

CITY  
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162  
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M.B.162/9

**OWNERSHIP**

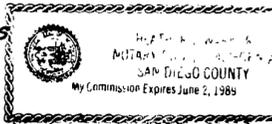
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE AND WE HEREBY DEDICATE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" THROUGH "E", INCLUSIVE. WE FURTHER DEDICATE TO PUBLIC USE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES, THE EASEMENTS DESIGNATED AS 5'x25' P.U.E. AND 5'x35' P.U.E.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 20866-2**

BEING A SUBDIVISION OF PORTIONS OF BLOCKS 13, 15 AND LOT HH (MORTON AVENUE VACATED), LA SIERRA GARDENS, PER M.B. 11/42-50, RECORDS OF RIVERSIDE COUNTY, CALIF., (LOCATED IN PORTIONS OF SECTIONS 15 AND 22, T. 35., R. 6W., S. 6M.)

JANUARY, 1986

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA



**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA } S.S.  
COUNTY OF SAN DIEGO } S.S.  
ON THIS 19<sup>TH</sup> DAY OF August 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RONALD V. MONTORO, PERSONALLY KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT OF OLD STONE OF CALIFORNIA, INC., A RHODE ISLAND CORPORATION, THE CORPORATION WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS THE ATTORNEY-IN-FACT OF OLD STONE BANK, A FEDERAL SAVINGS BANK; THAT THE NAME OF SAID LAST NAMED PARTY WAS SUBSCRIBED THERETO AS PRINCIPAL, AND THAT THE NAME OF SAID CORPORATION WAS SUBSCRIBED THERETO AS ATTORNEY-IN-FACT AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AS ATTORNEY-IN-FACT.

**SHEET 1 OF 3 SHEETS**

**FILED**  
ON 9/8, 1986

AT 10:30 A.M.  
WILLIAM E. CONERLY  
COUNTY RECORDER  
BY: Sarita Ragan  
FEE \$10.00  
NR 247040  
FILED BY CITY CLERK  
SUBD'N G'TEE TICOR TITLE INSURANCE

RANCHO LA SIERRA ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP BY:  
FULLERTON SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION A GENERAL PARTNER

W. Gregory C.V. GREGORY PRES.  
Joyce R. Bouze JOYCE R. BOUZE SEC.  
BY: WOODCREST DEVELOPMENT OF ORANGE COUNTY, INC., A CALIFORNIA CORPORATION, A GENERAL PARTNER

Amador Gonzalez Jr. AMADOR GONZALEZ JR. VICE PRES.  
Shirley A. Gerbasi SHIRLEY A. GERBASI ASS'T. SEC.  
OLD STONE BANK, A FEDERAL SAVINGS BANK, AS BENEFICIARY, UNDER DEED OF TRUST REC'D. APRIL 21, 1986 AS INSTR. NO. 89982, O.R. RIV. CO.  
BY: OLD STONE OF CALIFORNIA, INC., A RHODE ISLAND CORPORATION AS ATTORNEY-IN-FACT.  
Ronald V. Montoro RONALD V. MONTORO VICE PRESIDENT

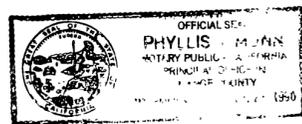
**NOTARY ACKNOWLEDGEMENT**

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

ON THIS 18<sup>TH</sup> DAY OF August 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED C.V. GREGORY AND JOYCE R. BOUZE 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 THE PRESIDENT AND SECRETARY OF FULLERTON SAVINGS AND LOAN ASSOCIATION, 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, SAID CORPORATION BEING A GENERAL PARTNER OF RANCHO LA SIERRA ASSOCIATES, THE GENERAL PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AS SAID GENERAL PARTNER AND THAT SAID GENERAL PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES WITNESS MY HAND AND OFFICIAL SEAL

APRIL 23 1990  
Phyllis J. Munn  
NOTARY PUBLIC IN AND FOR SAID STATE



**NOTARY ACKNOWLEDGEMENT**

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

ON THIS 15<sup>TH</sup> DAY OF August 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED AMADOR GONZALEZ JR. AND SHIRLEY A. GERBASI 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. SECRETARY OF WOODCREST DEVELOPMENT OF ORANGE COUNTY, 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 SAID CORPORATION, SAID CORPORATION BEING A GENERAL PARTNER OF RANCHO LA SIERRA ASSOCIATES, THE GENERAL PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AS SAID GENERAL PARTNER AND THAT SAID GENERAL PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES WITNESS MY HAND AND OFFICIAL SEAL  
1-21-89  
Notary Public in and for said 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 NO. 20866, 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 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 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: SEPT. 2, 1986  
ROBERT C. WALES, R.C.E. 18793  
DIRECTOR OF PUBLIC WORKS  
BY: William D. Gardner  
DEPUTY R.C.E. 11405

**PUBLIC 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 Sept. 2, 1986  
BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES  
BY: Bill D. Carnahan

**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 Aug 28, 1986  
H.E. BREWER, CITY TREASURER  
BY: H.E. Brewer

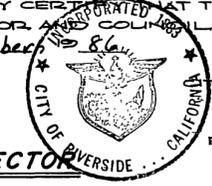
**SOIL REPORT**

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 17TH DAY OF MAY, 1985, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17553 : JOHN R. BYERLY, INC.

**CITY CLERK'S CERTIFICATE**

RESOLVED: THAT THIS MAP CONSISTING OF THREE (3) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 20866-2, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS "D" AND "E" WHICH ARE ACCEPTED AS "1' BARRIER STRIPS" TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOTS "B" AND "C", 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 24<sup>TH</sup> DAY OF September 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 \$1,300.00.

DATED August 29, 1986  
R. WAYNE WATTS  
COUNTY TAX COLLECTOR  
BY: Anita Banks  
DEPUTY

**TAX BOND**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$1306.00 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 SEPT 4, 1986  
GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS  
BY: Gerald A. Maloney

**ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF THREE (3) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING JUNE 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 July 1986  
BY: Albert A. Webb  
ALBERT A. WEBB R.C.E. 11842  
R.C.E. EXPIRATION DATE: DEC. 31, 1988  
1053/11-25 86-12



M.B.162/9

CITY COPY

M.B. 162/10

ENGINEER'S NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF MAGNOLIA AVENUE TAKEN AS N. 56°00'00"E. AS SHOWN BY PARCEL MAP ON FILE IN BOOK 73 OF PARCEL MAPS AT PAGES 91 THROUGH 93 THEREOF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. —•— INDICATES FD. 1" IRON PIPE, FLUSH, TAGGED R.C.E. 11842, PER TR. NO. 21228, PER M.B. 155/99-101, REC. RIV. CO., UNLESS OTHERWISE NOTED.
3. -o- INDICATES SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, UNLESS OTHERWISE NOTED.
4. SET "SURE FIRE" STUDS TAGGED R.C.E. 11842 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
5. SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
6. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF. THIS TRACT CONTAINS 9.34 ACRES.
7. ( ) INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER TR. NO. 21228, M.B. 155/99-101, REC. RIV. CO.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA.

# TRACT NO. 20866-2

BEING A SUBDIVISION OF PORTIONS OF BLOCKS 13, 15 AND LOT HH (MORTON AVE. VACATED), LA SIERRA GARDENS, PER M.B. 11/42-50, RECORDS OF RIVERSIDE COUNTY, CALIF., (LOCATED IN PORTIONS OF SECTIONS 15 AND 22, T. 39, R. 6W., S. 6M.)

JANUARY, 1986

SCALE: 1"=200'

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

ENGINEER'S NOTES CONTINUED

9. —•— INDICATES FD. 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, PER TRACT NO. 20866-1, M.B. 158/58-60, REC. RIV. CO.
10. [ ] INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER TRACT NO. 20866-1, M.B. 158/58-60, REC. RIV. CO.
11. SANITARY SEWER EASEMENT IN FAVOR OF CITY OF RIVERSIDE PER INST. NO. 125848 REC. MAY 30, 1986, O.R. RIVERSIDE CO., CA.

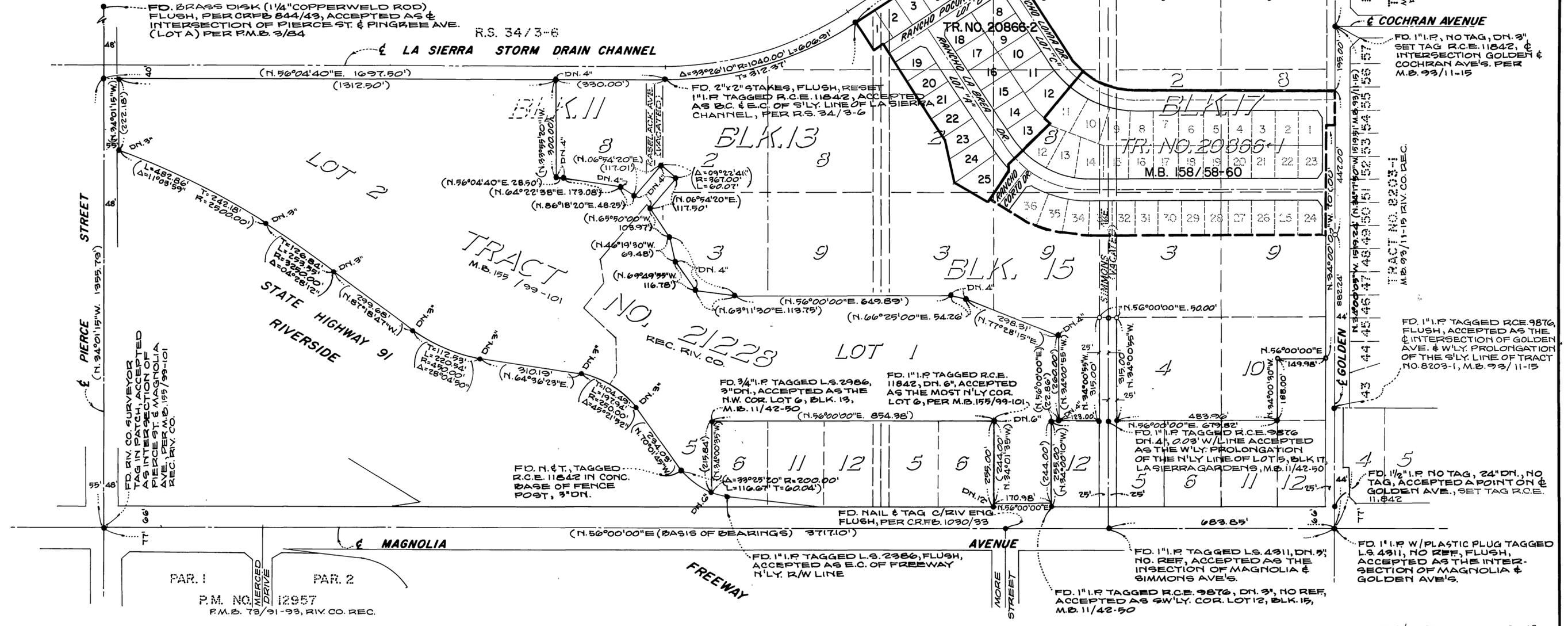
SIGNATURE OMISSIONS CONTINUED

4. AN EASEMENT FOR SANITARY SEWER FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE BY DOCUMENT REC. MAY 30, 1986 AS INST. NO. 125848, O.R. RIVERSIDE CO., CA.

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTEREST HAVE BEEN OMITTED.

1. AN EASEMENT IN FAVOR OF BERNARD AND SPENGLER, A CALIFORNIA CORPORATION TO CONSTRUCT, LAY, INSTALL, USE AND MAINTAIN AN UNDERGROUND STORM DRAIN BY DEED REC'D. JUNE 2, 1977 AS INSTR. NO. 100626 OF OFFICIAL RECORDS AND RE-REC'D. AUG. 15, 1977 AS INSTR. NO. 197816 OF OFFICIAL RECORDS OF RIVERSIDE CO.
2. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION FOR CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, REPLACEMENT, RELOCATION, RENEWAL AND REMOVAL OF STORM DRAIN FACILITIES BY DEED REC'D. OCT. 3, 1977 AS INSTR. NO. 195309 OF OFFICIAL RECORDS OF RIVERSIDE CO.
3. AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND OTHER HYDRO-CARBON SUBSTANCES AND MINERALS BELOW A DEPTH OF 500.00 FEET FROM THE SURFACE WITHOUT THE RIGHT OF SURFACE ENTRY AS RESERVED TO MITWORTH CORPORATION, A CALIFORNIA CORPORATION ET AL BY DEED RECORDED DEC. 16, 1967 AS INSTR. NO. 113293.



M.B. 162/10

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M.B.162/11

# TRACT NO. 20866-2

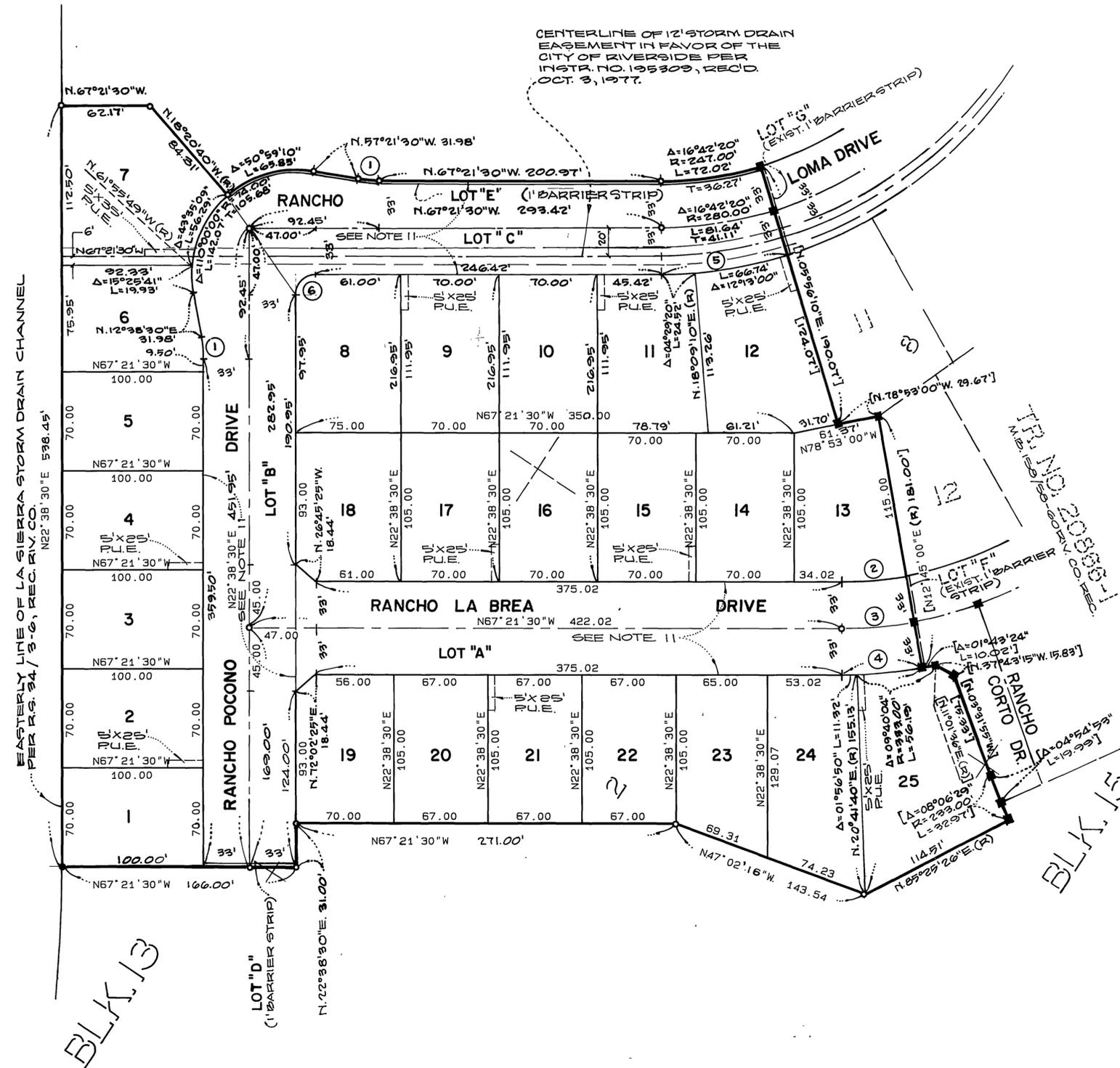
BEING A SUBDIVISION OF PORTIONS OF BLOCKS 13, 15 AND LOT HH (MORTON AVE. VACATED), LA SIERRA GARDENS, PER M.B. 11/42-50, RECORDS OF RIVERSIDE, CALIF. (LOCATED IN PORTIONS OF SECTIONS 15 AND 22, T.36., R.6W., S.B.M.)

FEBRUARY, 1986

SCALE: 1" = 60'

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

| CURVE DATA |           |         |        |        |
|------------|-----------|---------|--------|--------|
| NO.        | Δ         | R       | L      | T      |
| 1          | 10°00'00" | 87.00'  | 15.18' | 7.61'  |
| 2          | 09°53'30" | 267.00' | 46.10' | 23.11' |
| 3          | 09°53'30" | 300.00' | 51.79' | 25.96' |
| 4          | 09°53'30" | 333.00' | 57.49' | 28.82' |
| 5          | 16°42'20" | 313.00' | 91.26' | 45.96' |
| 6          | 90°00'00" | 14.00'  | 21.99' | 14.00' |



### ENGINEER'S NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF MAGNOLIA AVENUE TAKEN AS N. 96°00'00" E. AS SHOWN BY PARCEL MAP ON FILE IN BOOK 73 OF PARCEL MAPS AT PAGES 91 THROUGH 93 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. (●) INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, PER TR. NO. 21228, M.B. 155/99-101 REC. RIV. CO., UNLESS OTHERWISE NOTED.
3. (○) INDICATES SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH UNLESS OTHERWISE NOTED.
4. SET "SURE FIRE" STUDBS TAGGED R.C.E. 11842 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
5. SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, AT ALL REAR LOT CORNERS, CORNER CUT-BACKS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
6. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS PARTS THEREOF.
7. THIS TRACT CONTAINS 6.46 ACRES.
8. ( ) INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER TR. NO. 21228, M.B. 155/99-101, REC'S. RIV. CO.
9. (■) INDICATES FD. 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, PER TRACT NO. 20866-1, M.B. 158/58-60, REC. RIV. CO.
10. [ ] INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER TRACT NO. 20866-1, M.B. 158/58-60, REC. RIV. CO.
11. SANITARY SEWER EASEMENT IN FAVOR OF CITY OF RIVERSIDE PER INST. NO. 125048 REC. 5-30-86, O.R., RIVERSIDE CO., CALIF.

M.B.162/11

R.S. 34/3-6

BLK. 13

BLK. 15