

CITY COPY

163  
6

SHEET 1 OF 2 SHEETS

FILED  
ON 10/24, 1986

AT 4:00 P.M.  
WILLIAM E. CONERLY  
COUNTY RECORDER  
BY: Anita Kagan  
FEE \$8.00  
NO 266817  
FILED BY CITY CLERK  
SUB'DN G'TEE TITLE COMPANY

M.B. 163/6

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

ON THIS 15<sup>th</sup> DAY OF October 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Roderick W. Johnston AND Hal Thomas, 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 ASS'T. VICE PRESIDENT AND ASS'T. SECRETARY OF FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 9-6-88 WITNESS MY HAND AND OFFICIAL SEAL  
Dicki Gray  
NOTARY PUBLIC IN AND FOR SAID STATE

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 21605**

BEING A SUBDIVISION OF A PORTION OF LOT 37 OF McCLASKEY TRACT AS SHOWN BY MAP ON FILE IN BOOK 10 OF MAPS AT PAGES 36 AND 37 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA TOGETHER WITH A PORTION OF SECTION 36, T.29., R.6W., S.12M.

"FOR CONDOMINIUM PURPOSES"

APRIL, 1986  
ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

**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 FURTHER DEDICATE TO PUBLIC USE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES, THE EASEMENT DESIGNATED AS "BLANKET P.U.E."

STONE GATE PARTNERSHIP, A CALIFORNIA GENERAL PARTNERSHIP BY MOHLER CORPORATION, A CALIFORNIA CORPORATION  
James V. Mohler Jeffrey R. Chambers  
JAMES V. MOHLER JEFFREY R. CHAMBERS

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE, BY DEED REC'D. JULY 31, 1986 AS INSTR. NO. 181543 AND REC'D. JULY 31, 1986 AS INSTR. NO. 181544, C.R. RIV. CO. 181545  
Robert C. Wales Hal Thomas  
ASS'T. VICE PRES ASS'T. SEC.

**NOTARY ACKNOWLEDGEMENT**

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

ON THIS 21<sup>st</sup> DAY OF August 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED James V. Mohler AND Jeffrey R. Chambers, PERSONALLY KNOWN TO ME AND/OR PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND SECRETARY OF MOHLER CORPORATION, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, SAID CORPORATION BE A GENERAL PARTNER OF STONE GATE PARTNERSHIP, A CALIFORNIA GENERAL PARTNERSHIP, 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 MARCH 13, 1990 WITNESS MY HAND AND OFFICIAL SEAL  
Dona L. Davis  
NOTARY PUBLIC IN AND FOR SAID STATE

**UTILITIES EASEMENT CERTIFICATE**

THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW DESCRIBED EASEMENT, HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP

1. A RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER COMPANY, AND ITS ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.

BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES  
DATED: Oct 20, 1986 BY: Bill D. Carnahan

**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 21605, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON APRIL 17 1986, 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: Oct 20, 1986 ROBERT C. WALES, R.C.E. 18793  
DIRECTOR OF PUBLIC WORKS  
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 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 Oct 20, 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 Oct 16, 1986 H.E. BREWER, CITY TREASURER  
BY: H.E. Brewer

**SOIL REPORT**

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 14TH DAY OF APRIL, 1986, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: EARTH RESEARCH ASSOCIATES INC.

**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 21605, 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 15<sup>th</sup> DAY OF October 1986.  
ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE

**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 \$

DATED October 16, 1986 R. WAYNE WATTS  
COUNTY TAX COLLECTOR  
BY: Anita Brooks  
DEPUTY

**TAX BOND**

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, 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 \_\_\_\_\_, 19\_\_\_\_ GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS  
BY: \_\_\_\_\_

**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 APRIL 1986; 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 MAY 12-31-86, 1986  
BY: Albert Webb  
A. HUBERT WEBB R.C.E. 11842  
R.C.E. EXPIRATION DATE: DEC. 31, 1988

M.B. 163/6

# TRACT NO. 21605

BEING A SUBDIVISION OF A PORTION OF LOT 37 OF McCLASKEY TRACT AS SHOWN BY MAP ON FILE IN BOOK 10 OF MAPS AT PAGES 36 AND 37 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA TOGETHER WITH A PORTION OF SECTION 36, T.2S., R.6W., S.B.M.

"FOR CONDOMINIUM PURPOSES"

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

APRIL, 1986

SCALE: 1" = 60'

### ENGINEER'S NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF DOOLITTLE AVENUE (PEDLEY ROAD) AS SHOWN BY MAP ON FILE IN BOOK 114 OF PAGES 74 AND 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY, BEING N. 93°47'17"W.
2. (•) INDICATES FOUND MONUMENTS AS NOTED.
3. (•) INDICATES SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, UNLESS OTHERWISE NOTED.
4. THIS TRACT CONTAINS 6.76 NET ACRES.
5. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
6. ( ) RECORD DATA PER M.B. 10/36-37 UNLESS OTHERWISE NOTED.
7. [ ] RECORD DATA PER INSTR. NO. 88768, RECORDED APR. 10, 1986, O.R. RIVERSIDE COUNTY, CA.

LOT 35

LOT 36

LOT 1

6.76 NET ACRES  
"BLANKET R.U.E."

LOT 37

McCLASKEY TRACT  
M.B. 10/36-37, REC. RIV. CO.

POR. SEC. 36  
T.2S., R.6W., S.B.M.



FD. 1/4" O.D. IRON PIPE, DN. 0.3' W/PLASTIC PLUG STAMPED "L.S. 3018", ACCEPTED AS ANGLE POINT IN THE WLY. LINE OF LOT 36, M.B. 10/36-37

FD. 1" O.D. I.P. IN CEMENT, DN. 0.2', NO TAG, SET TAG R.C.E. 11842, PER M.B. 114/74-75, & C.R.F.B. LL 4/45

FD. 3/4" O.D. I.P. IN CEMENT, DN. 0.2' W/NAIL, NO TAG, SET TAG R.C.E. 11842, PER M.B. 114/74-75, & C.R.F.B. LL 4/45

FD. 1/4" O.D. IRON PIPE DN. 0.2' W/PLASTIC PLUG STAMPED "L.S. 3018" AT THE MOST ELY. COR. OF LOT 36 & R/W.

FD. 1/4" O.D. IRON PIPE DN. 0.4' W/PLASTIC PLUG STAMPED "L.S. 3018", ACCEPTED AS ANGLE POINT OF LOT 36, M.B. 10/36-37

FD. 1/4" O.D. IRON PIPE, DN. 0.5' W/PLASTIC PLUG, STAMPED "L.S. 3018", ACCEPTED AS THE MOST WLY. COR. LOT 37, M.B. 10/36-37

FD. 1" x 2" STAKE, DN. 1.0' REPLACED WITH 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, ACCEPTED AS ANGLE PT. LOT 37, M.B. 10/36-37

FD. 1" O.D. IRON PIPE, FLUSH W/PLASTIC PLUG (RED) ILLEGIBLE (R.C.F.C. & W.C.D.) PER R.S. 60/11-14

FD. 1/4" O.D. IRON PIPE, DN. 1.0', NO TAG, SET TAG R.C.E. 11842, PER R.S. 60/11-14 ACCEPTED AS ANGLE POINT IN PAR. 1150-1E

FD. 1/4" O.D. IRON PIPE, FLUSH TAGGED L.S. 2788, ACCEPTED AS ANGLE PT. IN PROP. PER INSTR. NO. 88768, REC'D. APR. 10, 1986, O.R. RIV. CO.

FD. 1/4" O.D. IRON PIPE, FLUSH W/PLASTIC PLUG STAMPED "L.S. 3018", ACCEPTED AS A PT. ON PROP. LINE & R/W LINE PER INSTR. NO. 88768, REC'D. APR. 10, 1986, O.R. RIV. CO.

FD. 1/4" O.D. IRON PIPE, DN. 1.5' TAGGED L.S. 2788, ACCEPTED AS THE MOST S'LY. COR. OF SUBJECT PROP. PER INSTR. NO. 88768, REC'D. APR. 10, 1986, O.R. RIV. CO.

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 PERMIT.

"POTENTIAL LIQUEFACTION"

ANZA CHANNEL  
PAR. 1150-ID  
R.S. 60/11-14  
PAR. 1150-JE

ANZA

PAR. 1150-ID

CHANNEL

PAR. 1150-JE

R.S. 15/139

ARLINGTON AVENUE

N. 69°38'54"E (A)

DOOLITTLE AVENUE

VAN BUREN BOULEVARD

1. FD. SPIKE & CITY OF RIV. TAG, FLUSH IN PAVEMENT PER C.R.F.B. LL 10/19-A
2. FD. 1/4" O.D. IRON PIPE, FLUSH, W/PLASTIC PLUG STAMPED "L.S. 3018" PER C.R.F.B. LL 10/19-A.
3. FD. 2" O.D. IRON PIPE, DN. 0.5', NO TAG REGET PIPE AND TAGGED R.C.E. 11842 MOVED FROM 0.08' ELY. OF LINE TO CORRECT POSITION ON SEC. LINE AND E'LY. PROLONGATION OF PROP. LINE
4. FD. 1/4" O.D. IRON PIPE, DN. 0.5' TAGGED L.S. 3018, PER R.S. 60/11-14
5. FD. "PK" NAIL & CITY TAG PER C.R.F.B. LL 10/19-A

M.B. 163/7

M.B. 163/7