

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 22001

BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF SECTION 3, T.3S., R.6W., S.B.M. AS SHOWN BY MAP OF SUBDIVISION OF LA SIERRA RANCHO RECORDED IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA ALSO BEING A PORTION OF LOT "M" (VACATED) LA SIERRA HEIGHTS, TRACT NO. 2 RECORDED IN BOOK 7, PAGE 66 OF MAPS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. ALSO BEING A SUBDIVISION OF LOT 1 OF BLOCK "A" HOLDEN AVENUE TRACT RECORDED IN BOOK 11, PAGE 68, OF MAPS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

THE KEITH COMPANIES
RIVERSIDE, CALIFORNIA

DECEMBER 1987

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. 22001 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON JANUARY 22, 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 COMPLETED 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: Nov. 24, 1989

BARRY BECK
RCE 20900 CITY ENGINEER
LICENSE EXPIRES 9-30-93

BY: Barry Beck

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

DATED: NOV 22, 1989

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Witzfeld

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/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: _____

BARBARA J. STECKEL, CITY TREASURER

BY: _____

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 19th DAY OF JANUARY, 1988, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953 BY SCHAEFER DIXON ASSOCIATES, INC.

RECORDER'S STATEMENT

FILED THIS 30th DAY OF NOVEMBER, 1989, AT 2:00 P.M. IN BOOK 210 OF MAPS AT PAGES 76-78 AT THE REQUEST OF THE CITY CLERK.

FEE: \$1000

NO. 419084

WILLIAM E. CONERLY, COUNTY RECORDER

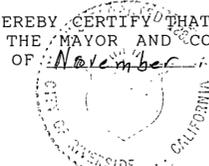
BY: Sarita Lagan, DEPUTY

GATEWAY TITLE COMPANY
SUBDIVISION GUARANTEE

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF THREE (3) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 22001 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT "H", WHICH IS HEREBY ACCEPTED AS A ONE FOOT BARRIER STRIP TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "C", AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK FOR 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 28th DAY OF November, 1989.



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare

TAX COLLECTORS STATEMENT

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL 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: Nov 22, 1989

R. WAYNE WATTS
RIVERSIDE COUNTY TAX COLLECTOR

BY: Debra A. ...
DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM 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 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: _____

ENGINEER'S STATEMENT

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF THREE (3) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING NOVEMBER, 1987; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN ONE (1) YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: Nov 22, 1989

BRIAN L. JENSEN
R.C.E. NO. 30534

OWNERSHIP STATEMENT
WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE 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 AND MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE AND WE HEREBY DEDICATE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A", "B", "C", "D", "E", "F", "G", AND "H", AND A 15 FOOT WIDE EASEMENT FOR STORM DRAIN AND SEWER ACROSS LOT 38 AS SHOWN

WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF WATER LINE AND SEWER LINE FACILITIES, THE EASEMENT DESIGNATED AS "20 FOOT WIDE WATER LINE AND SEWER EASEMENT." WE FURTHER DEDICATE FOR PUBLIC USE EASEMENTS DESIGNATED AS "PUBLIC UTILITY EASEMENTS". THE UNDERSIGNED OWNERS, OUR SUCCESSORS AND ASSIGNS IN INTEREST, HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR ACCESS RIGHTS APPURTENANT TO LOTS 22, 23, 34 AND 42 ON, OVER AND ACROSS LA SIERRA AVENUE, ADJOINING SAID LOTS. WE HEREBY DEDICATE FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS 5'X30' P.U.E., 5' P.U.E. AND BLANKET P.U.E.

JACKSON LAND CORPORATION, A CALIFORNIA CORPORATION

BY: Schuyler W. Jackson
SCHUYLER W. JACKSON, PRESIDENT

BENEFICIARY:

~~ABEL CAPITAL CORPORATION, A CALIFORNIA CORPORATION, AS BENEFICIARY, UNDER DEED OF TRUST RECORDED JANUARY 18, 1989, AS INSTRUMENT NO. 16416, O.R. RIVERSIDE COUNTY, CALIFORNIA.~~

~~BY: _____, PRESIDENT~~

~~BY: _____, SECRETARY~~

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

ON THIS 25th DAY OF SEPTEMBER 1989, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Schuyler W. Jackson, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT OF JACKSON LAND CORPORATION, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES JAN. 8, 1993 WITNESS MY HAND AND OFFICIAL SEAL

Rebecca Holloman
NOTARY PUBLIC IN AND FOR SAID STATE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

ON THIS _____ DAY OF _____, 19__, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ (PERSONALLY KNOWN TO ME) (PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PRESIDENT, AND _____ (PERSONALLY KNOWN TO ME) (PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE SECRETARY OF _____ A 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 _____ WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC IN AND FOR SAID STATE.

M.B. 210/76

M.B. 210/76

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DECEMBER 1987

THE KEITH COMPANIES
RIVERSIDE, CALIFORNIA

UTILITIES EASEMENT CERTIFICATE

CITY OF RIVERSIDE, BEING THE OWNER OF THE BELOW DEDICATED EASEMENT, HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.

THE CITY OF RIVERSIDE, SUCCESSOR TO LA SIERRA HEIGHTS WATER COMPANY, HOLDER OF AN EASEMENT FOR WATER UTILITIES BY INSTRUMENT RECORDED MAY 17, 1911 IN BOOK 327, PAGE 227 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THE CITY OF RIVERSIDE, SUCCESSOR TO RIVERSIDE GROVES AND WATER COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES BY INSTRUMENT RECORDED JANUARY 15, 1912 IN BOOK 343, PAGE 371 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THE CITY OF RIVERSIDE, SUCCESSOR TO CITIZENS DOMESTIC WATER COMPANY, HOLDER OF AN EASEMENT FOR WATER UTILITIES BY INSTRUMENT RECORDED MARCH 18, 1926 IN BOOK 663, PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THE CITY OF RIVERSIDE, SUCCESSOR TO TWIN BUTTES WATER COMPANY, HOLDER OF AN EASEMENT FOR WATER UTILITIES BY INSTRUMENT RECORDED AUGUST 11, 1919 IN BOOK 508, PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR WATER UTILITIES BY INSTRUMENT RECORDED APRIL 7, 1967 AS INSTRUMENT NUMBER 29733 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORD.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR ELECTRIC UTILITIES BY INSTRUMENT RECORDED APRIL 18, 1957 AS INSTRUMENT NUMBER 28524 AND MAY 10, 1957 AS INSTRUMENT NUMBER 34432 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

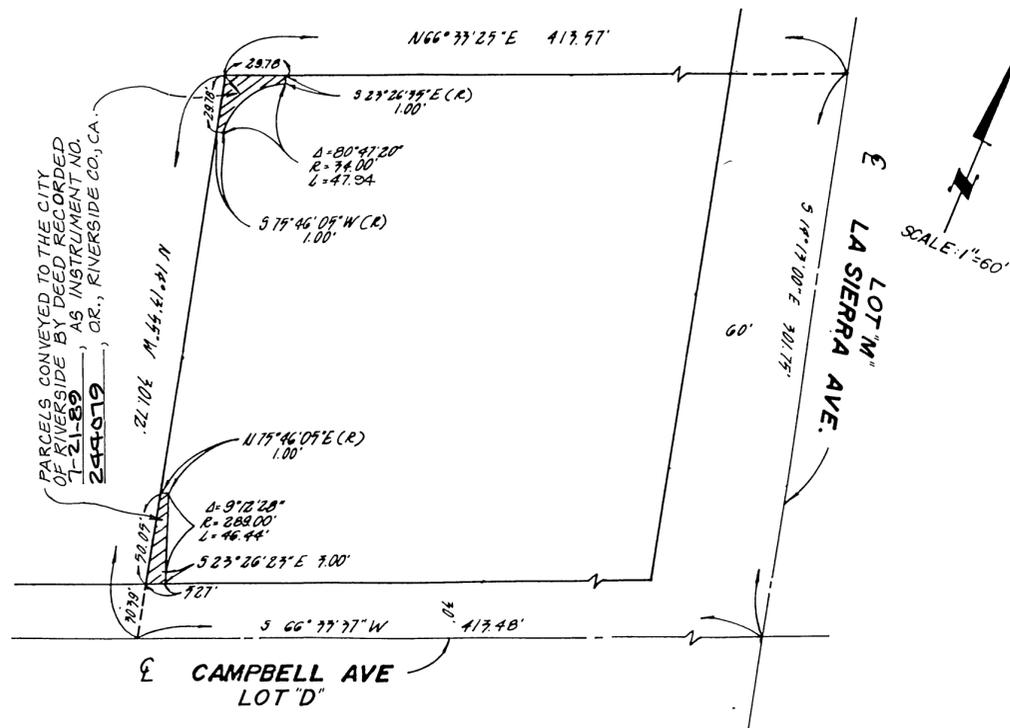
BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED: NOV 22, 1989

BY: Dieter P. Witzfeld

"POTENTIAL LIQUEFACTION"

All or a portion of the property included within this map has been identified by the City of Riverside Seismic Safety Element of the General Plan as being potentially subject to liquefaction should ground shaking occur. To limit the possibility of structural damage or failure in such an event a geologic investigation acceptable to the City Building Official may be required as a prerequisite to issuance of building permit.



DETAIL "C"

M.B. 210/77

M.B. 210/77

ENGINEER'S NOTES:

1. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE CENTERLINE ON LA SIERRA AVE AS SHOWN BY MAP OF PARCEL MAP 11021 RECORDED IN P.M.B. 74/16-17 RECORDS OF RIVERSIDE COUNTY, CALIF. AS BEING N 14° 13' 00" W.
2. —●— INDICATES FOUND MONUMENTS AS NOTED
3. —○— INDICATES SET 1" I.P. (IRON PIPE) TAGGED R.C.E. 30534, FLUSH
4. SET 1" I.P. TAGGED R.C.E. 30534, FLUSH AT ALL REAR LOT CORNERS, CORNER CUTBACKS & ANGLE POINTS, UNLESS OTHERWISE NOTED.
5. SET LEAD & TACK TAGGED R.C.E. 30534 IN TOP OF CURB AT ALL LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 10.024 ACRES GROSS
7. ——— INDICATES VEHICULAR ACCESS RIGHTS WAIVED
8. (-) INDICATES RECORD DATA PER P.M.B. 74/17
9. (- -) INDICATES RECORD DATA PER M.B. 55/34-35
10. L - L INDICATES RECORD DATA PER M.B. 39/1-3
11. < - > INDICATES RECORD DATA PER M.B. 11/68
12. < - - > INDICATES RECORD DATA PER P.M.B. 38/29
13. | - | INDICATES RECORD DATA PER P.M.B. 84/12

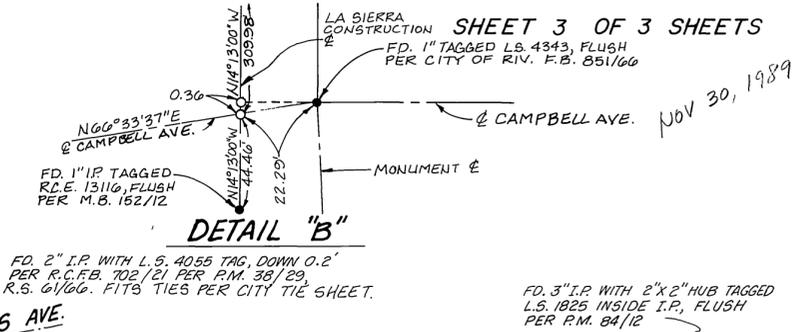
ALL RECORD DATA SHOWN ABOVE WERE TAKEN FROM THE RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

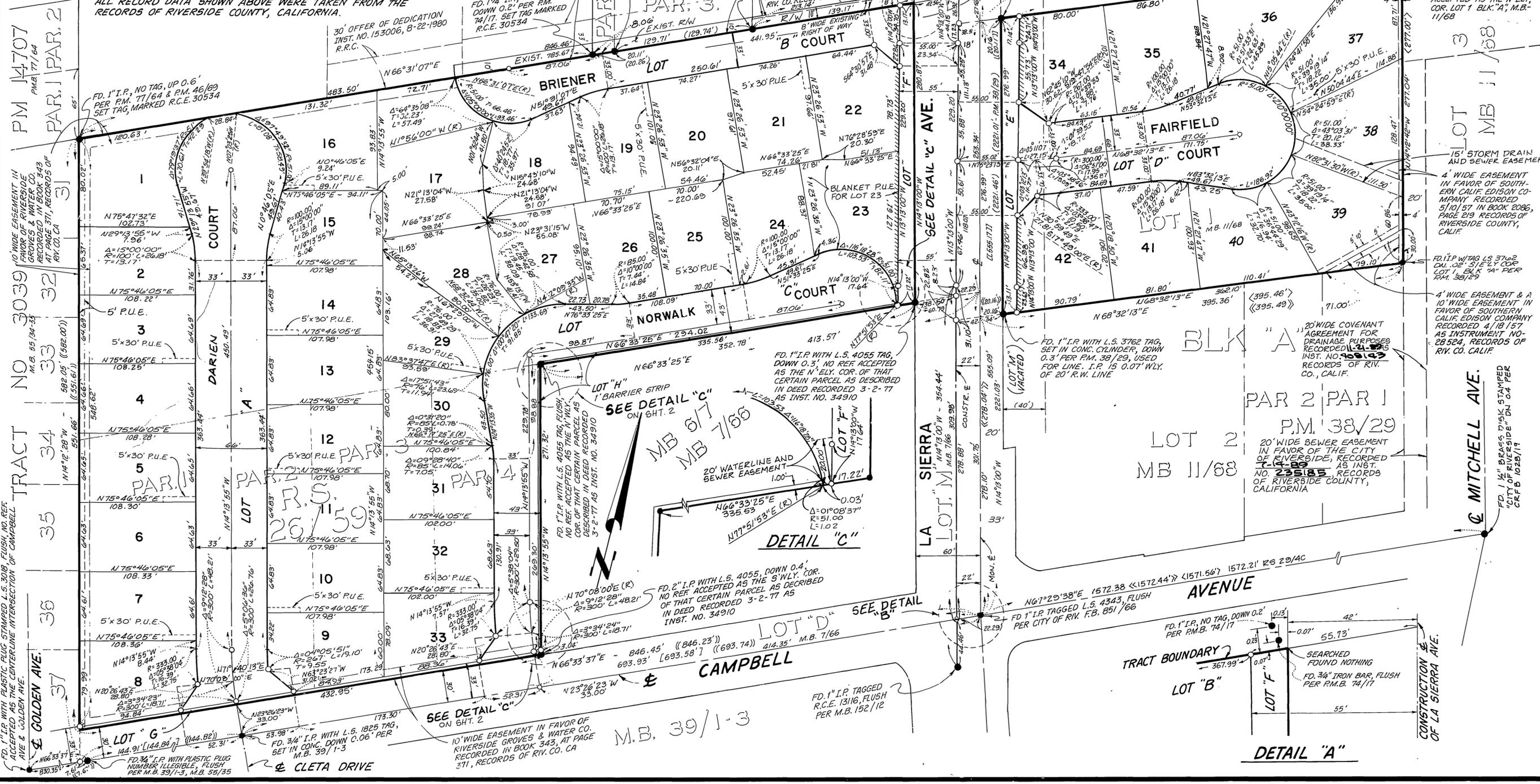
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DECEMBER 1987
THE KEITH COMPANIES
 RIVERSIDE, CALIFORNIA



SCALE: 1" = 60'



PM 14707
 PAR. 1 PAR. 2
 TRACT NO 3039
 PAR. 1 PAR. 2
 TRACT NO 34
 PAR. 1 PAR. 2
 TRACT NO 35
 PAR. 1 PAR. 2
 TRACT NO 36
 PAR. 1 PAR. 2
 TRACT NO 37
 PAR. 1 PAR. 2

M.B. 210/78

M.B. 39/1-3

DETAIL "A"

DETAIL "C"

33' OFFER OF DEDICATION
 INST. NO. 264446, 11-22-1985
 R.R.C.

33' OFFER OF DEDICATION
 INST. NO. 19268, 1-26-1978
 R.R.C.

FD. 1" I.P. WITH L.S. 4055 TAG, DOWN 0.2'
 PER P.M.B. 702/21 PER P.M. 38/29
 R.S. 6/66. FITS TIES PER CITY TIE SHEET.

FD. 3" I.P. WITH 2" X 2" HUB TAGGED
 L.S. 1825 INSIDE I.P., FLUSH
 PER P.M. 84/12

10' WIDE EASEMENT IN FAVOR OF GROVES & WATER CO. RECORDED IN BOOK 343 AT PAGE 371, RECORDS OF RIV. CO. CALIF.

15' STORM DRAIN AND SEWER EASEMENT
 4' WIDE EASEMENT IN FAVOR OF SOUTHERN CALIF. EDISON COMPANY RECORDED 5/10/57 IN BOOK 2066, PAGE 219 RECORDS OF RIVERSIDE COUNTY, CALIF.

20' WIDE COVENANT AGREEMENT FOR DRAINAGE PURPOSES RECORDED 1-2-85 INST. NO. 109147 RECORDS OF RIV. CO., CALIF.

20' WIDE SEWER EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, CALIFORNIA RECORDED 4/18/57 AS INST. NO. 235185 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

10' WIDE EASEMENT IN FAVOR OF RIVERSIDE GROVES & WATER CO. RECORDED IN BOOK 343, AT PAGE 371, RECORDS OF RIV. CO. CALIF.

FD. 1" I.P. WITH L.S. 4055 TAG, DOWN 0.4', NO REF. ACCEPTED AS THE S.W. COR. OF THAT CERTAIN PARCEL AS DESCRIBED IN DEED RECORDED 3-2-77 AS INST. NO. 34910

FD. 1" I.P. WITH L.S. 4055 TAG, DOWN 0.3', NO REF. ACCEPTED AS THE N.W. COR. OF THAT CERTAIN PARCEL AS DESCRIBED IN DEED RECORDED 3-2-77 AS INST. NO. 34910

FD. 1" I.P. TAGGED L.S. 4343, FLUSH PER CITY OF RIV. F.B. 851/66

FD. 1" I.P. NO TAG, DOWN 0.2' PER P.M.B. 74/17

FD. 1" I.P. TAGGED R.C.E. 13116, FLUSH PER M.B. 152/12

FD. 3/4" IRON BAR, FLUSH PER P.M.B. 74/17

SEARCHED FOUND NOTHING