDE)

ON October 29, 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BERNARDETTE MCCOLL AND ELEANORE SHEETS, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS INSTRUMENT AS TRUSTEES, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED IT.

WITNESS MY HAND AND OFFICIAL SEAL. Dickie Sharp, Notary Public in and for said county and 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 20883, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON MAY 23, 1985, 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 THIS MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT THE 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: JANUARY 7, 1986 ROBERT C. WALES, R.C.E. 18793 DIRECTOR OF PUBLIC WORKS BY: William D. Gardner, DEPUTY RCE 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 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 7, 1986 ROBERT C. WALES ACTING DIRECTOR OF PUBLIC UTILITIES BY: Robert C. Wales

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: Nov 7, 1985 H.E. BREWER, CITY TREASURER BY: H.E. Brewer

UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.

- 1. CITY OF RIVERSIDE, FOR RIGHT OF WAY FOR UTILITIES AND INCIDENTAL PURPOSES, PER DEED RECORDED JANUARY 4, 1963 AS INSTRUMENT NO. 1566, OFFICIAL RECORDS OF RIVERSIDE COUNTY. 2. RIVERSIDE WATER COMPANY, FOR RIGHT OF WAY FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES, DITCHES, FLUMES, AND APPARATUS FOR THE PURPOSE OF IRRIGATION AND DOMESTIC USE. NO RECORDED DATA GIVEN.

DATED: Jan 7, 1986 ROBERT C. WALES ACTING DIRECTOR OF PUBLIC UTILITIES BY: Robert C. Wales

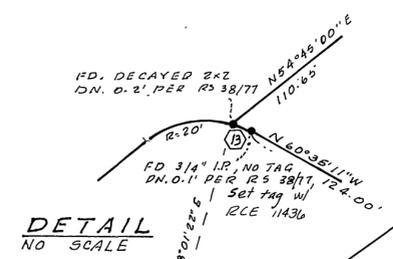
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 20883

BEING A SUBDIVISION OF A PORTION OF LOT 262 OF MAP OF RIVERSIDE LAND AND IRRIGATING CO. AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 75 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA
HORTON ENGINEERING
COLTON, CA
JUNE 1985



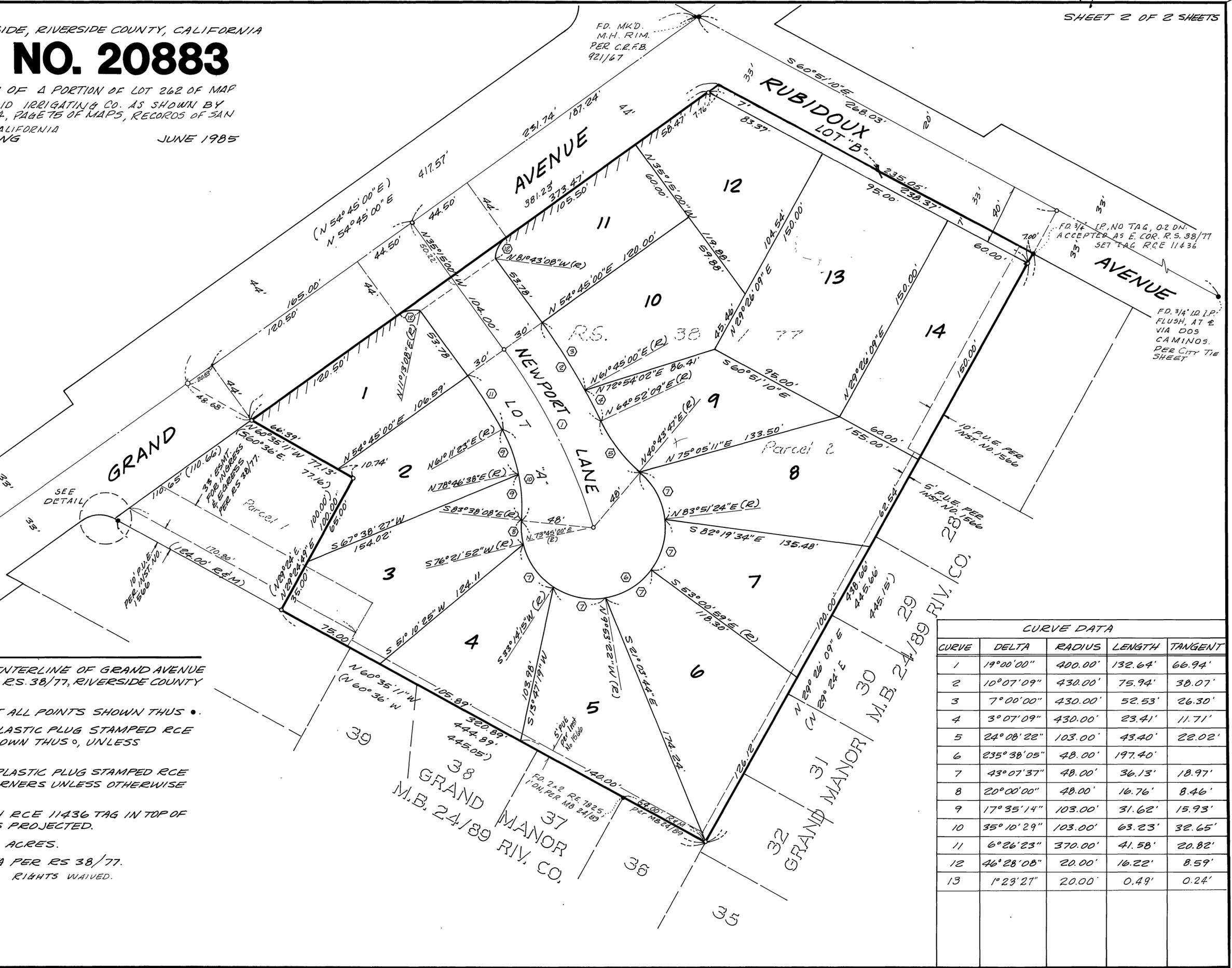
SCALE 1" = 40'



FD. M.K'D. M.H. RIM AT JURUPA AVE. PER C.R.F.B. 878/31

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF GRAND AVENUE TAKEN AS N 54° 45' 00" E PER R.S. 38/77, RIVERSIDE COUNTY RECORDS.
2. FD. MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●.
3. SET 1" I.D. IRON PIPE, WITH PLASTIC PLUG STAMPED RCE 11436 FLUSH ALL POINTS SHOWN THUS ○, UNLESS OTHERWISE NOTED.
4. SET 1" I.D. IRON PIPE, WITH PLASTIC PLUG STAMPED RCE 11436 FLUSH AT REAR LOT CORNERS UNLESS OTHERWISE NOTED.
5. SET "SURE FIRE" STUDS WITH RCE 11436 TAG IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 3.243 ACRES.
7. () INDICATES RECORD DATA PER RS 38/77.
8. LLLL INDICATES VEHICULAR ACCESS RIGHTS WAIVED.



CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
1	19°00'00"	400.00'	132.64'	66.94'
2	10°07'09"	430.00'	75.94'	38.07'
3	7°00'00"	430.00'	52.53'	26.30'
4	3°07'09"	430.00'	23.41'	11.71'
5	24°08'22"	103.00'	43.40'	22.02'
6	235°38'05"	48.00'	197.40'	
7	43°07'37"	48.00'	36.13'	18.97'
8	20°00'00"	48.00'	16.76'	8.46'
9	17°35'14"	103.00'	31.62'	15.93'
10	35°10'29"	103.00'	63.23'	32.65'
11	6°26'23"	370.00'	41.58'	20.82'
12	46°28'08"	20.00'	16.22'	8.59'
13	1°23'21"	20.00'	0.49'	0.24'