

CITY COPY

156
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M.B. 156/14

OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS AND 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 DISTINCTIVE BORDER LINE. WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "BLANKET P.U.E."

FREDRICKS DEVELOPMENT CORP., A CALIFORNIA CORP.

Everett Kjerulff
EVERETT KJERULFF, VICE PRESIDENT
Charlotte Yoder
CHARLOTTE YODER, ASSISTANT SECRETARY

WELLS FARGO BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, HOLDER OF BENEFICIAL INTEREST UNDER TRUST DEED RECORDED JANUARY 3, 1986, INSTRUMENT NO. 1230 RIV. CO. REC.

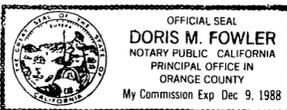
M.L. Romano
M.L. Romano, Vice Pres.
Ronald J. Butlin
Assistant Vice President

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE }

ON THIS 27th DAY JANUARY, 1986 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED EVERETT KJERULFF AND CHARLOTTE YODER 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 FREDRICKS DEVELOPMENT 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.

WITNESS MY HAND AND OFFICIAL SEAL.



Doris M. Fowler
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES: 12-9-88

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE }

ON THIS 6th DAY JANUARY, 1986 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED M.L. Romano AND Ronald J. Butlin 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. Vice President OF WELLS FARGO BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, 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.

WITNESS MY HAND AND OFFICIAL SEAL.



Lisa Ann Lowe
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES: 6-16-89

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 21155

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF THE EAST HALF OF LOT 35 IN SECTION 19, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP OF THE LANDS OF EAST RIVERSIDE LAND COMPANY, ON FILE IN BOOK 6, PAGE 44 OF MAPS, SAN BERNARDINO COUNTY RECORDS.

CHARCHOL/HARTMAN & ASSOC. CIVIL ENGINEERS
LAGUNA HILLS, CALIFORNIA

OCTOBER 1985

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. 21155, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON SEPTEMBER 19, 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 COMPILED 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 HAVE 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: FEB. 24, 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: FEB 3, 1986 ROBERT C. WALES
ACTING DIRECTOR OF
PUBLIC UTILITIES

BY: Robert C. Wales

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: Jan. 17, 1986 H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

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.

- 1. A 10' EASEMENT FOR ELECTRIC ENERGY DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, REC. 8/30/85, AS INST. NO. 196270 RIV. CO. REC.

ROBERT C. WALES ACTING DIRECTOR OF PUBLIC UTILITIES

BY: Robert C. Wales DATE: FEB 3, 1986

RECORDER'S CERTIFICATE SHEET 1 OF 2 SHEETS

FILED THIS 28th DAY OF FEBRUARY, 1986,
AT 12:30 pm IN BOOK 156 OF MAPS
AT PAGES 14+15 AT THE REQUEST OF THE CITY CLERK.
FEE: \$800

NO: 47280 WILLIAM E. CONERLY
COUNTY RECORDER
BY: Sarita Regan

SUBDIVISION GUARANTEE: CONTINENTAL LAND TITLE CO.

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 8TH DAY OF MAY 1984 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953:

BY ARAGON GEOTECHNICAL CONSULTANTS, INC.

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: 21155, AND THE EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC 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 25th DAY OF February, 1986.

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: January 15, 1986 R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Anta Bush
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: _____, 19____ 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 OCTOBER, 1984 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: JANUARY 6, 1986 CHARLES O. HARTMAN, RCE 29243



BY: Charles O. Hartman

M.B. 156/14

CITY COPY

M.B.156/15

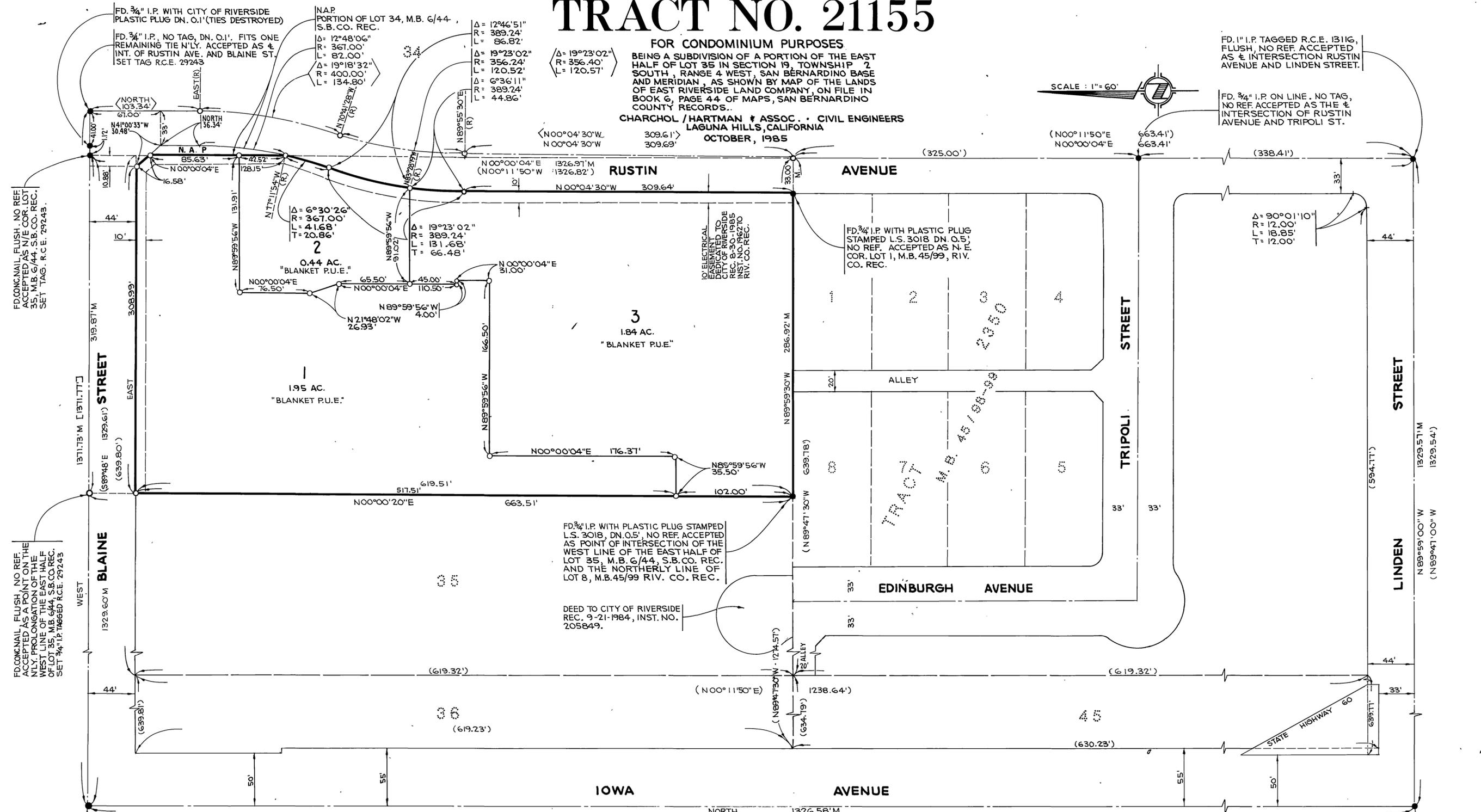
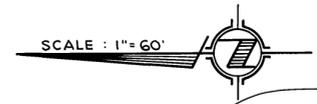
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

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CHARCHOL / HARTMAN & ASSOC. • CIVIL ENGINEERS
LAGUNA HILLS, CALIFORNIA
OCTOBER, 1985



ENGINEER'S NOTES

1. BASIS OF BEARINGS FOR THAT PORTION OF THE CENTERLINE OF BLAINE STREET SHOWN AS WEST, ON THE MAP OF TRACT NO. 15311, M.B. 126/59-60 RIVERSIDE COUNTY RECORDS.
2. —●— INDICATES FOUND MONUMENTS AS NOTED.
3. —○— SET 3/4" I.P. TAGGED R.C.E. 29243, FLUSH UNLESS NOTED OTHERWISE.
4. () INDICATES RECORD OR CALCULATED DATA PER M.B. 45/99 RIV. CO. REC.
5. [] INDICATES RECORD DATA PER M.B. 126/60 RIV. CO. REC.
6. < > INDICATES RECORD OR CALCULATED DATA PER DEED TO CITY OF RIVERSIDE, REC. 6-14-1976, INST. NO. 84144, O.R. RIV. CO.

M.B.156/15