

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

TRACT NO. 24783

BEING A SUBDIVISION OF A PORTION OF LOT 1 IN BLOCK 10 OF LA GRANADA AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 42 THROUGH 51, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SEC. 11, T. 3 S., R. 6 W., S.B.M.

J.N. BEELER AND ASSOCIATES
RIVERSIDE, CALIFORNIA
JANUARY 1990

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 SUBDIVISION SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND; THAT WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE. WE HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS SHOWN AS "5" P.U.E."

WEDGEWOOD INVESTMENTS CORP., A CALIFORNIA CORPORATION

Myron S. Kiri Lani Fay Dishington

WDC HOLDING CORP., A CALIFORNIA CORPORATION

John T. Geiser Francis L. Lawrence

TRUSTEE:
RNB TRUST DEED SERVICES, TRUSTEE UNDER DEED OF TRUST RECORDED SEPTEMBER 13, 1989, AS INSTRUMENT NO. 328868, O. R. OF RIVERSIDE COUNTY, CALIFORNIA.

Robert Swartz, CEO Arnold C. Billing, Pres.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF Los Angeles } s.s.

ON THIS 1st DAY OF June, 1990, BEFORE ME, Anne M. Douville THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Gregory L. Geiser AND Lani F. Dishington (PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS President AND Secretary OR ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES March 26, 1993

Anne M. Douville
NOTARY PUBLIC IN AND FOR SAID STATE



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF Los Angeles } s.s.

ON THIS 1st DAY OF June, 1990, BEFORE ME, Anne Douville THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED John T. Geiser AND Francis Lawrence (PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS President AND Secretary OR ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES March 26, 1993

Anne M. Douville
NOTARY PUBLIC IN AND FOR SAID STATE



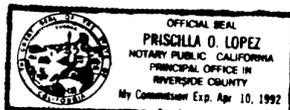
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF Riverside } s.s.

ON THIS 1st DAY OF JUNE, 1990, BEFORE ME, Priscilla Lopez THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED J. Richard Swartz AND Michael C. Billings (PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS Chief Financial Officer AND President OR ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 4-10-92

Priscilla O. Lopez
NOTARY PUBLIC IN AND FOR SAID STATE



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: 6/5/90

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Robert Swartz

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 2,400.00 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.

DATED: June 13, 1990

R. Wayne Watts
Treasurer
By: Francis Lawrence
Tax Collector

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: _____, DEPUTY

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 ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES AND 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 \$ 2,400.00

DATED: June 13, 1990

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: _____

UTILITIES EASEMENTS

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP.

1. TWIN BUTTES WATER COMPANY - HOLDER OF A RIGHT OF WAY AND WATER RIGHTS FOR WATER DITCHES, CANALS, PIPELINES, FLUMES AND CONDUITS, RECORDED AUGUST 11, 1919 IN BOOK 508, PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ARLINGTON MUTUAL WATER COMPANY - HOLDER OF AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION THEREIN OR THEREON OF POLES, WIRES, DITCHES, CANALS AND OTHER MEANS OF CONVEYING ELECTRICITY, POWER AND WATER, RECORDED FEBRUARY 13, 1925, IN BOOK 629, PAGE 218 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
3. CITIZENS DOMESTIC WATER COMPANY - HOLDER OF AN EASEMENT AND RIGHT OF WAY FOR PIPELINES, DITCHES OR FLUMES, RECORDED MARCH 18, 1926 IN BOOK 663, PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED: 6/5/90

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Robert Swartz

"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 GEOLOGICAL INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMITS.

RECORDER'S STATEMENT

FILED THIS 1st DAY OF June, 1990, AT 1:30 P.M. IN BOOK 12 AT PAGES 42-51 OF MAPS AT THE REQUEST OF THE CITY CLERK.

FILE NO: 25000

WILLIAM E. CONERLY
COUNTY RECORDER

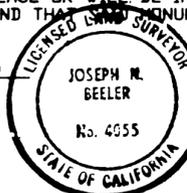
BY: William E. Conerly

SUBDIVISION GUARANTEE: NORTH AMERICAN TITLE COMPANY

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING JULY, 1989; THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE WITHIN 1 YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT ALL MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: MAY 1, 1990



BY: Joseph N. Beeler
JOSEPH N. BEELER
L.S. 4055
EXP. 6/30/92

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 24783, 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 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 17th DAY OF June, 1990

ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

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 NO. 24783, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON JUNE 22, 1989, 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 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: June 5, 1990

BARRY BECK R.C.E. 20900
CITY ENGINEER
LIC. EXP. 9/30/93

BY: Barry Beck

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: 6/1, 1990

BARBARA J. STECKEL
CITY TREASURER

BY: Barbara J. Steckel

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY C.H.J. GEOTECHNICAL, INC. ON THE 4TH DAY OF JANUARY, 1990, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

MB 219/69

M.B. 219/69

M.B. 219/69

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J.N. BEELER AND ASSOCIATES
RIVERSIDE, CALIFORNIA

JANUARY 1990

SURVEYOR'S NOTES

- INDICATES SET 1-1/4" O.D.I.P. TAGGED L.S. 4055, FLUSH, UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1-1/4" O.D.I.P. TAGGED L.S. 3259, UP 0.1' PER P.M.B. 3/90, UNLESS OTHERWISE NOTED.
- ⊙ INDICATES FOUND 1-1/4" O.D.I.P. TAGGED L.S. 3983, FLUSH PER P.M.B. 82/56-58, UNLESS OTHERWISE NOTED.
- () INDICATES RECORD DATA PER M.B. 12/42-51, UNLESS OTHERWISE NOTED.

THE BASIS OF BEARINGS IS TAKEN FROM THE CENTERLINE OF WELLS AVENUE AS SHOWN ON P.M.B. 82/56-58, BEING N 43°57'01" E.

THIS TRACT CONTAINS 1.456 ACRES GROSS



COOK AVENUE

FD. 1-1/4" O.D.I.P. TAGGED L.S. 4343, DN 0.1', NO REF. ACCEPTED AS C/L INTER. COOK AND JONES AVENUES.

N 45°53'16" E

100.40' (100.26' PER P.M.B. 3/90)

231.33'

339.07'

200.16' (200') (200.15' PER P.M.B. 3/90)

350.55' (350.32')

386.42'

UP 05' AND LOOSE, 010' NW'LY OF LINE

FD. NAIL AND L.S. 3259 TAG FLUSH IN CONC FENCE POST FOOTING IN LIEU OF 1-1/4" O.D.I.P. PER P.M.B. 3/90.

0.06' SE'LY OF LINE, NO REF

OWENSIA

M.B. 11/98-99
RIV CO REC

WELLS AVENUE

FD. NAIL AND L.S. 3983 TAG FLUSH IN CONC. PER P.M.B. 82/56-58 FOR C/L INTER. OF JONES AND WELLS AVENUES.

DEEDED TO CITY OF RIVERSIDE, REC'D 9-3-76, INST NO 132729, O.R.

(N 43°57'01" E - 148764' PER P.M.B. 82/56-58)

150.02' 215.01' (214.92' PER P.M.B. 82/56-58)

133.31' (133.20')

N 43°57'01" E ∅ 118.88'

21.88'

97.00'

Δ = 42°15'00"
R = 23.50'
L = 17.33'

N 57°00'50" W

11.80.00'

EL. RINCON

M.B. 11/85-86
RIV CO REC

JONES AVENUE

N 01°42'01" E

400.28' (400')

25.00'

N 88°17'59" W

120.00'

N 88°17'59" W

120.00'

N 01°42'01" E

160.73'

80.00'

N 59°42'06" E

41.18'

N 29°19'51" (291.90')

317.92'

130.00'

1283.64'

291.95'

40.73'

160.73'

80.00'

N 01°42'01" E

161.24'

120.00'

120.00'

120.00'

120.00'

120.00'

120.00'

120.00'

120.00'

120.00'

120.00'

120.00'

120.00'

120.00'

120.00'

120.00'

120.00'

120.00'

120.00'

120.00'

TYLER ST.

P.M.B. 112/76 RIV. CO. REC.

FD. CITY OF RIVERSIDE TYPE "A" MON. "F-5-A" DN 0.7' PER P.M.B. 82/56-58

FD. NAIL AND SPIKE TAGGED L.S. 3983, FLUSH IN PAVEMENT PER P.M.B. 82/56-58.

FD. 1" O.D.I.P. TAGGED R.C.E. 862, DN 0.1', NO REF. ACCEPTED AS THE MOST E'LY CORNER OF THE LAND DEEDED TO THE CITY OF RIVERSIDE, REC'D 9/3/76, INST NO 132729, O.R.

FD. NAIL AND L.S. 3983 TAG FLUSH IN CONC FENCE POST FOOTING IN LIEU OF 1-1/4" O.D.I.P. PER P.M.B. 82/56-58.

M.B. 12/42-51 RIV. CO. REC.

153.64' (153.64' PER P.M.B. 82/56-58)

N 30°17'54" W

P.M.B. 82/56-58 RIV. CO. REC.

P.M.B. 82/56-58 RIV. CO. REC.

M.B. 219/70

M.B. 219/70

M.B. 219/70