

TRACT NO. 21117

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1. TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.

BOYER ENGINEERING CO., INC. COSTA MESA, CALIFORNIA SEPTEMBER 1985 SCALE: 1"=50'

"FOR CONDOMINIUM PURPOSES"

RECORDER'S CERTIFICATE

FILED ON JUNE 10, 1986 AT 11:30 A.M. IN BOOK 158 OF MAPS AT PAGES 99+100 THEREOF WILLIAM E. CONERLY COUNTY RECORDER BY: Santa Rogan FEE: \$200 NO. 134300 FILED BY: CITY CLERK CONTINENTAL LAND SUBD'N G'TEE: TITLE CO.

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 DISTINCTIVE BORDER LINE AND WE HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "BLANKET P.U.E." IN LOTS 1 THROUGH 7.

FREDRICKS DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION

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

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ) ss COUNTY OF LOS ANGELES )

ON THIS 3rd DAY OF February, 1986, BEFORE ME, Brenda G. Tupack A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED EVERETT KJERULFF AND CHARLOTTE YODER, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE VICE PRESIDENT AND ASS'T SECRETARY, RESPECTIVELY, OF FREDRICKS DEVELOPMENT CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED THAT THE CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 7/1/88

WITNESS MY HAND AND OFFICIAL SEAL.

Brenda G. Tupack NOTARY PUBLIC IN AND FOR SAID STATE



SIGNATURE OMISSIONS

THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (c) (1) OF THE GOVERNMENT CODE SINCE THEIR INTEREST CANNOT RIPEN INTO A FEE:

CITY OF RIVERSIDE OWNER OF AN EASEMENT FOR SANITARY SEWER FACILITIES RECORDED MAY 17, 1985, AS INSTRUMENT NO. 106088 AND INSTRUMENT NO. 106089, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY; AND AN EASEMENT FOR TREE PLANTING RECORDED OCTOBER 11, 1985 AS INSTRUMENT NO. 230403 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

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. 21117, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON SEPTEMBER 5, 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 THE MAP IS TECHNICALLY CORRECT; 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 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: 5/13, 1986

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

BY: Robert C. Wales ROBERT C. WALES R.C.E. 18793

OWNERSHIP - CONTINUED

AMERICAN SECURITIES COMPANY, A CORPORATION, AS TRUSTEE UNDER A DEED OF TRUST RECORDED APRIL 17, 1986 AS INSTRUMENT NO. 87703

M.L. ROMANO, VICE PRESIDENT

PAMELA V. KIBBEE, ASSISTANT SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ) ss COUNTY OF ORANGE )

ON THIS 25th DAY OF April, 1986 BEFORE ME, LISA ANN LOWE A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED M.L. ROMANO AND PAMELA V. KIBBEE, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF AMERICAN SECURITIES COMPANY, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 6-16-89

WITNESS MY HAND AND OFFICIAL SEAL.

Lisa Ann Lowe NOTARY PUBLIC IN AND FOR SAID STATE



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 2/7, 1986

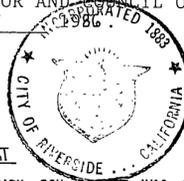
H. E. BREWER, CITY TREASURER

BY: W.R. Hansen

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. 21117, 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 20th DAY OF May, 1986.



ALICE A. HARE CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 11th DAY OF MAY 1984, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953. BY: EARTH RESEARCH ASSOCIATES INC.

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 NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 24,400.00.

DATED May 06, 1986.

R. WAYNE WATTS, Riverside COUNTY TAX COLLECTOR

BY: Donna M. Supia DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$24,400.00 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 June 6, 1986

GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS

BY: R. D. Chaves

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 JUNE 1984; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN ONE (1) YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED 7-20, 1986

BY: Delbert D. ... DELBERT D. ...



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 5/12, 1986

ROBERT C. WALES ACTING DIRECTOR OF PUBLIC UTILITIES

BY: Robert C. Wales

# TRACT NO. 21117

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.

BOYER ENGINEERING CO., INC.  
COSTA MESA, CALIFORNIA  
SEPTEMBER 1985 SCALE: 1" = 50'

### "FOR CONDOMINIUM PURPOSES"

#### ENGINEER'S NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF VAN BUREN BLVD. TAKEN AS N 00° 14' 21" E AS PER TRACT NO. 9235, M.B. 92/82-83 REC. RIVERSIDE COUNTY.
2. —●— INDICATES MONUMENTS FOUND AS NOTED.
3. —▲— INDICATES SET L & TAG, IN SIDEWALK, STAMPED R.C.E. 13542, UNLESS OTHERWISE NOTED.
4. —○— INDICATES SET 1" I.P., FLUSH, TAGGED R.C.E. 13542
5. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
6. THIS TRACT CONTAINS 8.87 ACRES.
7. LOT 3 AND 6 ARE COMMON LOTS
8. [ ] INDICATES DISTANCE PER TRACT NO. 9235, M.B. 93/82,83
9. ——— INDICATES WAIVER OF VEHICULAR AND PEDESTRIAN ACCESS RELINQUISHED TO THE CITY OF RIVERSIDE RECORDED NOV. 15 1985 AS INSTR. No. 258446 O.R. RIV. CO.
10. ( ) INDICATES RECORD INFORMATION AS NOTED.

"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 GEOLOGIC INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMITS"

City Copy

