

OWNER'S STATEMENT

We hereby state 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...

STERLING BUILDERS, INC., a California Corporation
Harvey R. Mendoza Maxine L. Bridges

HOME FEDERAL SAVINGS & LOAN ASSOCIATION, a California Corporation
as Trustee under Deed of Trust Rec. 7-4-13-89 a Inst. No. 233161 OR. Riv. Co. Ca.

Ed Quinn Ted Emmerson

NOTARY ACKNOWLEDGEMENT
STATE OF CALIFORNIA )
COUNTY OF Orange )

On this 2nd day of June, 1989, before me, Jan E. Pipas, a Notary Public in and for said State, personally appeared Harvey R. Mendoza (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President, and Maxine L. Bridges (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Secretary of Sterling Builders, Inc., a California Corporation...

My commission expires March 17, 1993
Principal office in Orange County.
Jan E. Pipas
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT
STATE OF CALIFORNIA ) S.S.
COUNTY OF Orange )

On this 13th day of July, 1989, before me, C. R. Kooiman, a Notary Public in and for said State, personally appeared Ed Quimlivan (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Vice President, and Ted Emmerson (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Vice Secretary of Home Federal, a California Corporation...

My commission expires March 9, 1993
Principal office in Orange County.
C. R. Kooiman
Notary Public in and for said State.

UTILITIES EASEMENT

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

- Indicates an easement for electric facilities and water facilities in favor of the City of Riverside as dedicated on Parcel Map 23403 as shown by map on file in Book 156 of Parcel Maps at Pages 69 and 70 thereof, Records of Riverside County, California (See Sheet 3).

Dated: JULY 20, 1989
BILL D. CARNAHAN
Director of Public Utilities
By: Dieter P. Witzfeld

SIGNATURE OMISSION

Pursuant to Section 66436 of the Subdivision Map Act, the following signatures have been omitted.
51 percent of the oil, gas, hydrocarbon and mineral substances underlying said land below 500 feet from the surface of the same, without right of surface entry as reserved by Mary H. Trautwein, et al in deed recorded August 7, 1964 as Instrument No. 96956, Official Records of Riverside County, California.

- Indicates an easement for sewer facilities in favor of the City of Riverside as dedicated on Parcel Map 23403 as shown by map on file in Book 156 of Parcel Maps at Pages 69 and 70 thereof, Records of Riverside County, California (See Sheet 3).

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 22275-2

BEING A SUBDIVISION OF ALL OF PARCEL 2 OF PARCEL MAP 23403 AS SHOWN BY MAP IN FILE IN BOOK 156 OF PARCEL MAPS AT PAGES 69 AND 70 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTIONS 21 AND 22 T.3S., R.4W., S.B.M. MARCH 1988

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

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 utilities 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.

Dated: JULY 20, 1989
BILL D. CARNAHAN
Director of Public Utilities
By: Dieter P. Witzfeld

WATER FACILITIES CERTIFICATE

I hereby certify that the subdivider named on this map has paid the Added Facilities Charges and posted the securities adequate to cover required improvements for this tract. Once the Markham Tank is placed into service; the interim water distribution system has been connected to the District's water system; and the onsite water facilities 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: 7.13.89
DAVID W. HANSEN R.C.E. 17984
CHIEF ENGINEER

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of five (5) sheets be, and the same is hereby accepted as the final map of Tract 22275-2 and the streets and easements are hereby accepted as public streets and easements except Lots L, J, K, L, and M which are hereby accepted as Barrier Strips to deny access from adjoining private property to Lots C, D, 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 8th day of August, 1989.



ALICE A. HARE
City Clerk of the City of Riverside, California
By: Alice A. Hare

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 22275 which was approved by the Riverside City Planning Commission on June 4, 1987 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: Aug. 2, 1989
BARRY BECK R.C.E. 20900
City Engineer EXP. 9/30/89

By: Barry Beck

RECORDER'S STATEMENT

Filed this 15th day of August 1989, at 2:00 P.M. in Book 205 of Maps at Pages 49-53 at the request of the City Clerk

Fee: \$1400
No. 276318
WILLIAM E. CONERLY, County Recorder
By: Sarita Lagan, Deputy
CONTINENTAL LAND TITLE COMPANY
Subdivision Guarantee

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: 7-14-89
BARBARA J. STECKEL
City Treasurer
By: Barbara Steckel

TAX COLLECTOR'S STATEMENT

I hereby state 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 \$151,200.00.

Date: July 14, 1989
R. WAYNE WATTS
County Tax Collector
By: Evelyn Wallace, Deputy

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$151,200.00 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.

Date: 8-10-1989
GERALD A. MALONEY
Clerk of the Board of Supervisors
CASH TAX BOND
R. WAYNE WATTS
County Tax Collector
By: Maria Brown, Deputy

SURVEYOR'S STATEMENT

I hereby state 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, 1988 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.

Date: 5-25-89
JAMES E. DAVIDSON, JR.
Professional Surveyor
No. 3018
L.S. 3018

SOIL REPORT

A preliminary soil report was prepared on FEBRUARY 9, 1987 as required by the Health and Safety Code of California, Section 17953 by ARAGON GEOTECHNICAL CONSULTANTS

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT 22275-2

BEING A SUBDIVISION OF ALL OF PARCEL 2 OF PARCEL MAP 23403 AS SHOWN BY MAP IN FILE IN BOOK 156 OF PARCEL MAPS AT PAGES 69 AND 70 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTIONS 21 AND 22 T.3S., R.4W., S.B.M. MARCH 1988 SCALE: 1" = 200'

J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

### SURVEYOR'S NOTES

BEARINGS ARE BASED UPON THE SOUTHEASTERLY LINE OF PARCEL 2 AS BEING N49°59'10"E AS SHOWN ON PARCEL MAP 23403 BY MAP ON FILE IN BOOK 156 OF PARCEL MAPS AT PAGES 69 AND 70 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

● INDICATES FOUND 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018 FLUSH PER PARCEL MAP 23403 P.M.B.156 / 69-70 UNLESS OTHERWISE 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, UNLESS OTHERWISE NOTED.

SET NAIL AND L.S. 3018 TAG IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES, UNLESS OTHERWISE NOTED.

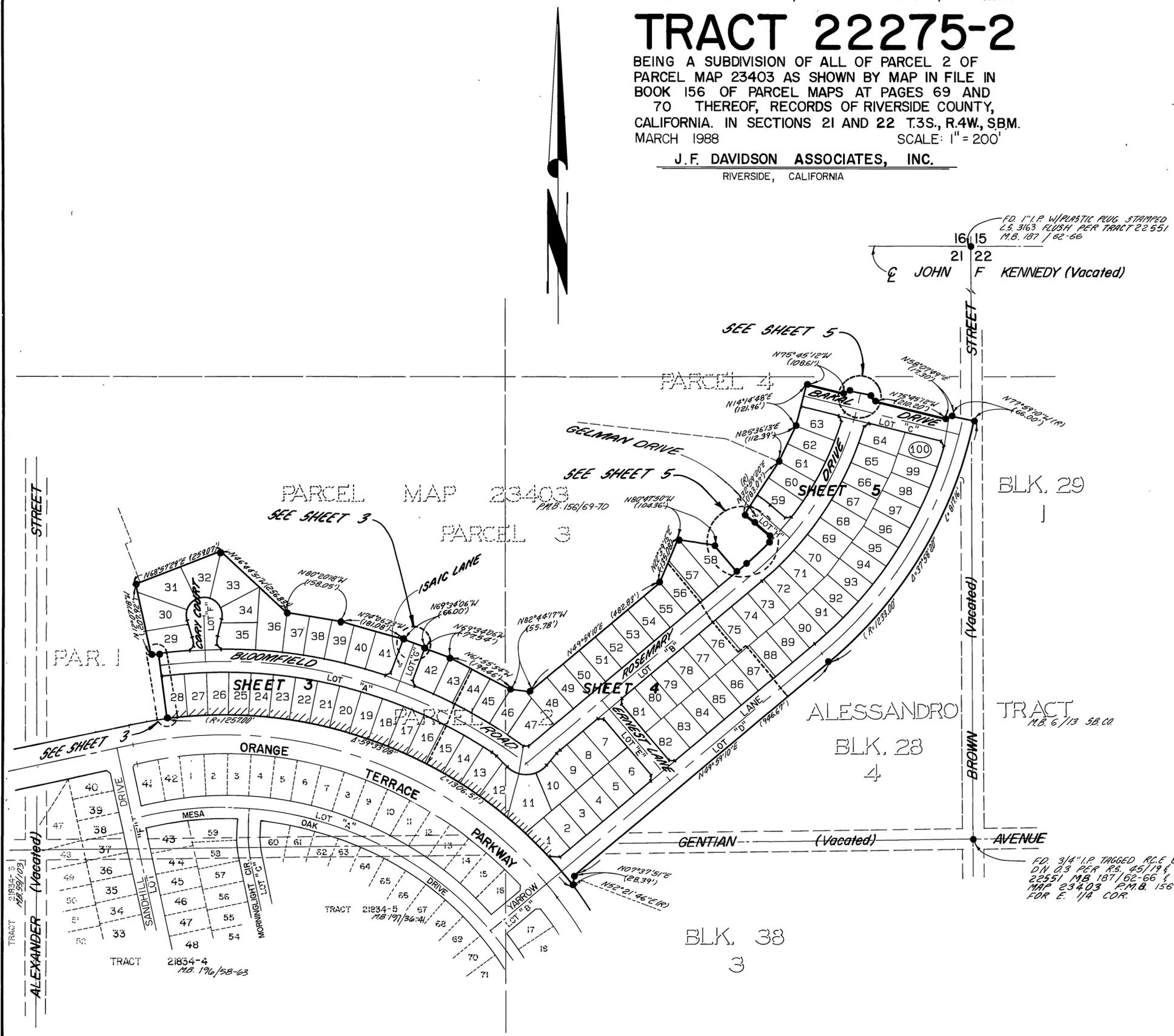
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[ - ] INDICATES MEASURED DATA, ALSO RECORD DATA PER TRACT 21834-5 M.B. 197 / 36-41

■ INDICATES 1" I.P. TO BE SET WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH PER TRACT 21834-5 M.B. 197 / 36-41 UNLESS OTHERWISE NOTED.

||||| INDICATES VEHICULAR ACCESS RIGHTS WAIVED.

THIS TRACT CONTAINS 25.724 ACRES.



M.B. 205/50

M.B. 205/50

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT 22275-2

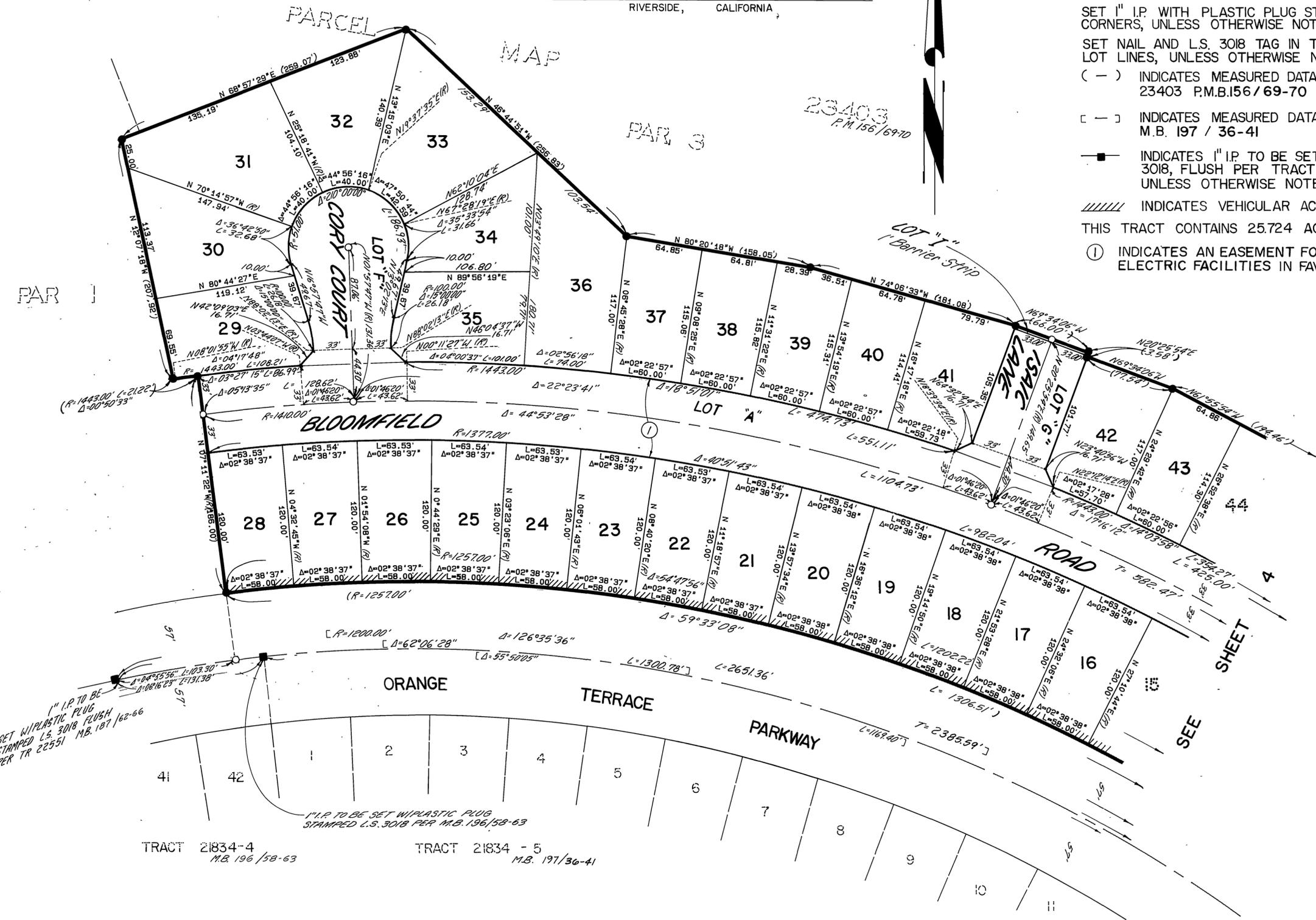
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J. F. DAVIDSON ASSOCIATES, INC.  
RIVERSIDE, CALIFORNIA

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- ① INDICATES AN EASEMENT FOR WATER FACILITIES, SEWER FACILITIES AND ELECTRIC FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE (SEE SHEET 1).



M.B. 205/51

M.B. 205/51

**SURVEYOR'S NOTES**

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

CITY COPY

23403  
P.M.B.156/69-70

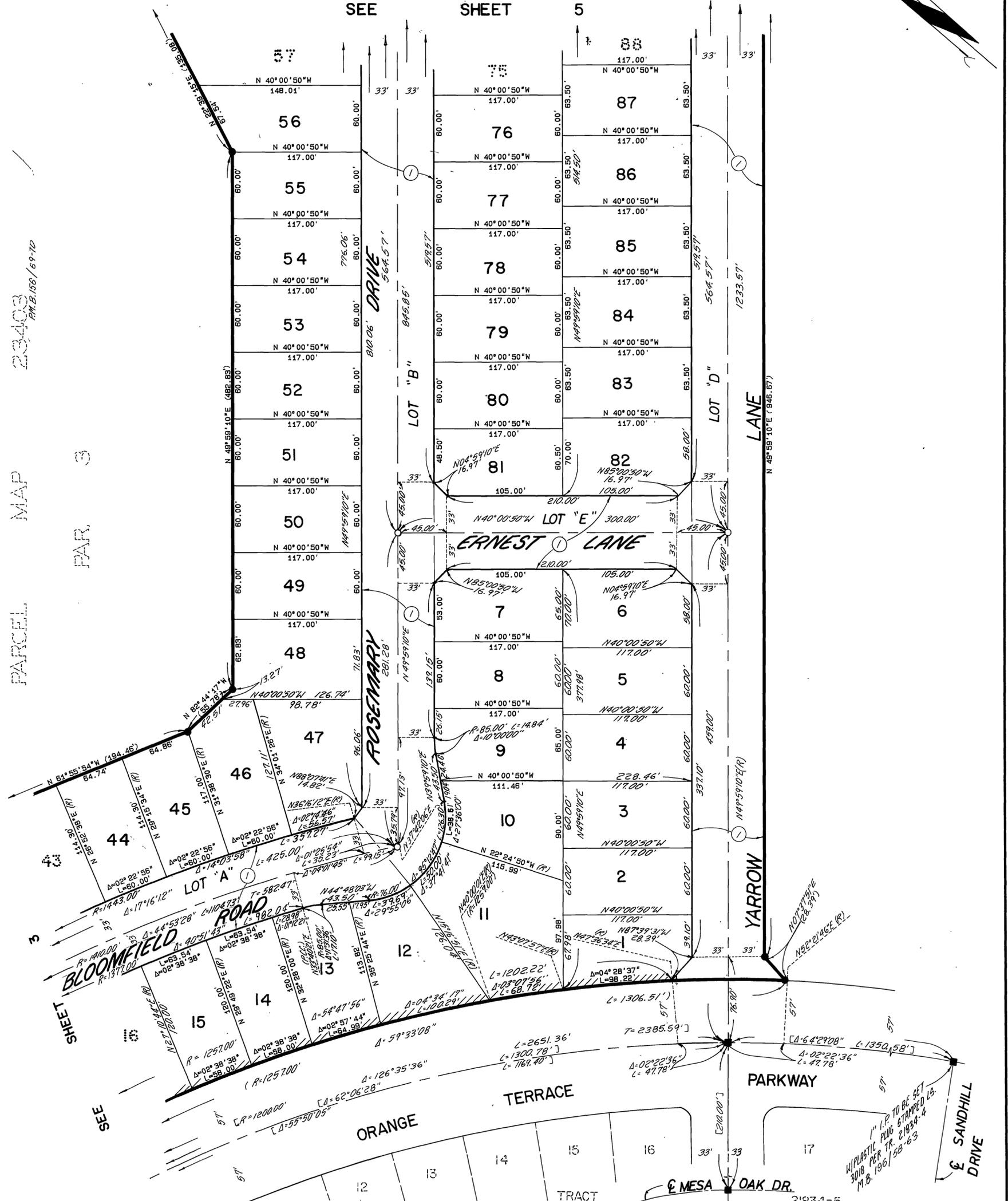
PARCEL MAP 23403

SHEET 3

SEE

SEE

SEE SHEET 5



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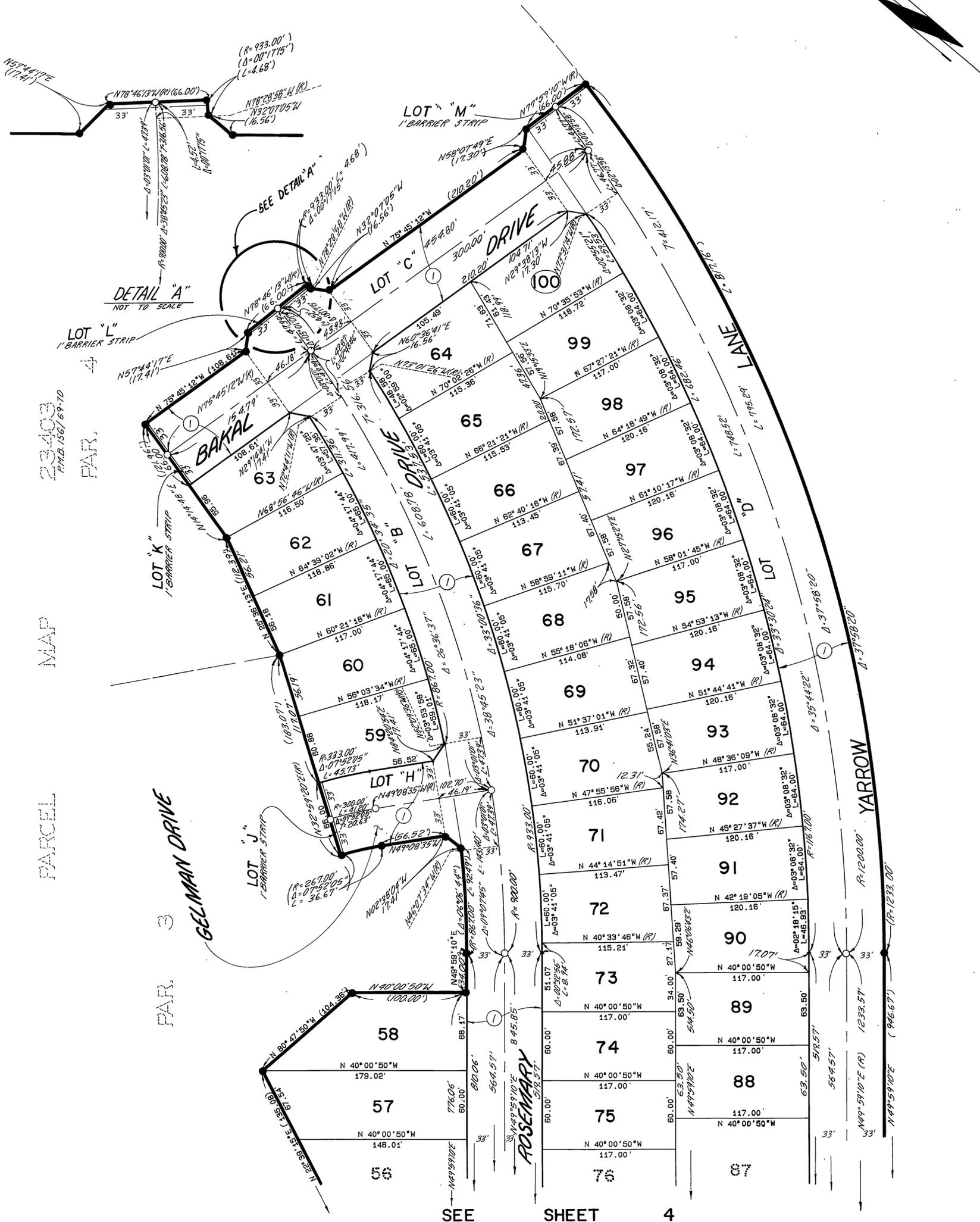
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**J. F. DAVIDSON ASSOCIATES, INC.**  
RIVERSIDE, CALIFORNIA

City Copy

205/53



23403  
P.M.B.156/69-70  
PAR.

MAP

PARCEL

GELMAN DRIVE

ROSEMARY

YARROW

SEE SHEET 4

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