

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 colored border line. We dedicate to public use for street and public utility purposes, Lots "A" and "B". We further hereby dedicate for the construction and maintenance of electrical distribution facilities, the easements designated as "5'x35' P.U.E." and "5'x50' P.U.E."

KAUFMAN and BROAD OF SOUTHERN CALIFORNIA, INC., a California corporation
Gerald A. Gates Vice President
Ken Glantz Assistant Secretary



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

On this 5 day of FEBRUARY, 1986, before me, JENNI L. MUNSON, a Notary Public in and for said State, personally appeared GERALD A. GATES (personally known to me) (proved to me on the basis of satisfactory evidence) to be the VICE President, and KEN GLANTZ (personally known to me) (proved to me on the basis of satisfactory evidence) to be the ASST. Secretary of KAUFMAN and BROAD OF SOUTHERN CALIFORNIA, INC., 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 August 11, 1989 Witness my hand and official seal.

Jenni L. Munson
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF _____) SS

On this _____ day of _____, 19____, before me, _____, a Notary Public in and for said State, personally appeared _____ (personally known to me) (proved to me on the basis of satisfactory evidence) to be the _____ President, and _____ (personally known to me) (proved to me on the basis of satisfactory evidence) to be the _____ Secretary of _____ a _____ 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 _____ Witness my hand and official seal.

Notary Public in and for said State

UTILITY EASEMENTS

The City of Riverside being the successor in interest of the below described easement(s), consents to the making and filing of the annexed map.

- 1. A Right of Way and Water Rights together with Right of Entry for laying, maintaining and constructing water ditches, canals, pipelines, flumes and conduits in favor of the CITY OF RIVERSIDE, successor in interest to Twin Buttes Water Company by deed recorded August 11, 1919 in Book 508, Page 101 of Deeds, Records of Riverside County, California.
- 2. An Easement for electric lines in favor of Southern California Edison Company by Deed Rec. Dec. 3, 1958 as Inst. No. 87168, O.R. Riv. Co., Calif.

Dated 2/27, 1986.

ROBERT C. WALES, Acting
Director of Public Utilities

By Robert C. Wales

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.

TRACT 19445

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, T.35., R.6W., AS SHOWN ON MAP OF RANCHO LA SIERRA, RECORDED IN BOOK 6 OF MAPS, AT PAGE 70, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING A PORTION OF PARCEL 4 OF RECORD OF SURVEY RECORDED IN BOOK 32, AT PAGE 84 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

J.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

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 19445 which was approved by the Riverside City Planning Commission on August 14, 1983 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 JUNE 4, 1986

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 2/27/86

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 Feb. 18, 1986

H. E. BREWER
City Treasurer

By H.E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 11th day of April, 1984, as required by the Health and Safety Code of California, Section 17953 by RICHARD MILLS ASSOCIATES, INC.

RECORDER'S CERTIFICATE

SHEET 1 OF 2 SHEETS

Filed this 20th day of JUNE 1986, at 10:30 A.M. in Book 159 of Maps at Pages 25 & 26 at the request of the City Clerk

Fee: \$800
No. 143197

WILLIAM E. CONERLY, County Recorder
By: Sireta Ragan, Deputy

FIRST AMERICAN TITLE INSURANCE COMPANY
Subdivision Guarantee

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 19445 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 10th day of June 1986.

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

By Alice A. Hare



TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$2000.00 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 June 19, 1986

GERALD A. MALONEY
Clerk of the Board of Supervisors

By R. D. Lewis
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 \$2000.00.

Dated March 31, 1986

R. WAYNE WATTS, Riverside
County Tax Collector

By Donna M. Supia

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of Two (2) sheets correctly represents a survey made under my supervision during September, 1983 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.

Dated 5-8-84



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

150 / 26
CITY COPY

SURVEYOR'S NOTES

BASIS OF BEARINGS - Bearings are based upon the centerline of GRAMERCY PLACE, being N65°32'25"E as shown by map on file in Book 130, at Pages 6 thru 9 inclusive, of Maps, Records of Riverside County, California.

- Indicates found monument as noted.
 - Indicates set 1" I.P. w/ Plastic Plug stamped L.S. 3018 flush, unless otherwise noted.
- Set nail w/ L.S. 3018 tag in top of curb for side lot lines projected.
Set 1" I.P. w/ Plastic Plug stamped L.S. 3018 flush, at all rear lot corners unless otherwise noted.
This subdivision contains 5.02 Acres.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

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U.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

SCALE 1"=60'

