

TRACT NO. 19718

BEING A SUBDIVISION OF A PORTION OF LOTS 4 AND 6 OF BLOCK 67 AND A PORTION OF LOT "N" (HOLDEN AVENUE VACATED) OF LA SIERRA HEIGHTS TRACT NO. 2 PER M.B. 7/66, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

G.V.W. ASSOCIATES, INC.
WALNUT, CALIFORNIA

JANUARY, 1986

FILED
ON JUNE 12 1986

AT 12:00 P.M.

WILLIAM E. CONERLY
COUNTY RECORDER

BY [Signature]

FEES \$8.00

NO. 136863

BOOK 159 PAGES 8+9

FILED BY [Signature] CITY CLERK

SUBDIV. G'TEE. TICOR TITLE INSURANCE

CITY
COPY

OWNERSHIP CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OR HAVE SOME 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 HEREBY DEDICATE:

- FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY FACILITIES, THE EASEMENTS DESIGNATED AS 5x25 PUE, 5x30 PUE, AND 5x40 PUE.

BY: UNI-CAL FINANCIAL, A CALIFORNIA CORPORATION

BY: [Signature]

BY: [Signature]

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF ORANGE } s.s.

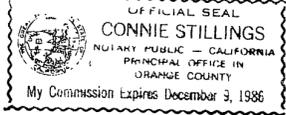
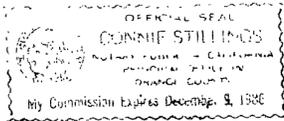
VICE RICKIE MIYAKE

ON THIS 19th DAY OF FEBRUARY, 1986, BEFORE ME, CONNIE STILLINGS A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT C. WALES, KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PRESIDENT, AND RONALD T. NISHIMURA, KNOWN TO ME TO BE THE EXECUTIVE VICE PRESIDENT OF UNI-CAL FINANCIAL, 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 SUCH CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES DEC. 9, 1986

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC IN AND FOR 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 4/18, 1986
H.E. BREWER, CITY TREASURER

BY: W R Hansen

UTILITIES EASEMENT

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

- THE CITY OF RIVERSIDE, SUCCESSOR TO TWIN BUTTES WATER COMPANY, HOLDER OF RIGHT-OF-WAY FOR WATER DITCHES, CANALS, PIPELINES, ETC. FOR DOMESTIC AND IRRIGATING PURPOSES AS SET OUT IN DEED RECORDED AUGUST 11, 1919, IN BOOK 508, PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.
- THE CITY OF RIVERSIDE, SUCCESSOR TO CITIZENS DOMESTIC WATER COMPANY, HOLDER OF A RIGHT-OF-ENTRY AND RIGHT-OF-WAY FOR CONSTRUCTION AND MAINTENANCE OF WATER PIPES, DITCHES AND OTHER CONDUITS, PER DEED RECORDED MARCH 18, 1926, IN BOOK 663, PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.
- THE CITY OF RIVERSIDE, SUCCESSOR TO LA SIERRA HEIGHTS WATER COMPANY, HOLDER OF A RIGHT-OF-ENTRY AND RIGHT-OF-WAY FOR CONSTRUCTION AND MAINTENANCE OF WATER PIPES, DITCHES AND OTHER CONDUITS FOR DOMESTIC AND IRRIGATING PURPOSES, PER DEED RECORDED MAY 17, 1911, IN BOOK 327, PAGE 227 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

DATED 5/23, 1986
ROBERT C. WALES, ACTING DIRECTOR PUBLIC UTILITIES.

BY: [Signature]

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 15th DAY OF OCTOBER, 1984, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

BY: RICHARD MILLS ASSOCIATES
E. DUANE LYON, REGISTERED CIVIL ENGINEER NO. 24817

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 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. 19718, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD NOVEMBER 8, 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 APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON SAID MAP HAVE BEEN APPROVED; THAT THE PLANS FOR DRAINS, SEWERS AND DRAINAGE WORKS SUFFICIENT TO PROTECT ALL LOTS IN SAID 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 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 May 28, 1986
ROBERT C. WALES, R.C.E. NO. 18793, DIRECTOR OF PUBLIC WORKS

BY: William D. Gardner
DEPUTY RCE 11405

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. 19718, AND THE EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC EASEMENT; AND THAT 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 3rd DAY OF June, 1986.

ALICE A. HARE, CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare



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 LOTS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED 5/23, 1986
ROBERT C. WALES, ACTING DIRECTOR OF PUBLIC UTILITIES

BY: Robert C. Wales

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 NOW A LIEN, BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 2,300.00.

DATED May 30, 1986
R. WAYNE WATTS, COUNTY TAX COLLECTOR

BY: Antia Brooks

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 2,300.00 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 10, 1986
GERALD K. MALONEY, CLERK OF THE BOARD OF SUPERVISORS

BY: R. D. Dew
DEPUTY

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 JANUARY, 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 JAN. 10, 1986
GARRY N. VANDER WENDE, REGISTERED CIVIL ENGINEER NO. 13116

BY: Garry N. Vander Wendt





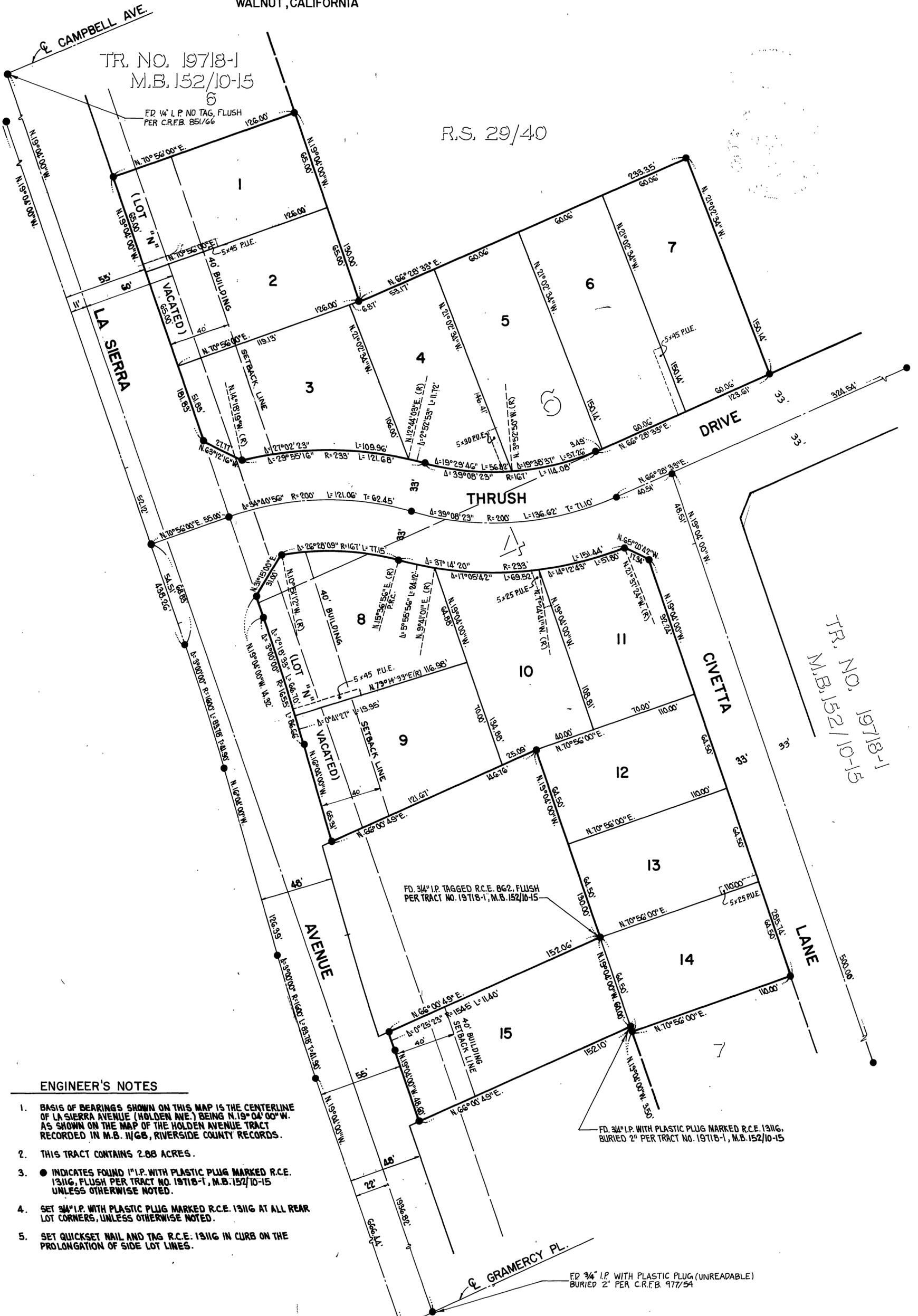
TRACT NO. 19718

BEING A SUBDIVISION OF A PORTION OF LOTS 4 AND 6 OF BLOCK 67 AND A PORTION OF LOT "N" (HOLDEN AVENUE VACATED) OF LA SIERRA HEIGHTS TRACT NO. 2 PER M.B. 7/66, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

G.V.W. ASSOCIATES, INC.
WALNUT, CALIFORNIA

JANUARY, 1986

CITY COPY



ENGINEER'S NOTES

1. BASIS OF BEARINGS SHOWN ON THIS MAP IS THE CENTERLINE OF LA SIERRA AVENUE (HOLDEN AVE.) BEING N. 19° 04' 00" W. AS SHOWN ON THE MAP OF THE HOLDEN AVENUE TRACT RECORDED IN M.B. 11/68, RIVERSIDE COUNTY RECORDS.
2. THIS TRACT CONTAINS 2.88 ACRES.
3. ● INDICATES FOUND 1" I.P. WITH PLASTIC PLUG MARKED R.C.E. 1311G, FLUSH PER TRACT NO. 19718-1, M.B. 152/10-15 UNLESS OTHERWISE NOTED.
4. SET 3/4" I.P. WITH PLASTIC PLUG MARKED R.C.E. 1311G AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
5. SET QUICKSET NAIL AND TAG R.C.E. 1311G IN CURB ON THE PROLONGATION OF SIDE LOT LINES.

FD 3/4" I.P. WITH PLASTIC PLUG (UNREADABLE) BURIED 2" PER C.R.F.B. 977/54