

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 distinctive border line. We hereby dedicate to public use for street and public utility purposes, Lots "A" through "S" inclusive. 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 61, 62, 63, 66 and 67, on, over and across Canyon Crest Drive, Lot "B", adjoining said Lots as shown on the annexed map. We also hereby dedicate for the construction and maintenance of drainage facilities, the easements designated as "DRAINAGE EASEMENT". 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 1 and 2, on, over and across MILLWOOD ROAD, Lot "E", adjoining said Lots as shown on the annexed map. We further dedicate for the construction and maintenance of electrical energy distribution facilities, the easements designated as "6' P.U.E.", "5'X30' P.U.E." and "5'X40' P.U.E."

VIA VISTA ASSOCIATES LIMITED, a California limited partnership  
By: Concordia Development Corporation, a California corporation, General Partner

O. Randolph Hall, Jr., President  
Michael B. Van Daele, Vice President

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF SAN BERNARDINO )

On this 16<sup>th</sup> day of DECEMBER, 1986, before me, Dona Fracasso, a Notary Public in and for said State, personally appeared O. RANDOLPH HALL, JR. (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President, and MICHAEL B. VAN DAELE (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Vice President Secretary, of CONCORDIA DEVELOPMENT CORPORATION, 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, said corporation being known to me to be the general partner of VIA VISTA ASSOCIATES the limited partnership that executed the within instrument and acknowledged to me that such corporation executed the same as such general partner and that such limited partnership executed the same.

My commission expires MAY 11, 1990 Witness my hand and official seal

Dona Fracasso  
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF )

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

SOIL REPORT

A preliminary soil report was prepared on May 27, 1986, as required by the Health and Safety Code of California, Section 17953 by JOHN R. BYERLY, INC.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 20312-1

BEING A SUBDIVISION OF A PORTION OF BLOCKS 3 AND 4, AND A PORTION OF IOWA AVENUE, OLIVE RIDGE ROAD AND LILAC STREET, ALL BEING VACATED, ALL BEING IN OLIVE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 5 OF MAPS AT PAGE 163 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO A PORTION OF PARCEL 2 OF PARCEL MAP 8335 AS SHOWN BY MAP ON FILE IN BOOK 35 OF PARCEL MAPS AT PAGES 9 AND 10 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. - IN SECTION 6, T.3S, R.4W, S.B.M.

MAY 1986

J. F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of FIVE sheets be, and the same is hereby accepted as the final map of Tract 20312-1 and the streets and easements are hereby accepted as public streets and easements, except Lots "P", "Q", "R" and "S" which are hereby accepted as 1' Barrier Strips to deny access from adjoining private property to Lots "J", "D" and "B", 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 20th day of January, 1987.



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

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 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 1/14/87

FOR BILL D. CARNAHAN  
Director of Public Utilities

By Dieter P. Witzfeld

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 20312 which was approved by the Riverside City Planning Commission on June 6, 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 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 January 14, 1987

ROBERT C. WALES, R.C.E. 18793  
City Engineer

By William D. Gardner  
Deputy R.C.E. 11405

RECORDER'S CERTIFICATE

Filed this 27<sup>th</sup> day of JANUARY 1987, at 12:00 P.M. in Book 165 of Maps at Pages 46-50 at the request of the City Clerk.

No. 22510  
Fee: \$14.00

WILLIAM E. CONERLY, County Recorder

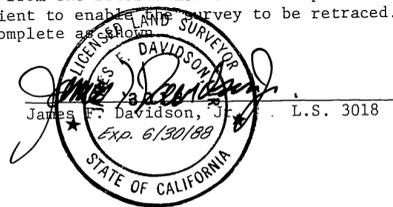
By Santa Ragan, Deputy

Subdivision Guarantee:  
FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of FIVE (5) sheets correctly represents a survey made under my supervision during May, 1986 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 a survey to be retraced. The survey is true and complete as shown.

Dated 12-15-86



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

UTILITIES EASEMENTS

The City of Riverside, being the owner of the following described easements hereby consents to the preparation and recordation of the annexed map.

(A) Indicates a "SPECIAL WATER LINE EASEMENT" as dedicated on Parcel Map 8335 as shown by map on file in Book 35 of Parcel Maps at pages 9 and 20 thereof, Records of Riverside County, California.

Dated: 1/14/87

FOR Bill D. Carnahan  
Director of Public Utilities  
By: Dieter P. Witzfeld

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.

Dated December 17, 1986

R. WAYNE WATTS  
County Tax Collector

By Patricia A. Crislip

TAX BOND CERTIFICATE

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, 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

GERALD A. MALONEY  
Clerk of the Board of Supervisors

By \_\_\_\_\_  
Deputy

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 Dec 22, 1986

H. E. BREWER  
City Treasurer

By H. E. Brewer

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT 20312-1

BEING A SUBDIVISION OF A PORTION OF BLOCKS 3 AND 4, AND A PORTION OF IOWA AVENUE, OLIVE RIDGE ROAD AND LILAC STREET, ALL BEING VACATED, ALL BEING IN OLIVE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 5 OF MAPS AT PAGE 163 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO A PORTION OF PARCEL 2 OF PARCEL MAP 8335 AS SHOWN BY MAP ON FILE IN BOOK 35 OF PARCEL MAPS AT PAGES 9 AND 10 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. - IN SECTION 6, T.3S, R.4 W, S.B.M.

MAY 1986

**J.F. DAVIDSON ASSOCIATES, INC.**

RIVERSIDE, CALIFORNIA

SCALE: 1"=200'

### SURVEYOR'S NOTES

Bearings are based upon the southerly line of the Southeast one-quarter of Section 6, T.3S, R.4W, S.B.M. as being N.89°30'45"E. as shown on Tract 9078-1 by map on file in Book 91 of maps of Pages 82 through 85 thereof, Records of Riverside County, California.

- Indicates Found Monuments as noted.
- Indicates Set 1" I.P. with plastic plug, stamped L.S. 3018, Flush, unless otherwise noted.
- Indicates Set 1" I.P. with plastic plug, stamped L.S. 3018, Flush at all rear lot corners and angle points in side lot lines, unless otherwise noted.
- Indicates Set Nail and L.S. 3018 Tag in top of curb on the prolongation of the side lot lines.
- (~) Indicates Record Data per M.B. 91/82-85.
- [~] Indicates Record Data per P.M. 35/9-10.

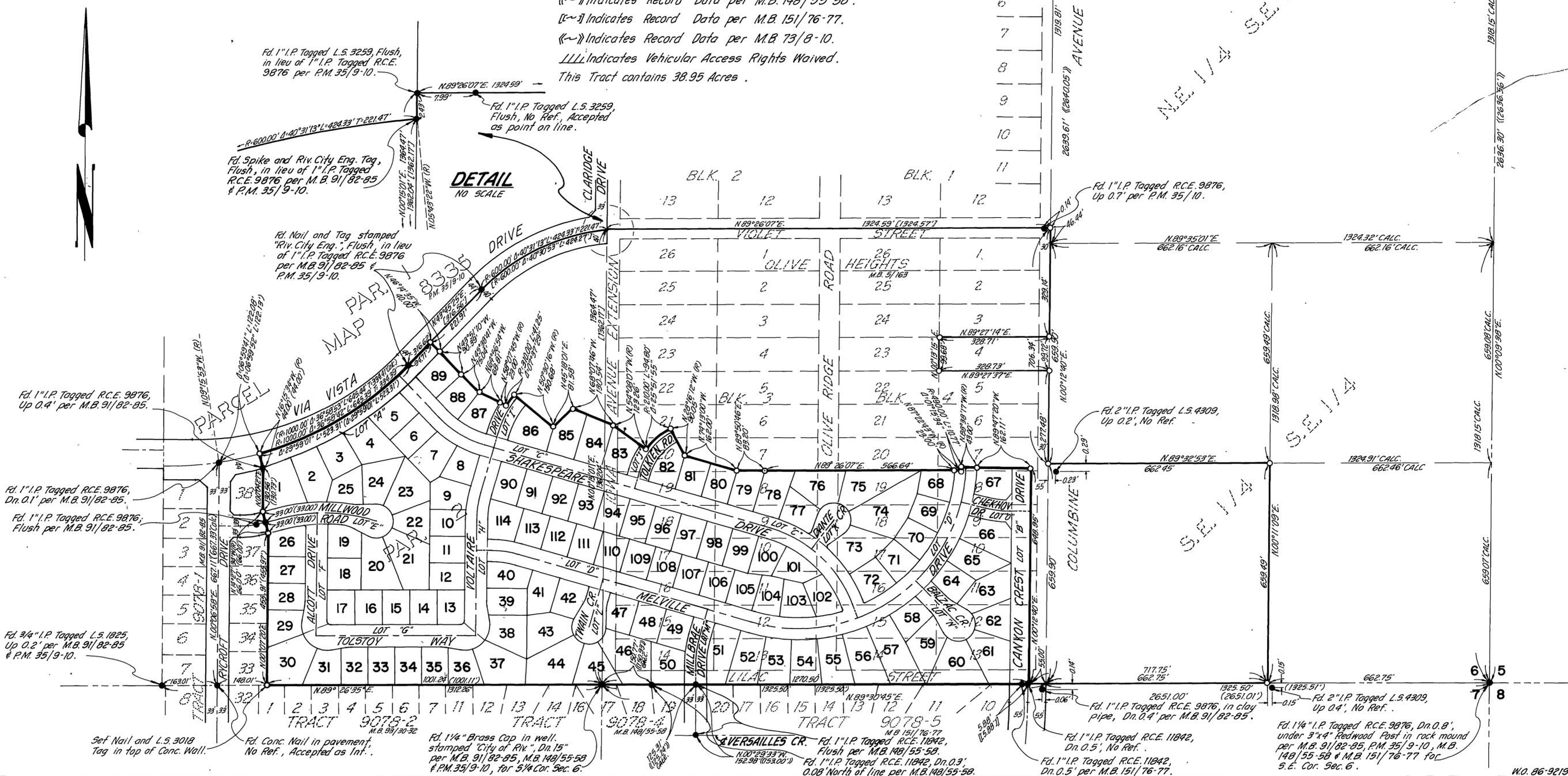
- (~) Indicates Record Data per M.B. 148/55-58.
  - [~] Indicates Record Data per M.B. 151/76-77.
  - (~) Indicates Record Data per M.B. 73/8-10.
  - LLL Indicates Vehicular Access Rights Waived.
- This Tract contains 38.95 Acres.

CITY Copy

165  
47

M.B. 165/47

M.B. 165/47



SURVEYOR'S NOTES

Bearings are based upon the southerly line of the Southeast one-quarter of Section 6, T.3S., R.4W., S.B.M. as being N.89°30'45"E. as shown on Tract 9078-1 by map on file in Book 91 of maps at Pages 82 through 85 thereof, Records of Riverside County, California.

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Indicates Set 1" I.P. with plastic plug, stamped L.S. 3018, Flush, unless otherwise noted.
Set 1" I.P. with plastic plug, stamped L.S. 3018, Flush at all rear lot corners and angle points in side lot lines, unless otherwise noted.
Set Nail and L.S. 3018 Tag in top of curb on the prolongation of the side lot lines.
(-) Indicates Record Data per M.B. 91/82-85.
[-] Indicates Record Data per P.M. 35/9-10.

- (~) Indicates Record Data per M.B. 148/55-58.
[-] Indicates Record Data per M.B. 151/76-77.
(-) Indicates Record Data per M.B. 73/8-10.
/// Indicates Vehicular Access Rights Waived.
This Tract contains 38.95 Acres.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 20312-1

BEING A SUBDIVISION OF A PORTION OF BLOCKS 3 AND 4, AND A PORTION OF IOWA AVENUE, OLIVE RIDGE ROAD AND LILAC STREET, ALL BEING VACATED, ALL BEING IN OLIVE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 5 OF MAPS AT PAGE 163 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO A PORTION OF PARCEL 2 OF PARCEL MAP 8335 AS SHOWN BY MAP ON FILE IN BOOK 35 OF PARCEL MAPS AT PAGES 9 AND 10 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. - IN SECTION 6, T.3S., R.4W., S.B.M.

J. F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

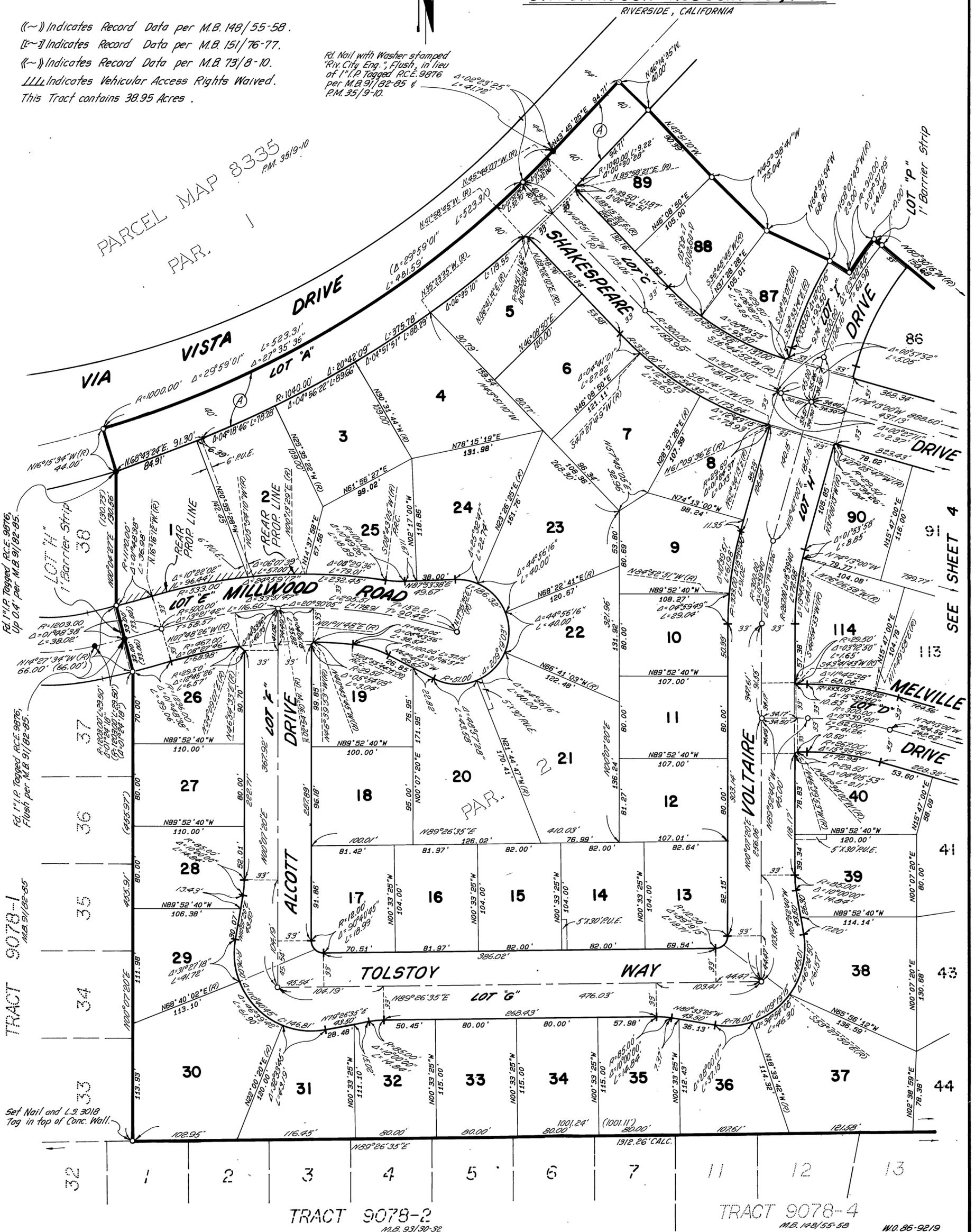
MAY 1986

SCALE: 1"=60'

CITY COPY

PARCEL MAP 8335
PAR. 1
P.M. 35/9-10

Set Nail with Washer stamped
'Riv. City Eng.', Flush, in lieu
of 1" I.P. Tagged R.C.E. 9876
per M.B. 91/82-85 &
P.M. 35/9-10.



TRACT 9078-1
M.B. 91/82-85
Set Nail and L.S. 3018
Tag in top of Conc. Wall.

TRACT 9078-2
M.B. 93/30-32

TRACT 9078-4
M.B. 148/55-58
M.O. 86-9219

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT 20312-1

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MAY 1986

SCALE: 1"=60'

**J. F. DAVIDSON ASSOCIATES, INC.**

RIVERSIDE, CALIFORNIA

### SURVEYOR'S NOTES

Bearings are based upon the southerly line of the Southeast one-quarter of Section 6, T.35, R.4 W., S.B.M. as being N.89°30'45"E. as shown on Tract 9078-1 by map on file in Book 91 of maps at Pages 82 through 85 thereof, Records of Riverside County, California.

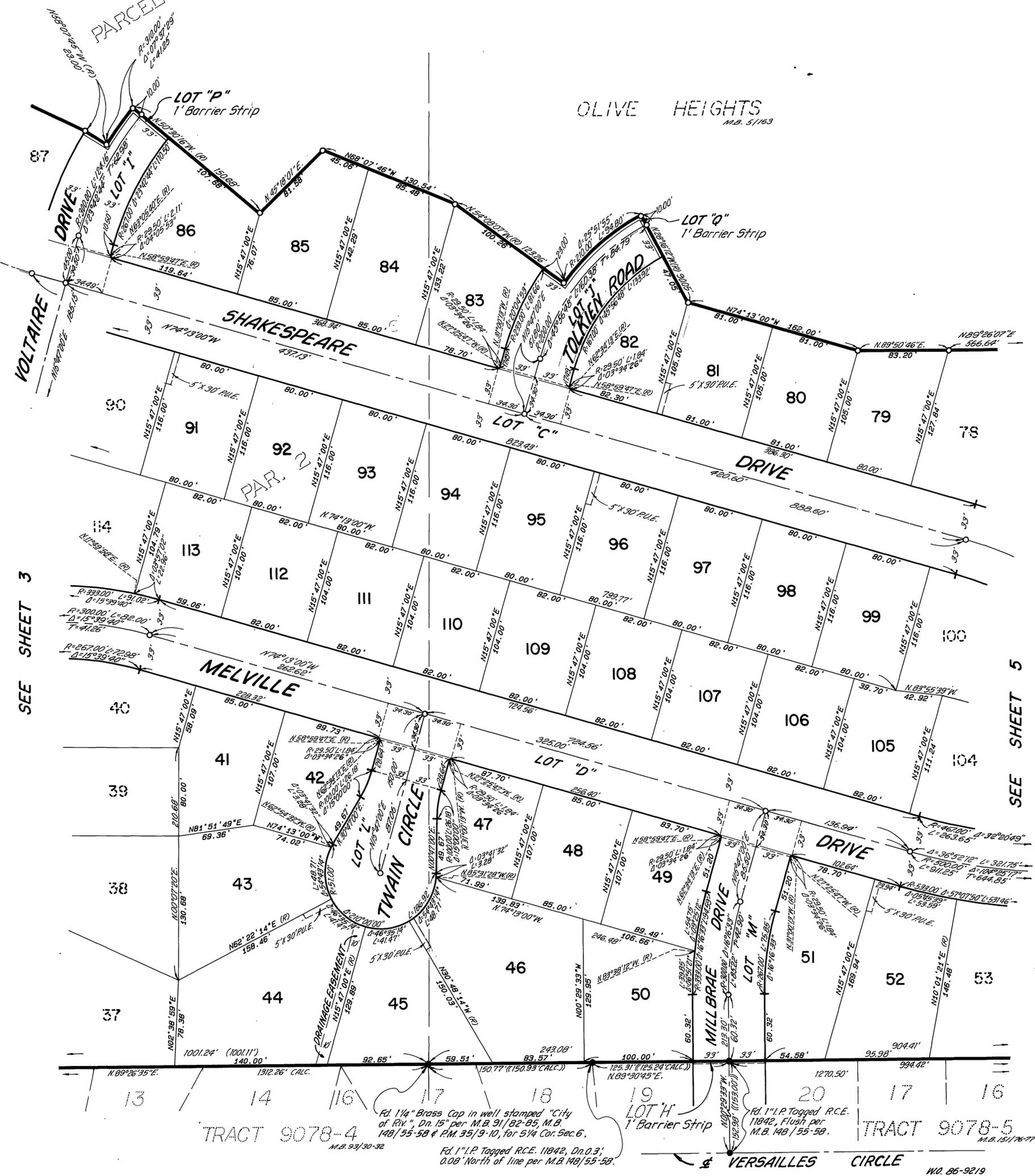
- Indicates Found Monuments as noted.
  - Indicates Set 1" I.P. with plastic plug, stamped L.S. 3018, Flush, unless otherwise noted.
  - Set 1" I.P. with plastic plug, stamped L.S. 3018, Flush at all rear lot corners and angle points in side lot lines, unless otherwise noted.
  - Set Nail and L.S. 3018 Tag in top of curb on the prolongation of the side lot lines.
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  - [~] Indicates Record Data per P.M. 35/9-10.
  - (~) Indicates Record Data per M.B. 148/55-58.
  - [~] Indicates Record Data per M.B. 151/76-77.
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- This Tract contains 38.95 Acres .



CITY COPY

PARCEL MAP 8335  
RM 35/9-10

OLIVE HEIGHTS  
M.B. 51/63



TRACT 9078-4  
M.B. 93/30-32

Rd 1/4" Brass Cap in well stamped "City of Riv.", Dn. 15" per M.B. 91/82-85, M.B. 148/55-58 & P.M. 35/9-10, for 5/4 Con. Sec. 6.

Rd 1" I.P. Tagged R.C.E. 11842, Dn. 0.3', 0.08' North of line per M.B. 148/55-58.

LOT H  
1' Barrier Strip  
Rd 1" I.P. Tagged R.C.E. 11842, Flush per M.B. 148/55-58.

TRACT 9078-5  
M.B. 151/76-77

VERSAILLES CIRCLE  
M.D. 85-9219

