

City Copy

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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 for public use for street and public utility purposes, Lots "A" through "N" inclusive.

GRIFFITH HOMES, a partnership

Deanna A. Griffith

FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation as Trustee under Deed of Trust rec. December 31, 1986 as Inst. No. 338357, O.R. Riv. Co., California.

Robert J. Hunter Cust. V.P.
Joseph DeBenedictis Asst. Secretary

SIGNATURE OMISSION

Pursuant to Section 66436 (c) (1) of the Subdivision Map Act, the following signatures have been omitted.

An easement for drainage facilities in favor of the City of Riverside by deed recorded 7-10-87, as Inst. No. 197426, O. R. Riv. Co., Calif.

An easement for water pipelines in favor of Western Municipal Water District of Riverside County, recorded June 4, 1987, as Inst. No. 157817, O. R. Riv. Co., Calif.

51 percent of all oil, gas, hydrocarbon and mineral substances underlying said land below 500 feet from the surface of the same without the right of surface entry as reserved by Mary H. Trautwein, et al in deed recorded April 29, 1963 as Instrument No. 42998, in Book 3380, page 88, Official Records of Riverside County, California.

WATER FACILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS POSTED SECURITIES WITH THE WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, ADEQUATE TO COVER REQUIRED IMPROVEMENTS, ONCE THE FIRE HYDRANTS, WATER MAINS, OFFSITE FACILITIES AND SERVICE LATERALS HAVE BEEN INSTALLED AND ACCEPTED BY THE DISTRICT, THE DISTRICT WILL SUPPLY WATER TO EACH LOT. THE EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER DISTRIBUTION.

Dated 6-17-87

David W. Hansen
DAVID W. HANSEN R.C.E. 17984, Chief Engineer

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 21638-1

BEING A SUBDIVISION OF A PORTION OF LOTS 2 AND 3 IN BLOCK 69 OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. - IN SEC. 29, T.3.S., R.4.W., S.B.M.

AUGUST 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 21638-1 and the streets and easements are hereby accepted as public streets and easements, except Lots "I" through "N" inclusive, which are hereby accepted as "I" barrier strips to deny access from adjoining private property to Lots "A", "B", "C", "E", "G" and "H" 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 7th day of July, 19 87.



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

By Alice A. Hare

SOIL REPORT

A preliminary soil report was prepared on June 16, 1986, as required by the Health and Safety Code of California, Section 17953 by ARAGON GEOTECHNICAL CONSULTANTS, INC.

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 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 Division of the Department of Public Utilities of the City of Riverside. Arrangements for water service must be made with the Western Municipal Water District.

BILL D. CARNAHAN
Director of Public Utilities

Dated: 6/22/87

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 21638 which was approved by the Riverside City Planning Commission on May 8, 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 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 7/7/87

BARRY BECK R.C.E. 20900
City Engineer

By Barry Beck

RECORDER'S CERTIFICATE

Filed this 10th day of July 19 87, at 4:00 P.M. in Book 170 of Maps at Pages 85-89 at the request of the City Clerk.

No. 198040
Fee: \$14.00

WILLIAM E. CONERLY, County Recorder

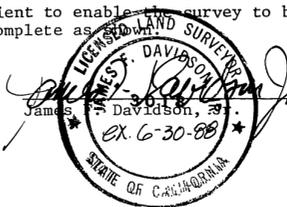
By: Gina Huntley, Deputy

Subdivision Guarantee: CHICAGO 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 June, 19 84 and that all monuments shown hereon 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. The survey is true and complete as shown.

Dated 4-13-87



James Davidson, S.S. L.S. 3018

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 \$40,500.00.

Dated June 17, 1987

R. WAYNE WATTS
County Tax Collector

By Patti A. Crislip

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ 40,500.00 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 July 9, 1987

GERALD A. MALONEY
Clerk of the Board of Supervisors

By Maria Brass
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 June 17, 1987

H. E. BREWER
City Treasurer

By H.E. Brewer

NO. 86-9446

M.B. 170/85

M.B. 170/85

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 21638-1

BEING A SUBDIVISION OF A PORTION OF LOTS 2 AND 3 IN
BLOCK 69 OF THE ALESSANDRO TRACT AS SHOWN BY MAP
ON FILE IN BOOK 6 OF MAPS AT PAGE 13 THEREOF, RECORDS
OF SAN BERNARDINO COUNTY, CALIFORNIA. - IN SEC. 29,
T.35., R.4W., S.B.M.
AUGUST 1986

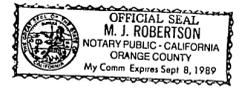
J. F. DAVIDSON ASSOCIATES, INC.
RIVERSIDE, CALIFORNIA

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

On this 15 day of JUNE, 1987, before me, M. J. ROBERTSON, a Notary Public in and for said State, personally appeared DENNIS A. GRIFFITH (personally known to me) (proved to me on the basis of satisfactory evidence) to be an Authorized Agent of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

My Commission expires 9/8/89 WITNESS my hand and official seal.



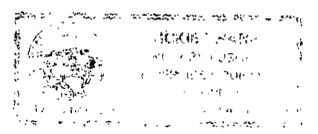
M. J. Robertson
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside) SS

On this 17th day of June, 1987, before me, Vickie Tharp, a Notary Public in and for said State, personally appeared Roderick W. Johnston (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst. Vice President, and Carolyn DeBrack (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst. Secretary of FIRST AMERICAN TITLE INSURANCE COMPANY, 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, 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 4-6-88 Witness my hand and official seal.



Vickie Tharp
Notary Public in and for said State

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 21638-1

BEING A SUBDIVISION OF A PORTION OF LOTS 2 AND 3 IN BLOCK 69 OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. - IN SEC. 29, T.35., R.4 W., S.B.M.

AUGUST 1986

SCALE: 1"=200'

J. F. DAVIDSON ASSOCIATES, INC.
RIVERSIDE, CALIFORNIA

SURVEYOR'S NOTES

Bearings are based upon the centerline of KRAMERIA AVENUE, being the East-West center section line of Section 29, T.35., R.4 W., S.B.M. as being N.88°53'45"E. as shown on Tract 19958-1 by map on file in Book 170 of Maps at Pages 67 through 71 thereof, Records of Riverside County, Calif.

● Indicates Found Monuments as noted.

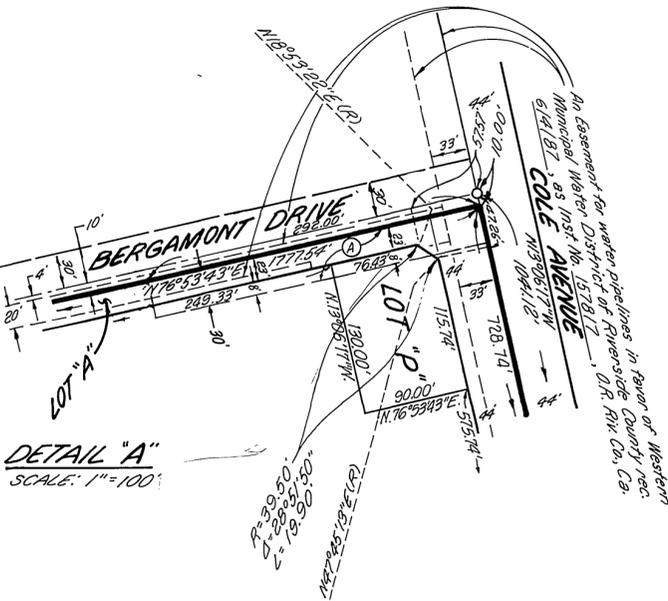
○ Indicates Set 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted.

Set 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted at all rear lot corners and angle points in side lot lines.

Set Nail and L.S. 3018 Tag in top of curb at the prolongation of side lot lines.

(~) Indicates Measured Data, also Record Data per Tract 19958-2 M.B. 170/72-76

This Tract contains 22.32 Acres.

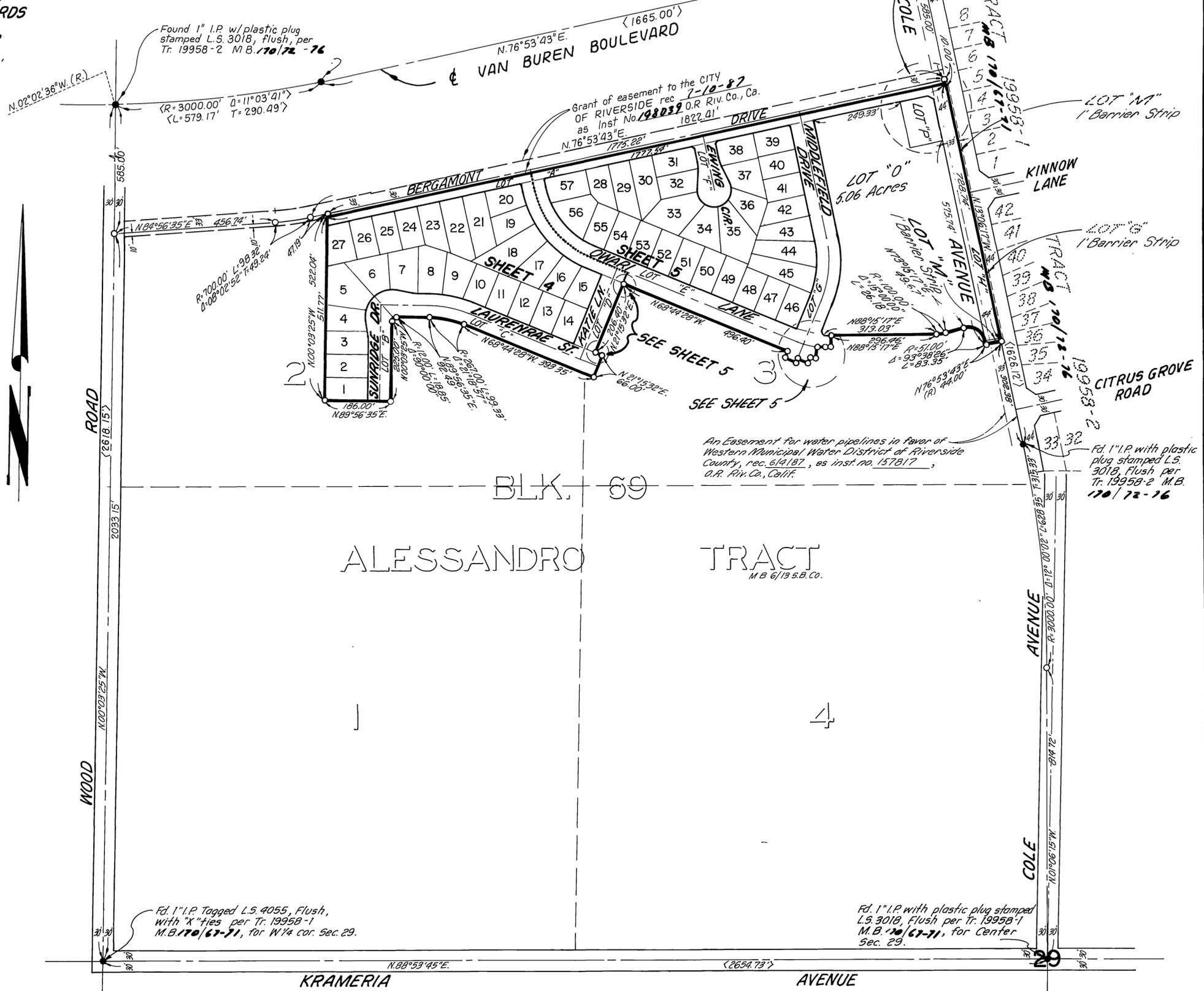


EASEMENT NOTE

① Indicates an easement for drainage facilities in favor of the City of Riverside by deed rec. 7-10-87, as Inst. No. 197426, D.R. Riv. Co., California.

Fd. 1" I.P. w/plastic plug stamped L.S. 3018, Flush, per Tr. 19958-2 M.B. 170/72-76

SHEET 3 OF 5 SHEETS



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M.B. 170/87

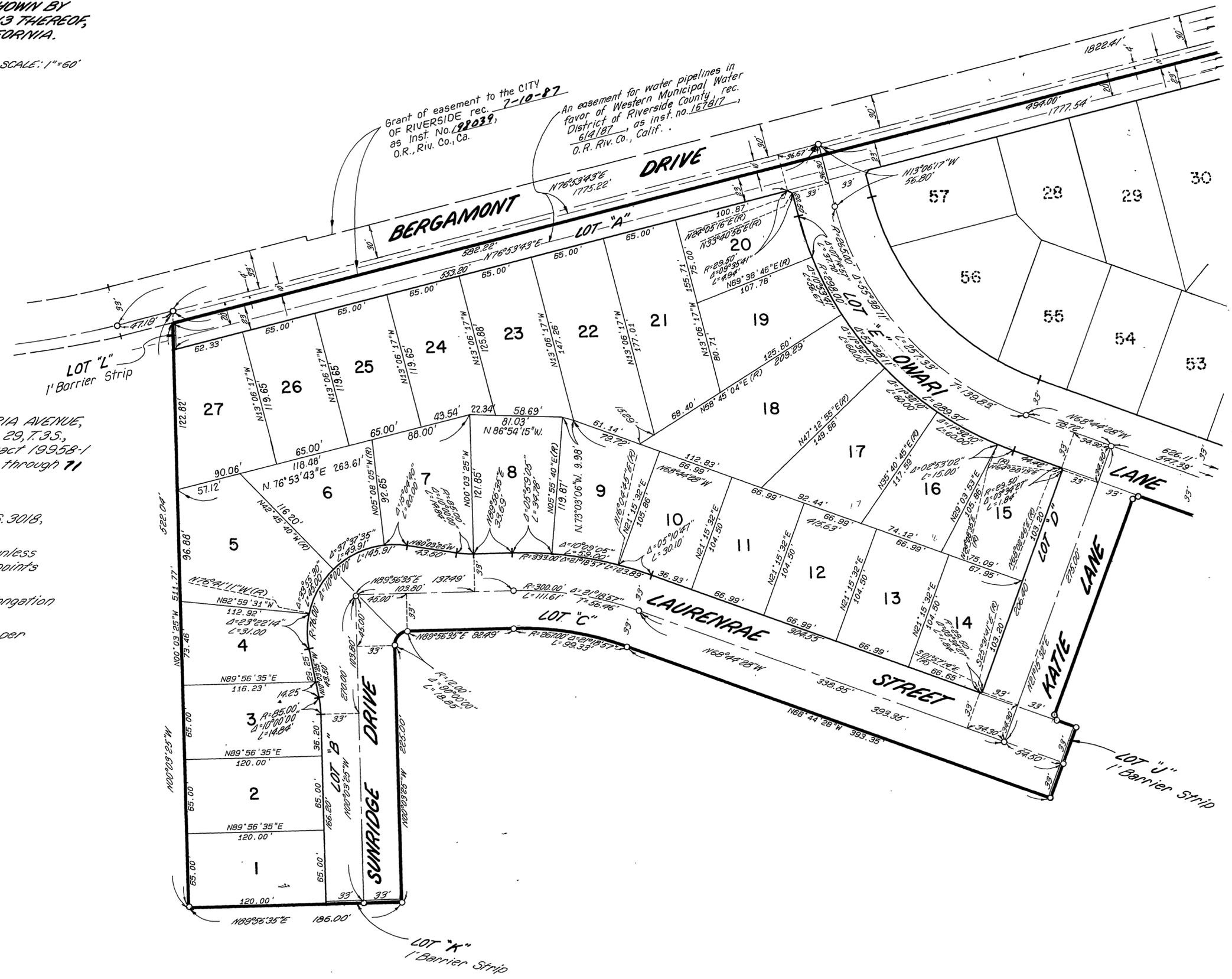
M.B. 170/87

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 21638-1

BEING A SUBDIVISION OF A PORTION OF LOTS 2 AND 3 IN BLOCK 69 OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. IN SEC. 29, T.3S., R.4W., S.B.M. AUGUST 1986 SCALE: 1"=60'

J.F. DAVIDSON ASSOCIATES, INC.
RIVERSIDE, CALIFORNIA



SURVEYOR'S NOTES

Bearings are based upon the centerline of KRAMERIA AVENUE, being the East-West center section line of Section 29, T.3S., R.4W., S.B.M. as being N88°53'45"E. as shown on Tract 19958-1 by map on file in Book 170 of Maps at Pages 67 through 71 thereof, Records of Riverside County, California.

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- ⟨ ~ ⟩ Indicates Measured Data, also Record Data per Tract 19958-2 M.B. 170/72-76

This Tract contains 22.32 Acres

SEE SHEET 5

TRACT 21638-1

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J.F. DAVIDSON ASSOCIATES, INC.
RIVERSIDE, CALIFORNIA

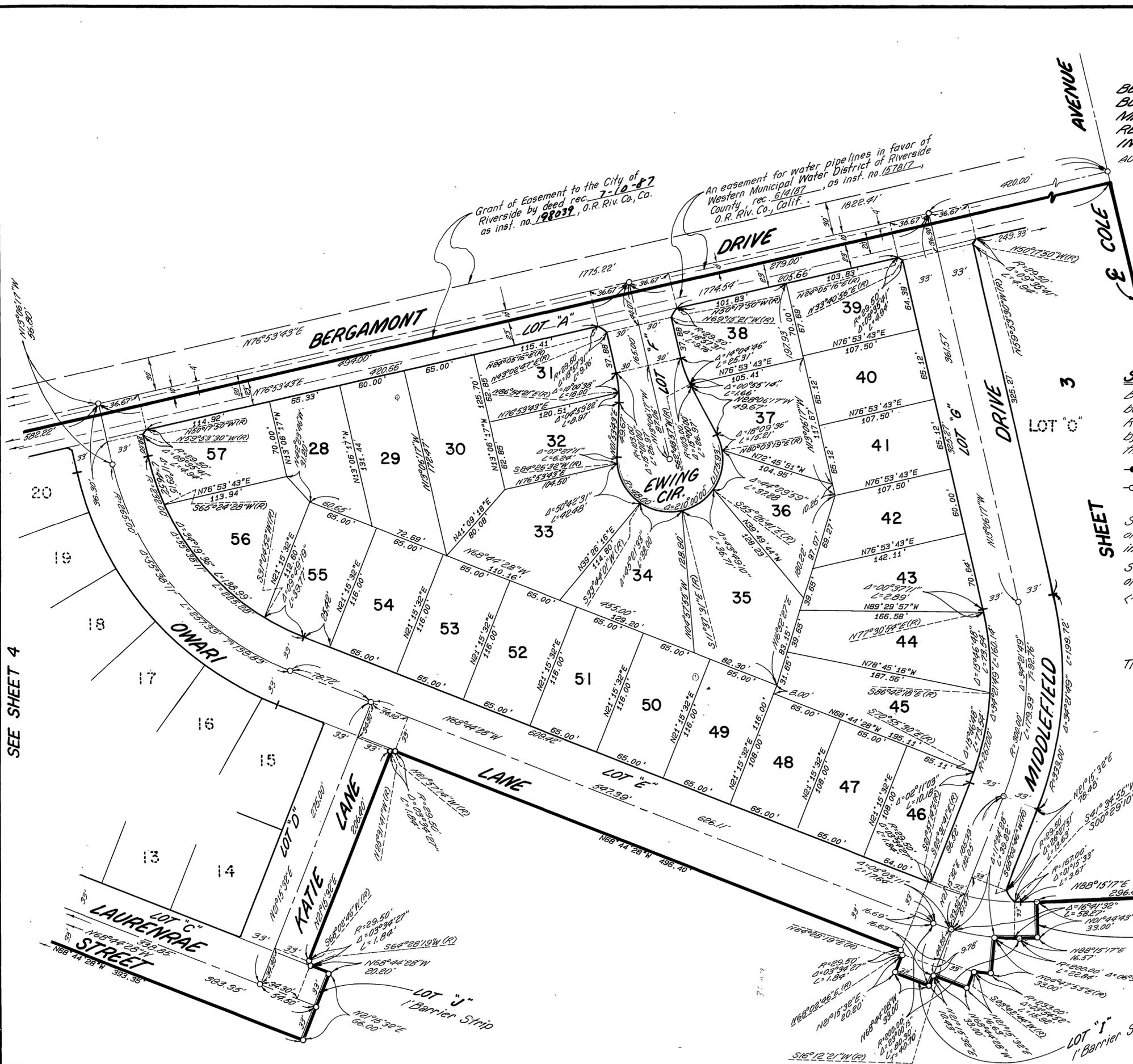
SCALE: 1"=60'

City Copy

170
89
M.B.170/89

Grant of Easement to the City of Riverside by deed rec. 7-10-87 as inst. no. 198039, O.R. Riv. Co., Ca.

An easement for water pipelines in favor of Western Municipal Water District of Riverside County, rec. 6/4/87, as inst. no. 157817, O.R. Riv. Co., Calif.



SURVEYOR'S NOTES

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This Tract contains 22.32 Acres

SEE

SEE SHEET 4

M.B.170/89