

TRACT NO. 21754

BEING A SUBDIVISION OF A PORTION OF LOTS 75 AND 76
OF THE LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY
MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
(LOCATED IN SECTION 13, T. 2 S., R. 5 W., S. B. M.)

FUSCOE, WILLIAMS, LINDGREN AND SHORT, INC.
DAVID H. WILLIAMS L.S. 4131
SANTA ANA, CA
APRIL, 1987

FILED THIS 19TH DAY OF JANUARY, 1988
AT 2:00 P.M. IN BOOK 178 OF MAPS AT
PAGES 50-53 AT THE REQUEST OF THE
CITY CLERK
FEE \$1500
NO. 14642

WILLIAM E. CONERLY, COUNTY RECORDER
BY: Sarita Kagan, DEPUTY
SUBDIVISION GUARANTEE
ORANGE COAST TITLE COMPANY

CITY
COPY

OWNERS 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 THE PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "F" INCLUSIVE. FURTHER, WE, THE UNDERSIGNED AND OUR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR ACCESS RIGHTS TO LOTS 3 AND 45 ON, OVER AND ACROSS ORANGE STREET ADJOINING SAID LOTS. WE ALSO HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS "S" AND "B" PUBLIC UTILITY EASEMENT.

REPUBLIC DEVELOPMENT COMPANY, A CALIFORNIA CORPORATION
John R. Hartung Ted L. Hoover
JOHN R. HARTUNG TED L. HOOVER
VICE PRESIDENT ASST. SECRETARY

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

ON THIS 22 DAY OF December, 1987, BEFORE ME, Glenda A. Baker
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN R. HARTUNG AND TED L. HOOVER, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE VICE PRESIDENT AND ASST. SECRETARY RESPECTIVELY, OF REPUBLIC DEVELOPMENT COMPANY, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND:

Glenda A. Baker
NOTARY PUBLIC IN AND FOR SAID STATE.
Glenda A. Baker
(PRINT NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY
MY COMMISSION EXPIRES MAY 31, 1991

UTILITIES CERTIFICATE:

I HERBY 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: JAN 7, 1988 BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
BY: Dieter P. Wirtzfeld

CITY ENGINEERS' CERTIFICATE:

I HERBY 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 21754 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON JUNE 19, 1986 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2, TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT THE PLANS FOR DRAINS, DRAINAGE WORKS AND SEWERS ARE 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: Dec. 11, 1988 BARRY BECK R.C.E. 20900
CITY ENGINEER OF THE CITY OF RIVERSIDE
BY: Barry Beck

CITY TREASURER'S CERTIFICATE:

I HERBY 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: 1/6/88
CITY TREASURER OF THE CITY OF RIVERSIDE
BY: W R Hansen

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 RIGHT OF WAY FOR WATER DITCHES, PIPES OR FLUMES FOR IRRIGATION OR DOMESTIC PURPOSES IN FAVOR OF RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY BY DEEDS RECORDED APRIL 26, 1882, IN BOOK 28, PAGE 635 AND AUGUST 14, 1885, IN BOOK 42, PAGES 294 AND 296 OF DEEDS, SAN BERNARDINO COUNTY RECORDS.
SAID EASEMENT LYING WITHIN LOTS A THROUGH F AS SHOWN HEREON.

AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF RIVERSIDE WATER COMPANY BY DEED RECORDED NOVEMBER 14, 1952, IN BOOK 1415, PAGE 554 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS.
SAID EASEMENT LYING WITHIN A PORTION OF LOTS B AND D AS SHOWN HEREON.

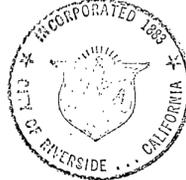
DATED JAN 8, 88 BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
BY: Dieter P. Wirtzfeld

CITY CLERK'S CERTIFICATE:

RESOLVED: THAT THIS MAP, CONSISTING OF FOUR (4) SHEETS IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 21754 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 HERBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 12th DAY OF January, 1988.

ALICE HARE
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA



BY: Alice A. Hare

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 THIS 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 A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ _____.

DATED: December 18, 1987 R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Shannal Wilmington
DEPUTY

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF FOUR (4) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING OCT. 1984 & MAR. 1987 AND THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN OR WILL BE IN PLACE WITHIN ONE YEAR OF THE RECORDATION OF THIS MAP, AND THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: April 20, 1987 David H. Williams
DAVID H. WILLIAMS L.S. 4131
EXPIRATION DATE - JUNE 30, 1988



SOILS REPORT:

A SOILS REPORT WAS PREPARED BY SOIL & TESTING ENGINEERS INC. ON THE 15th DAY OF JULY 1986 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA SECTION 17953.

TAX BOND:

I HEREBY CERTIFY THAT A BOND IN THE AMOUNT 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 THE 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: _____

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MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
(LOCATED IN SECTION 13, T.2 S., R.5 W., S.B.M.)

FUSCOE, WILLIAMS, LINDGREN AND SHORT, INC.
DAVID H. WILLIAMS L.S. 4131
SANTA ANA, CA
APRIL, 1987

BOUNDARY AND INDEX MAP

SURVEYOR'S NOTES:

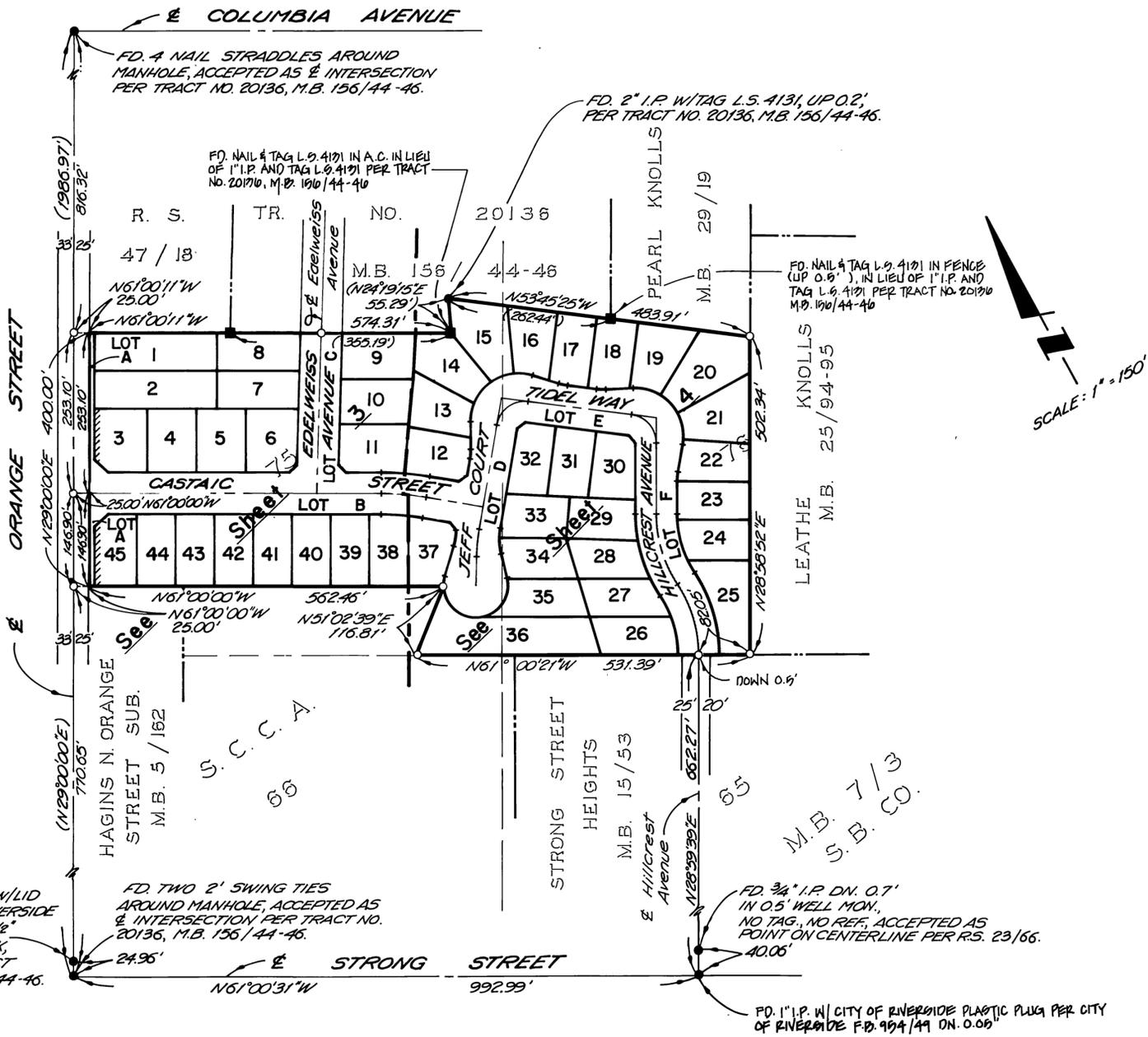
- - INDICATES FOUND MONUMENT AS NOTED.
 - - INDICATES FOUND 1" IRON PIPE AND TAG L.S. 4131, FLUSH, PER TRACT NO. 20136, M.B. 156/44 - 46, UNLESS NOTED OTHERWISE.
 - - INDICATES SET 1" IRON PIPE AND TAG L.S. 4131, FLUSH, UNLESS OTHERWISE NOTED.
- SET 1" IRON PIPE AND TAG L.S. 4131, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
- SET NAIL AND TAG L.S. 4131 IN CURB AT PROLONGATION OF SIDE LOT LINES IN LIEU OF FRONT LOT CORNERS.
- () INDICATES MEASURED AND RECORD PER TRACT NO. 20136, M.B. 156/44 - 46.

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ORANGE STREET, BEING N 29° 00' 00" E PER THE MAP OF TRACT NO. 20136, FILED IN BOOK 156, PAGES 44 THROUGH 46, RECORDS OF RIVERSIDE COUNTY.

SURVEYOR'S NOTES (CONT.)

- ||||| INDICATES VEHICULAR ACCESS RIGHTS WAIVED.
- THIS TRACT CONTAINS 11.176 ACRES.



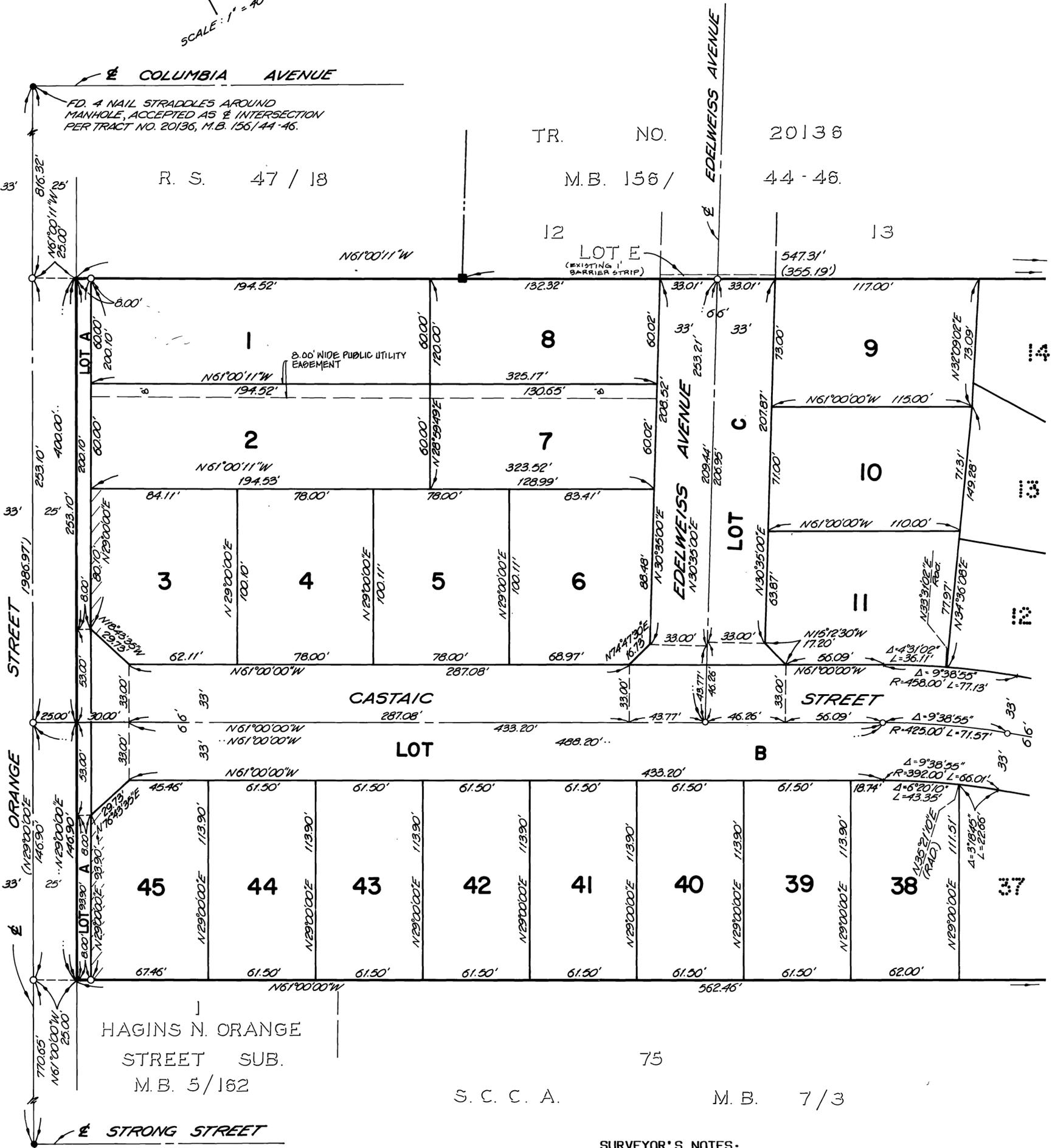
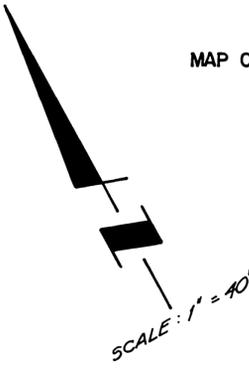
CITY COPY

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APRIL, 1987

CITY
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FD. 4 NAIL STRADDLES AROUND
MANHOLE, ACCEPTED AS $\frac{1}{2}$ INTERSECTION
PER TRACT NO. 20136, M.B. 156/44-46.

FD. TWO 2' SWING TIES
AROUND MANHOLE, ACCEPTED AS
 $\frac{1}{2}$ INTERSECTION PER TRACT NO.
20136, M.B. 156/44-46.

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PER THE MAP OF TRACT NO. 20136, FILED IN BOOK 156,
PAGES 44 THROUGH 45, RECORDS OF RIVERSIDE COUNTY.

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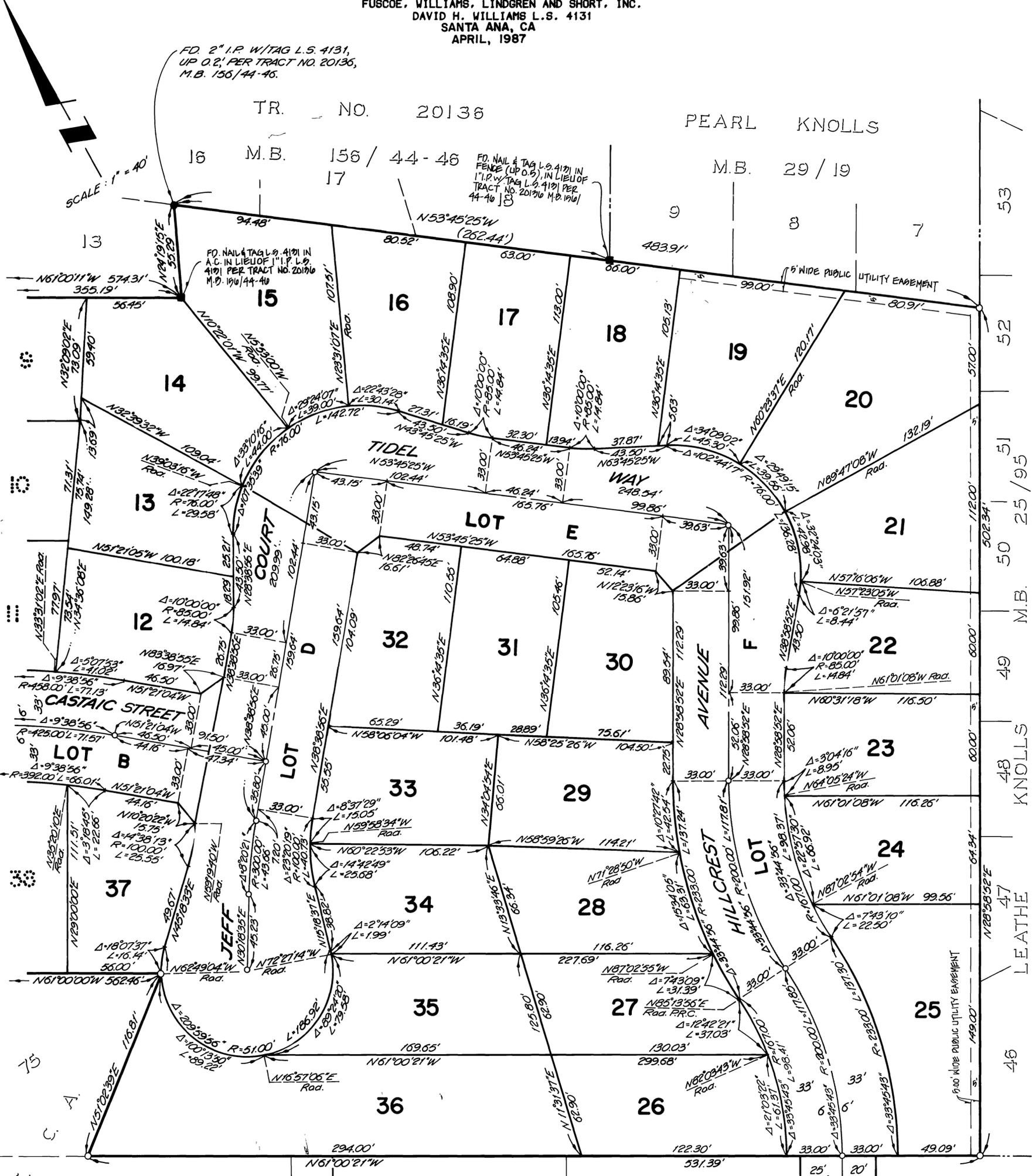
See sheet 4

CITY COPY

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DAVID H. WILLIAMS L.S. 4131
SANTA ANA, CA
APRIL, 1987



See sheet 3

STRONG 17 STREET HEIGHTS 16

SURVEYOR'S NOTES: M.B. 15 / 53

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() INDICATES MEASURED AND RECORD PER TRACT NO. 20136, M.B. 156/ 44 - 46.

//// INDICATES VEHICULAR ACCESS RIGHTS WAIVED.

M.B. 178/53