

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 20937

BEING A SUBDIVISION OF A PORTION OF THE NORTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN K.W.C. ENGINEERS, INC. CORONA, CA JUNE, 1986

RECORDER'S CERTIFICATE

FILED THIS 23rd DAY OF FEBRUARY, 1987 AT 10:30 A.M. IN BOOK 166 OF MAPS AT PAGES 45-48 AT THE REQUEST OF THE CITY CLERK.

FEE \$12.00

NO. 49449

WILLIAM E. CONERLY COUNTY RECORDER DEPUTY

CONTINENTAL LAND TITLE CO. SUBDIVISION GUARANTEE

OWNERSHIP CONTINUED

CENTURY CITY SAVINGS & LOAN ASSOCIATION, A CALIFORNIA CORPORATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED SEPTEMBER 30, 1986 AS INSTRUMENT NO. 240971 OF OFFICIAL RECORDS.

J.R. STUEBE PRESIDENT R.D. LATTO ex ec. VICE PRESIDENT

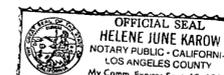
STATE OF CALIFORNIA ) COUNTY OF Los Angeles ) SS.

ON THIS 12th DAY OF December, 1986 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JACK R. STUEBE PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE PRESIDENT, AND R.D. LATTO PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE VICE PRESIDENT OF CENTURY CITY SAVINGS & LOAN ASSOCIATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR BY A RESOLUTION OF ITS BOARD OF DIRECTORS, AS BENEFICIARY.

WITNESS MY HAND AND OFFICIAL SEAL



Helene June Karow NOTARY PUBLIC IN AND FOR SAID STATE



OWNERSHIP CONTINUED

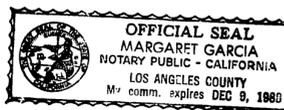
MECHANICS NATIONAL BANK, A CALIFORNIA CORPORATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED SEPTEMBER 30, 1986 AS INSTRUMENT NO. 240969 OF OFFICIAL RECORDS.

J. Denis Watts EXECUTIVE PRESIDENT JOHN P. RYAN SECRETARY VICE PRESIDENT

STATE OF CALIFORNIA ) COUNTY OF Los Angeles ) SS.

ON THIS 9th DAY OF December, 1986 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED J. Denis Watts PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE EXECUTIVE PRESIDENT, AND JOHN P. RYAN PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE VICE PRESIDENT OF MECHANICS NATIONAL BANK, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR BY A RESOLUTION OF ITS BOARD OF DIRECTORS, AS BENEFICIARY.

WITNESS MY HAND AND OFFICIAL SEAL



Margaret Garcia NOTARY PUBLIC IN AND FOR SAID STATE MARGARET GARCIA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF FOUR (4) SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING SEPTEMBER OF 1985 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. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED JANUARY 5, 1987

Michael G. O'Bryant MICHAEL G. O'BRYANT, L.S. NO. 4311 EXPIRES 6/30/88



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 Jan 5, 1987

H. E. BREWER CITY TREASURER BY: H.E. Brewer

OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE SOME 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 MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE, AND WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" AND "B". WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "5' X 25' P.U.E." WE ALSO FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES THE EASEMENT DESIGNATED AS 10' x 10' DRAINAGE EASEMENT.

MEADOWBROOK ESTATES, A CALIFORNIA GENERAL PARTNERSHIP, COMPOSED OF SUN-CAL INVESTMENT CO., A CALIFORNIA CORPORATION AND LEON BAIRD, AN INDIVIDUAL.

BY: SUN-CAL INVESTMENT CO., A CALIFORNIA CORPORATION AS GENERAL PARTNER.

Bruce Elieff PRESIDENT Boris Elieff Sr. SECRETARY

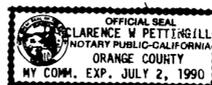
BY: LEON BAIRD, AN INDIVIDUAL, AS GENERAL PARTNER.

Leon Baird LEON BAIRD

STATE OF CALIFORNIA ) COUNTY OF ORANGE ) SS.

ON THIS 1st DAY OF Dec, 1986 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BRUCE ELIEFF PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE PRESIDENT, AND BORIS ELIEFF SR. PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE SECRETARY OF SUN-CAL INVESTMENT CO., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF MEADOWBROOK ESTATES, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH PARTNER AND THAT SUCH PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL



Clarence W. Pettigill NOTARY PUBLIC IN AND FOR SAID STATE

STATE OF CALIFORNIA ) COUNTY OF ORANGE ) SS.

ON THIS 24th DAY OF November, 1986 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED LEON BAIRD PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS ONE OF THE PARTNERS OF THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL



Patt K. Nicol NOTARY PUBLIC IN AND FOR SAID STATE

CITY  
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IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA  
**TRACT NO. 20937**

BEING A SUBDIVISION OF A PORTION OF THE NORTH ONE-HALF OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN  
K.W.C. ENGINEERS, INC.  
CORONA, CA JUNE, 1986

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 NO. 20937, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON JULY 18, 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 ALL 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.

ROBERT C. WALES, R.C.E. 18793  
DIRECTOR OF PUBLIC WORKS

DATED FEB. 4, 1987.

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 DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED FEB 3, 1987.

FOR Dieter P. Wirtzfeld  
BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED ON THE 11TH DAY OF SEPTEMBER, 1985, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

BY: KENNETH G. OSBORNE & ASSOCIATES

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP, CONSISTING OF FOUR (4) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 20937, 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 THE CITY COUNCIL OF THE CITY OF RIVERSIDE THIS 10th DAY OF February, 1987.

ALICE A. HARE  
CITY CLERK OF THE CITY OF  
RIVERSIDE, CALIFORNIA  
BY: Alice A. Hare



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 \$

DATED January 6, 1987

R. WAYNE WATTS  
COUNTY TAX COLLECTOR, RIVERSIDE  
BY: Anita Busch

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 \_\_\_\_\_, 19\_\_\_\_

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

UTILITIES EASEMENT CERTIFICATE

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

- 1. AN EASEMENT TO THE RIVERSIDE WATER COMPANY, THE OWNERS OF AN EASEMENT FOR RIGHT OF ENTRY AND RIGHT OF WAY FOR WATER PIPES, DITCHES AND OTHER CONDUITS AS RECORDED AUGUST 14, 1885 IN BOOK 42, PAGE 296 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

DATED FEB 3, 1987.

FOR Dieter P. Wirtzfeld  
BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, OF THE STATE OF CALIFORNIA, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDER HAS BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

- 1. AN EASEMENT TO THE CITY OF RIVERSIDE, OWNERS OF A SANITARY SEWER FACILITIES EASEMENT, RECORDED NOVEMBER 22, 1968 AS INSTRUMENT NO. 113286 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

M.B.166/46

M.B.166/46

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

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K.W.C. ENGINEERS, INC.  
CORONA, CA.

JUNE, 1986

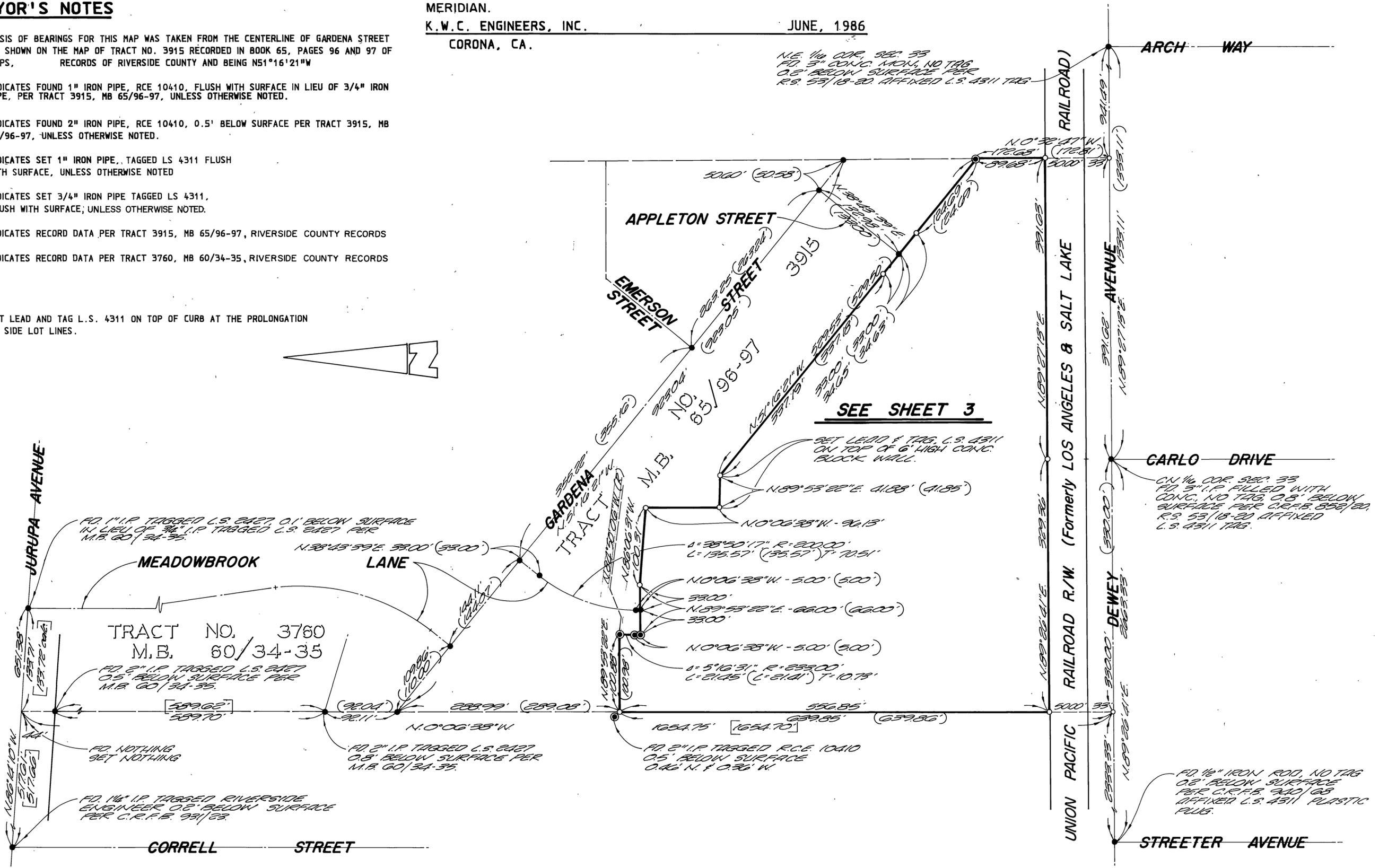
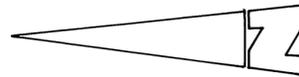
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M.B.166/47

## SURVEYOR'S NOTES

- 1 BASIS OF BEARINGS FOR THIS MAP WAS TAKEN FROM THE CENTERLINE OF GARDENA STREET AS SHOWN ON THE MAP OF TRACT NO. 3915 RECORDED IN BOOK 65, PAGES 96 AND 97 OF MAPS, RECORDS OF RIVERSIDE COUNTY AND BEING N51°16'21"W
- 2 —●— INDICATES FOUND 1" IRON PIPE, RCE 10410, FLUSH WITH SURFACE IN LIEU OF 3/4" IRON PIPE, PER TRACT 3915, MB 65/96-97, UNLESS OTHERWISE NOTED.
- 3 —○— INDICATES FOUND 2" IRON PIPE, RCE 10410, 0.5' BELOW SURFACE PER TRACT 3915, MB 65/96-97, UNLESS OTHERWISE NOTED.
- 4 —○— INDICATES SET 1" IRON PIPE, TAGGED LS 4311 FLUSH WITH SURFACE, UNLESS OTHERWISE NOTED
- 5 —□— INDICATES SET 3/4" IRON PIPE TAGGED LS 4311, FLUSH WITH SURFACE, UNLESS OTHERWISE NOTED.
- 6 (253) INDICATES RECORD DATA PER TRACT 3915, MB 65/96-97, RIVERSIDE COUNTY RECORDS
- 7 (242) INDICATES RECORD DATA PER TRACT 3760, MB 60/34-35, RIVERSIDE COUNTY RECORDS
- 8 SET LEAD AND TAG L.S. 4311 ON TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES.



M.B.166/47

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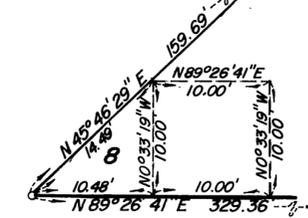
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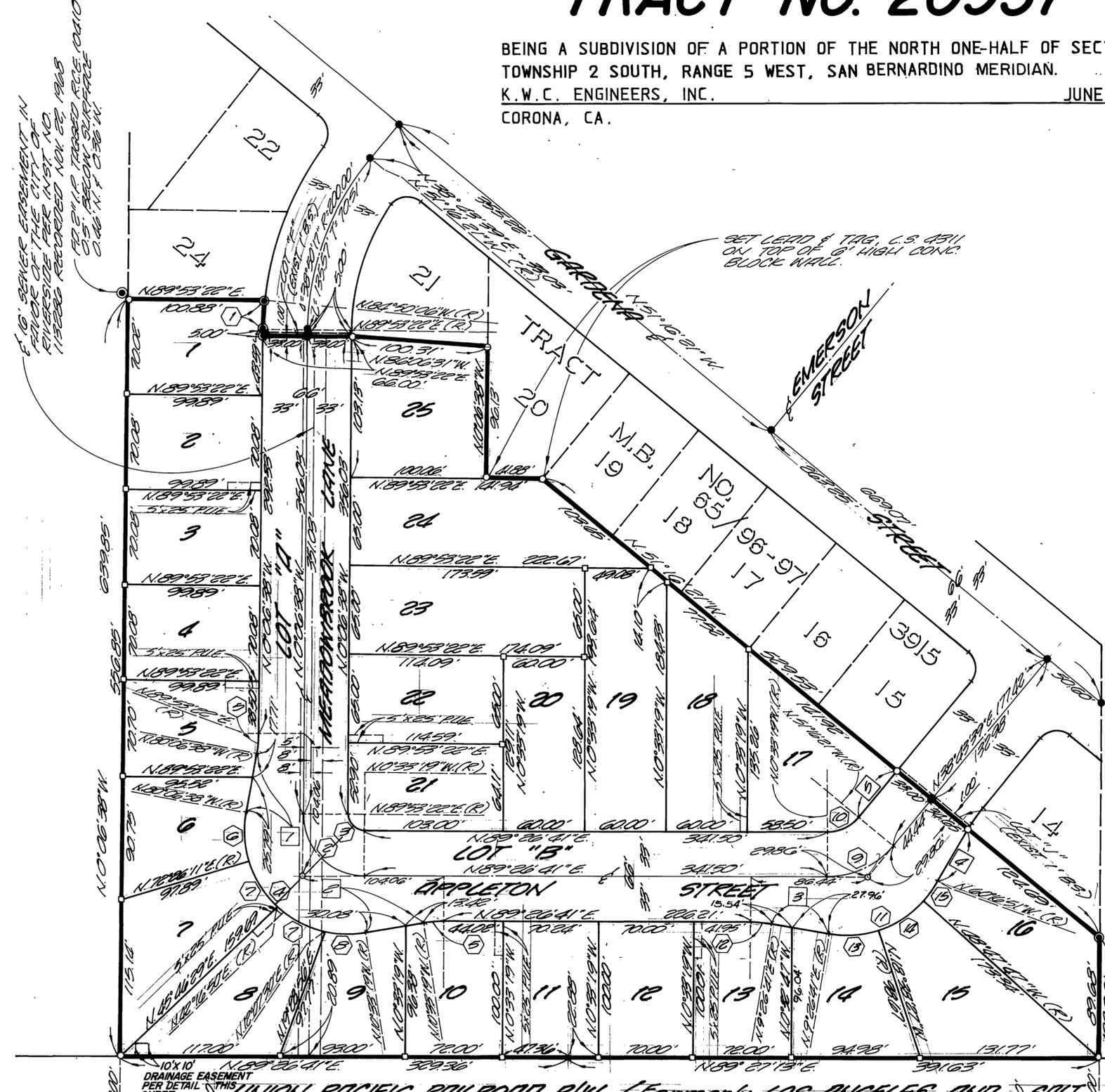
## CURVE DATA

1	Δ=05°16'31" R=233.00' L=21.45' T=10.73'	6	Δ=27°27'12" R=76.00' L=36.42' T=18.56'	11	Δ=69°43'32" R=76.00' L=92.49' T=52.94'
2	Δ=90°26'41" R=45.00' L=71.04' T=45.35'	7	Δ=30°09'20" R=76.00' L=40.00' T=20.48'	12	Δ=10°00'00" R=85.00' L=14.84' T=7.44'
3	Δ=90°26'41" R=12.00' L=18.94' T=12.09'	8	Δ=22°40'49" R=76.00' L=30.08' T=15.24'	13	Δ=28°05'08" R=76.00' L=37.25' T=19.01'
4	Δ=110°26'41" R=76.00' L=146.50' T=109.44'	9	Δ=50°43'02" R=63.00' L=55.77' T=29.85'	14	Δ=30°09'20" R=76.00' L=40.00' T=20.48'
5	Δ=10°00'00" R=85.00' L=14.84' T=7.44'	10	Δ=50°43'02" R=30.00' L=26.56' T=14.22'	15	Δ=11°29'04" R=76.00' L=15.23' T=7.64'



DRAINAGE EASEMENT DETAIL

1	N9°53'22"E	43.50'
2	N79°26'41"E	43.50'
3	N80°33'19"W	43.50'
4	N29°43'09"E	47.34'
5	N38°43'39"E	44.44'



1" 10" SETTING EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE PER INSTR NO 15288 RECORDED NOV 22, 1985  
 2" 5" 1/2" TAGGED R.C.E. 0410  
 0.5" BELOW SURFACE  
 0.06" 1" 1" 0.56" W.

SET LEAD & TAG, L.S. 4311 ON TOP OF 6" HIGH CONC. BLOCK WALL.

10' X 10' DRAINAGE EASEMENT PER DETAIL SHEET.

ON 1/4 COR SEC. 33  
 1" 5" 1/2" I.P. FILLED WITH CONC. NO TAG  
 0.5" BELOW SURFACE PER C.R. 113, 852/80  
 R.S. 53/18-20 AFFIXED L.S. 4311 TAG.

N.E. 1/4 COR. SEC. 33  
 1" 5" 1/2" CONC. I.P. NO TAG  
 0.5" BELOW SURFACE PER  
 R.S. 53/18-20 AFFIXED L.S. 4311 TAG.

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