

OWNER'S CERTIFICATE

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 BORDERLINE. WE HEREBY DEDICATE FOR STREET PURPOSES AND PUBLIC UTILITY FACILITIES LOTS "A", "B", & "C". FURTHER, WE THE UNDERSIGNED OWNERS AND OUR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR ACCESS RIGHTS APPURTENANT TO LOTS 12, 13, & 18, ON, OVER, AND ACROSS COLUMBIA AVENUE ADJOINING SAID LOTS.

MOHLER CORPORATION, A CALIFORNIA CORPORATION

*James V. Mohler* PRESIDENT  
*Herbert Frommholz* SECRETARY

TRUSTEE:

SAFECO TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED JULY 23, 1986, AS INSTRUMENT NUMBERS 173699 AND 173691, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

*John L. Bailey* PRESIDENT  
*R.G. Reid* SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) ss

ON THIS 19th DAY OF AUGUST 1986, BEFORE ME, Dona L. Davis A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED James V. Mohler AND HERBERT FROMMHOLZ PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND SECRETARY OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED THAT THE CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES March 12, 1990.  
WITNESS MY HAND AND OFFICIAL SEAL

*Dona L. Davis*  
NOTARY PUBLIC IN AND FOR SAID STATE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss

ON THIS 5th DAY OF SEPT, 1986, BEFORE ME, Joanne Baxter, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED John L. Bailey & R.G. Reid (PERSONALLY KNOWN TO ME / PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS (Ass + Vice President / and Sec SECRETARY) OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED THAT THE CORPORATION EXECUTED (THE SAME / IT).

MY COMMISSION EXPIRES 8/23/86  
WITNESS MY HAND AND OFFICIAL SEAL.

*Joanne Baxter*  
NOTARY PUBLIC IN AND FOR SAID STATE

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURE OF THE FOLLOWING HAVE BEEN OMITTED:

A RIGHT OF WAY OVER SAID LAND FOR ALL WATER DITCHES THAT MAY BE REQUIRED FOR IRRIGATION AND OTHER PURPOSES OF THE RIVERSIDE LAND AND IRRIGATION COMPANY, AS RESERVED TO SAID COMPANY AND THE RIVERSIDE CANAL COMPANY,

A RIGHT OF WAY GRANTED TO J. M. HUNTER AND GEORGIA L. HUNTER FOR A DRAIN TILE PIPE TO CONNECT WITH DRAIN PIPE FROM LOTS 57 AND 56 OF THE ALAMO TRACT, AND TO CARRY DRAINAGE WATER FROM SAID LOTS THROUGH THE EASTERLY 3 FEET OF SAID PROPERTY AND EMPTYING INTO SPRING BROOK, AS SET OUT IN DEED RECORDED IN BOOK 399, PAGE 266 OF DEEDS, RIVERSIDE COUNTY RECORDS.

A FREE RIGHT OF WAY RESERVED IN THE DEED FROM P.T. EVANS AND CHRISTINE C. EVANS, AS RECORDED IN BOOK 406, PAGE 3 OF DEEDS, RIVERSIDE COUNTY RECORDS, OVER AND THROUGH THE NECESSARY LAND ADJOINING THE EASTERLY LINE OF SAID PROPERTY FOR A FLUME OR PIPELINE TO CARRY WATER.

AN EASEMENT FOR STREET PURPOSES CONVEYED TO THE CITY OF RIVERSIDE BY INSTRUMENT No. 221481 RECORDED OCTOBER 12, 1984 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT MAP 19119

BEING A SUBDIVISION OF A PORTION OF LOT 82 AND LOT 83 OF S.C.C.A. LANDS AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. LOCATED IN SECTION 13 T. 2 S., R. 5 W. S.B.M.

APRIL 1984

HAWKINS, ROBERTSON, & ASSOCIATES  
RIVERSIDE \* CALIFORNIA

TAX COLLECTOR'S 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 AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOW A LIEN BUT NOT YET PAYABLE WHICH ARE ESTIMATED TO BE \$ 2,200.00.

DATED: September 5, 1986 R. WAYNE WATTS  
COUNTY TAX COLLECTOR

TAX BOND CERTIFICATE BY Anta Bueks DEPUTY

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, CONDITIONED UPON THE PAYMENT OFF 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: \_\_\_\_\_ GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

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: Sept 5, 1986 H. E. BREWER, CITY TREASURER

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 THE 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: 9/24/86 BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

UTILITIES EASEMENT CERTIFICATE

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

A RIGHT OF ENTRY UPON AND RIGHT OF WAY OVER SAID LAND FOR ALL WATER PIPES, DITCHES, AND OTHER CONDUITS THAT MAY BE REQUIRED BY RIVERSIDE WATER COMPANY, A CORPORATION, THE LOCATION NOT BEING DISCLOSED BY THE RECORDS.

A PUBLIC UTILITIES EASEMENT AND A 10' PUBLIC UTILITIES CONVEYED TO THE CITY OF RIVERSIDE BY INSTRUMENT NO. 156693, RECORDED JULY 19, 1984, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

20' WATERLINE EASEMENT CONVEYED TO THE CITY OF RIVERSIDE BY INSTRUMENT NO. 156692, RECORDED JULY 19, 1984, OFFICIAL RECORDS RIVERSIDE COUNTY, CALIFORNIA.

BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

DATE 9/24/86 BY: B.D.C.

RECORDER'S CERTIFICATE

SHEET 1 OF 3 SHEETS

FILED THIS 29th DAY OF SEPTEMBER 1986 AT 2:00 P.M. IN BOOK 162 OF MAPS AT PAGES 60-62 AT THE REQUEST OF THE CITY CLERK.

FEES: \$ 1000

NUMBER: 238552 WILLIAM E. CONERLY  
COUNTY RECORDER  
By: Barita Lagan DEPUTY

SUBDIVISION GUARANTEE:

SAFECO TITLE INSURANCE  
A CALIFORNIA CORPORATION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF THREE (3) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING MARCH 1983. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN ONE (1) YEAR FROM THE RECORDING DATE OF THIS MAP AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

DATE SEPTEMBER 2, 1984  
Curtis E. Hawkins  
CURTIS E. HAWKINS  
L.S. 3163

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 19119, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON MARCH 3, 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 APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR 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: SEPTEMBER 18, 1986 ROBERT C. WALES, R.C.E. 18793  
DIRECTOR OF PUBLIC WORKS

By: William S. Gardner  
DEPUTY RCE 11405

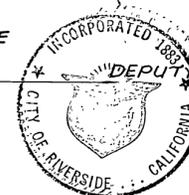
CITY CLERKS CERTIFICATE

RESOLVED THAT THIS MAP CONSISTING OF THREE (3) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 19119 AND THE STREETS AND EASEMENTS EXCEPT LOT "C" WHICH IS HEREBY ACCEPTED AS A ONE FOOT BARRIER STRIP TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "A" 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 23rd DAY OF September 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 SIXTEENTH DAY OF OCTOBER 1980, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953, BY: GEO-EKTA LABORATORIES.

CITY COPY

162  
60

M.B. 162/60

M.B. 162/60

City Copy

M.B. 162/61

**SURVEYORS NOTES**

BASIS OF BEARINGS  
BEARINGS ARE BASED ON THE CENTERLINE OF MAIN STREET BEING N. 04° 07' 04" E. PER M.B. 26/82-83, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- --- INDICATES MONUMENTS FOUND AS NOTED
- --- INDICATES FOUND 2" X 2" REDWOOD STAKE FLUSH WITH R.C.E. 1126 TAG PER M.B. 26/82-83 UNLESS OTHERWISE NOTED.
- --- INDICATES FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED 3163 SET FLUSH.
- ( ) --- INDICATES RECORD INFORMATION PER M.B. 26/82-83 UNLESS OTHERWISE NOTED.
- △ --- INDICATES FOUND 3/4" I.P. FLUSH WITH PLASTIC PLUG STAMPED L.S. 3163 SET FLUSH PER M.B. 145/31-33.

NAIL AND L.S. 3163 TAG SET IN TOP OF CURB AT ALL SIDE LOT LINE PROLONGATIONS.  
3/4" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 3163 SET FLUSH AT ALL REAR LOT CORNERS AND AT CORNER CUTBACK POINTS.

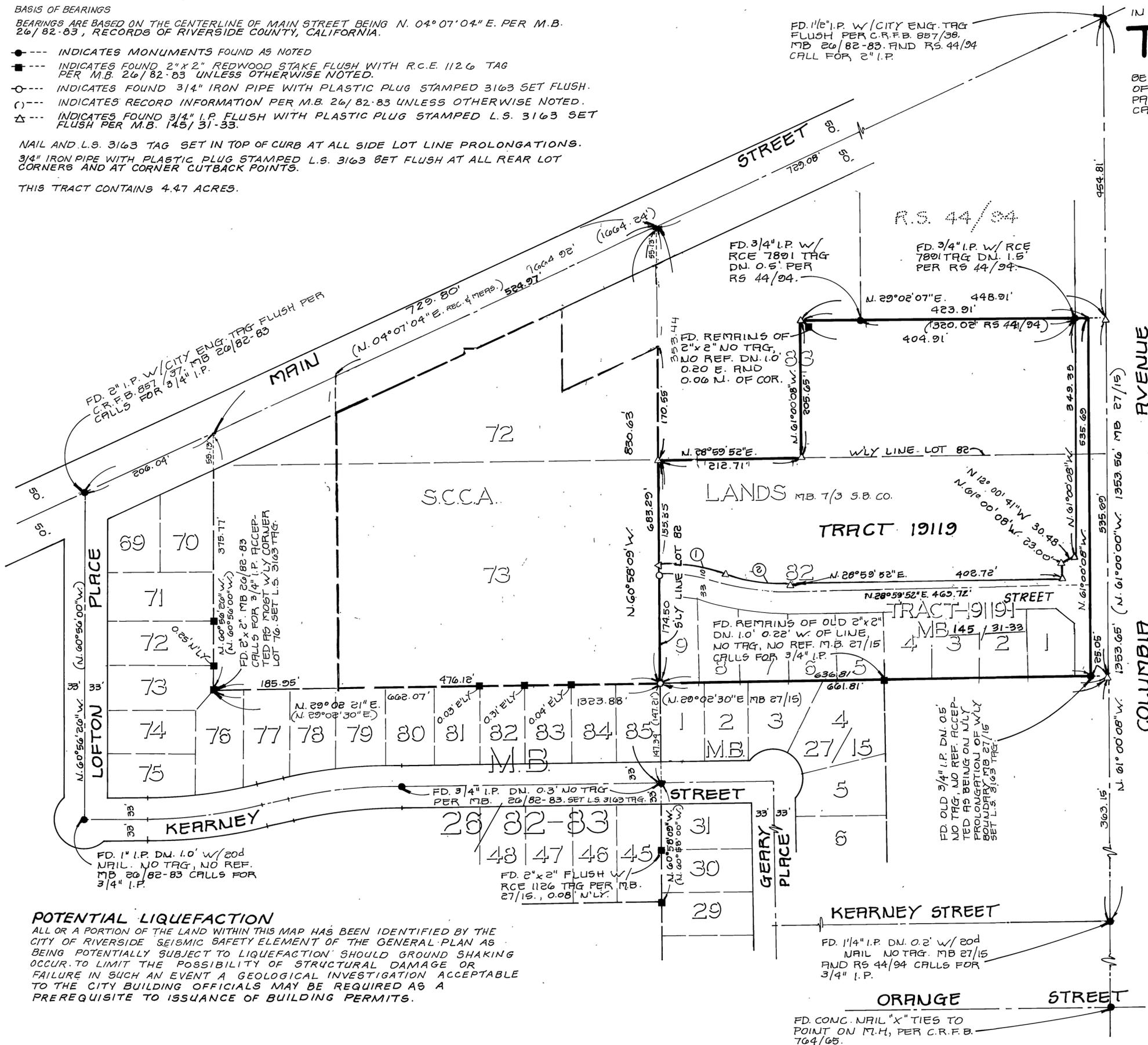
THIS TRACT CONTAINS 4.47 ACRES.

# TRACT MAP 19119

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
BEING A SUBDIVISION OF A PORTION OF LOT 82 AND LOT 83 OF S.C.C.A. LANDS AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. LOCATED IN SECTION 13, T. 2 S., R. 5 W., 5B.M.

SCALE: 1"=100'

**HAWKINS, ROBERTSON & ASSOCIATES**  
RIVERSIDE • CALIFORNIA  
MARCH 1984.  
**BOUNDARY SHEET**



- ① R = 310.00'  
Δ = 18° 30' 50"  
L = 100.89'
- ② R = 290.00'  
Δ = 18° 40' 49"  
L = 94.55'

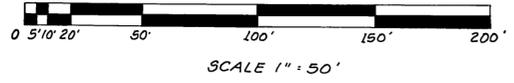
**POTENTIAL LIQUEFACTION**  
ALL OR A PORTION OF THE LAND WITHIN THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO LIQUEFACTION SHOULD GROUND SHAKING OCCUR. TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT A GEOLOGICAL INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIALS MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMITS.

M.B. 162/61

CITY COPY

162  
62

M.B. 162/62



IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT MAP 19119

BEING A SUBDIVISION OF A PORTION OF LOT 82 AND LOT 83 OF S.C.C.A. LANDS AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA LOCATED IN SECTION 13, T. 2 S., R. 5 W. S.B.M.

**HAWKINS, ROBERTSON & ASSOCIATES**

RIVERSIDE, CALIFORNIA  
MARCH 1984 SCALE 1" = 50'

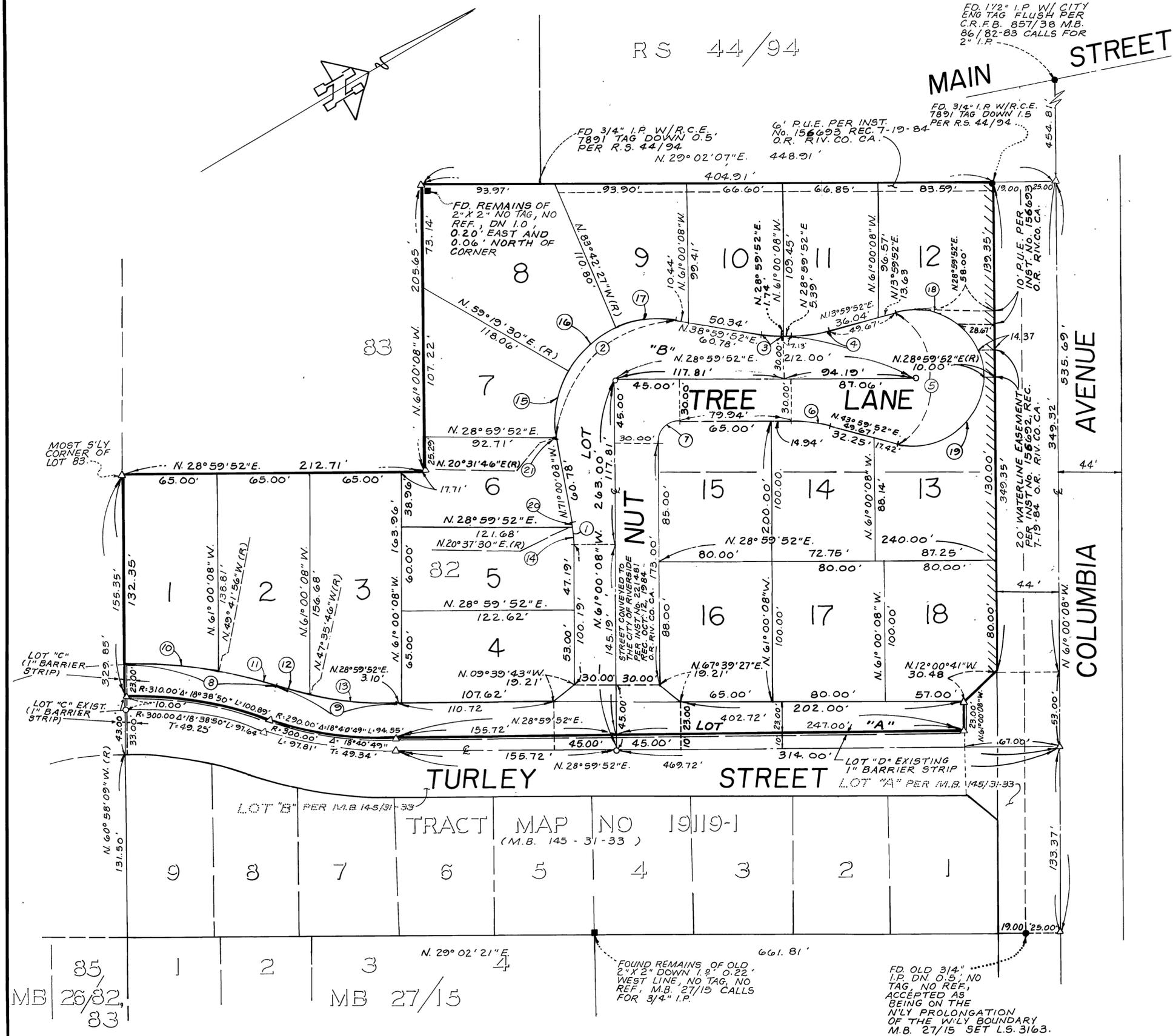
## SURVEYORS NOTES

- BASIS OF BEARINGS**  
BEARINGS ARE BASED ON THE CENTERLINE OF MAIN STREET BEING N. 04° 07' 04" E. PER M.B. 26/82-83 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- INDICATES FOUND 2" X 2" REDWOOD STAKE FLUSH WITH R.C.E. 1126 TAG PER M.B. 26/82-83 UNLESS OTHERWISE NOTED.
  - INDICATES MONUMENTS FOUND AS NOTED.
  - △ INDICATES FOUND 3/4" I.P. FLUSH WITH PLASTIC PLUG STAMPED L.S. 3163 PER M.B. 145/31-33.
  - INDICATES 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 3163 SET FLUSH.
  - ( ) INDICATES RECORD INFORMATION PER M.B. 26/82-83 UNLESS OTHERWISE NOTED.
- ||||| INDICATES VEHICULAR ACCESS RIGHTS WAIVED.  
SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 3163 SET FLUSH AT ALL REAR LOT CORNERS AND AT ALL REAR LOT CORNERS AND AT CORNER CUTBACK POINTS UNLESS OTHERWISE NOTED.
- NAIL AND L.S. 3163 TAG SET IN TOP OF CURB AT ALL SIDE LOT PROLONGATIONS.
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.  
THIS TRACT CONTAINS 4.47 ACRES.

## POTENTIAL LIQUEFACTION

ALL OR A PORTION OF THE LAND 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 GEOLOGICAL INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIALS MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMITS.

|    | RADIUS  | DELTA        | LENGTH  | TANGENT |
|----|---------|--------------|---------|---------|
| 1  | 88.00'  | 10° 00' 00"  | 15.36'  | 7.70    |
| 2  | 73.00'  | 110° 00' 00" | 140.15' | 104.26' |
| 3  | 88.00'  | 10° 00' 00"  | 15.36'  | 7.70'   |
| 4  | 103.00' | 15° 00' 00"  | 26.97'  | 13.56'  |
| 5  | 48.00'  | 210° 00' 00" | 175.93' |         |
| 6  | 103.00' | 15° 00' 00"  | 26.97'  | 13.56'  |
| 7  | 15.00'  | 90° 00' 00"  | 23.56'  | 15.00'  |
| 8  | 333.00' | 18° 38' 50"  | 108.38' |         |
| 9  | 267.00' | 18° 40' 49"  | 87.05'  |         |
| 10 | 333.00' | 11° 16' 13"  | 65.50'  |         |
| 11 | 333.00' | 07° 22' 38"  | 42.88'  |         |
| 12 | 267.00' | 05° 16' 27"  | 24.58'  |         |
| 13 | 267.00' | 13° 24' 22"  | 62.47'  |         |
| 14 | 88.00'  | 08° 22' 22"  | 12.86'  |         |
| 15 | 73.00'  | 38° 47' 44"  | 49.43'  |         |
| 16 | 73.00'  | 36° 58' 03"  | 47.10'  |         |
| 17 | 73.00'  | 32° 42' 19"  | 41.67'  |         |
| 18 | 48.00'  | 105° 00' 00" | 87.96'  |         |
| 19 | 48.00'  | 105° 00' 00" | 87.97'  |         |
| 20 | 88.00'  | 01° 37' 38"  | 2.50'   |         |
| 21 | 73.00'  | 01° 31' 54"  | 1.95'   |         |



M.B. 162/62

MB 26/82  
83

MB 27/15