

City Copy

172/81

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 21794

PORTION OF LOT 8 IN BLOCK 20 OF LA GRANADA TRACT AS SHOWN PER MAP ON FILE IN BOOK 12, PAGES 42 THROUGH 51, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (LOCATED IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 6 WEST.)

"FOR CONDOMINIUM PURPOSES"

ADKAN ENGINEERS RIVERSIDE, CALIFORNIA APRIL, 1987

### RECORDER'S CERTIFICATE

Filed this 4<sup>TH</sup> day of SEPTEMBER, 1987 at 2:00 P.M. in Book 172 of Maps, at the request of City Clerk. No. 258856 Fee \$10.00 PAGES 81, 82, 83

By: William E. Conery, County Recorder  
Santa Regan, Deputy  
Subdivision Guarantees, Chicago Title Insurance Company.

### OWNER'S CERTIFICATE

We hereby certify that we are the owners of the land included within the subdivision shown hereon; that we are the only persons whose consent is necessary to pass a clear title to said land; that we consent to the making and recording of this subdivision map as shown within the distinctive borderline. We hereby dedicate for construction and maintenance of electrical facilities, the easement designated "Blanket P.U.E."

BOGART PARTNERS, A California Limited Partnership.

Chad Covington  
CHAD COVINGTON, General Partner

SAFECO TITLE INSURANCE COMPANY, a California Corporation, as Trustee under Deed of Trust, recorded June 3, 1986 per Instrument No. 128531, Official Records of Riverside County, California.

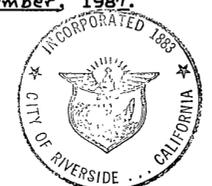
Robert Season  
Asst. (V.P.) President Secretary

AMERICAN INTERSTATE BANK, a California Corporation, as Trustee under Deed of Trust, recorded January 29, 1987 per Instrument No. 25806, Records of Riverside County, California.

J.H. Clegg  
(S.V.) President Secretary

### CITY CLERK'S CERTIFICATE

Resolved: That this map consisting of three sheets be, and the same is hereby accepted as the final map of Tract No. 21794 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 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 1<sup>ST</sup> day of September, 1987.



Alice A. Hare  
City Clerk of the City of Riverside

By: Karen E. Oakley  
Asst. City Clerk

### 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 or special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$ 5,500.00.

Dated: August 13, 1987. R. Wayne Watts  
County Tax Collector

By: Debbie L. Mooneyham  
Deputy

### TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ 5,500 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: Sept 3, 1987. Gerald A. Maloney  
Clerk of the Board of Supervisors

By: Chris Adkins

### 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 lots as shown on the map, and that all requirements of the Electric and Water Divisions of the Department of Public Utilities of the City of Riverside.

Dated: Aug 26, 1987. Bill Carnahan  
Director of Public Utilities

By: Dieter P. Witzfeld  
Deputy

### SURVEYOR'S CERTIFICATE

I hereby certify that I am a licensed land surveyor of the State of California and this map consisting of two (2) sheets correctly represents a survey made under my supervision during April, 1987; that all monuments shown hereon actually exist and their positions are correctly shown, or will be in place within one (1) year recordation of this map. The monuments will be sufficient to enable the survey to be retraced.

Dated: Aug 7, 1987. Ed P. Adkison  
L.S. 5390  
Expires: 9-30-88



Ed P. Adkison  
Edy P. Adkison L.S. 5390  
Expires: 9-30-88

### 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 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: Aug 14, 1987. H. E. Brewer  
City Treasurer

By: H.E. Brewer

### UTILITIES EASEMENT CERTIFICATE

The City of Riverside owner of the below described easements, hereby consents to the making and filing of this map.

1. Rights-of-way and water rights as granted to Twin Buttes Water Company, its successors or assigns, by Deed recorded August 11, 1919 in Book 508, Page 101 of Deeds, Riverside County Records, together with right of entry for the purpose of laying, maintaining and constructing water ditches, canals, pipes lines, flumes and conduits for conveying and distributing water for irrigation and domestic use. Said rights-of-way cannot be plotted.
2. Rights-Of-Way and water rights as granted to Arlington Mutual Water Company, its successors or assigns, by Deed recorded February 13, 1925 in Book 629, Page 218 of Deeds, Riverside County Records, together with right of entry for the purpose of construction, maintenance and operation of pipes, conduits, poles, wires ditches, canals and other means of conveying electricity, power and water, provided such electricity shall be used for the operation of pumping plants operated, for irrigation and domestic use. Said rights-of-ways cannot be plotted.
3. Rights-Of-Way and water rights as granted to Citizens Domestic Water Company, its successors or assigns, by Deed recorded March 18, 1926 in Book 663, Page 591 of Deeds, Riverside County Records, together with right of entry for the purpose of installation, operation, maintenance and removal water pipelines, ditches or flumes for irrigation and domestic use. Said rights-of-ways cannot be plotted.

Dated: Aug 26, 1987. Bill D. Carnahan  
Director of Public Utilities

By: Dieter P. Witzfeld

### SOILS REPORT

A preliminary soils report was prepared on the 28 day of December, 1984, as required by the Health and Safety Code of California, Section 17953 by ARAGON GEOTECHNICAL CONSULTANTS, INC.

### 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. 21794 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON SEPT. 4, 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 BASEMENTS 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: Aug. 28, 1987. BARRY BECK, R.C.E. 20900  
CITY ENGINEER  
By: Barry Beck

M.B. 172/81

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ADKAN ENGINEERS

RIVERSIDE, CALIFORNIA

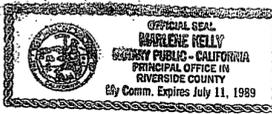
APRIL, 1987

### NOTARY ACKNOWLEDGEMENT

State of California )  
County of Riverside )ss

On 8-7-87 before me, Maelese Kelly, a notary  
public in and for said state personally appeared  
Chad Covington, proved to me on the basis of satisfactory  
evidence to be the person who executed the within instrument as  
General Partner of BOGART PARTNERS, the California Limited  
Partnership that executed the within instrument and acknowledged  
that such partnership executed the same.

My commission expires: 7-11-89  
Witness my hand and official seal.



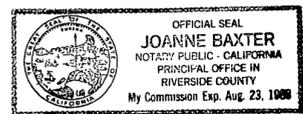
Maelese Kelly  
Notary Public in and for said State

### NOTARY ACKNOWLEDGEMENT

State of California )  
County of Riverside )ss

On 8-14-87 before me, Joanne Baxter, a notary  
public in and for said state personally appeared  
Kathy Benson, proved to me on satisfactory evidence to  
be the VICE President and secretary of SAFECO TITLE INSURANCE COMPANY, the corporation  
that executed the within instrument as trustee, and known to me  
to be the persons who executed the within instrument on behalf  
of the corporation therein named, and acknowledged that such  
corporation executed the same.

My commission expires: Aug 23, 1988  
Witness my hand and official seal.



Joanne Baxter  
Notary Public in and for said State

### NOTARY ACKNOWLEDGEMENT

State of California )  
County of Orange )ss

On 8-17-87 before me, Denise Kaminski, a notary  
public in and for said state personally appeared  
J. H. Clegern, proved to me on satisfactory evidence to  
be the Sr. V. President and secretary of AMERICAN INTERSTATE BANK, the corporation that  
executed the within instrument as trustee, and known to me to be  
the persons who executed the within instrument on behalf of the  
corporation therein named, and acknowledged that such  
corporation executed the same.

My commission expires: 4-26-91  
Witness my hand and official seal.



Denise Kaminski  
Notary Public in and for said State



M.B. 172/82

M.B. 172/82

