

2/19/87

CITY COPY

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE

TRACT NO. 23587

BEING A SUBDIVISION OF A PORTION OF SECTION 35, T.2 S., R.6 W., AS SHOWN BY SECTIONALIZED SURVEY OF RANCHO LA SIERRA ON FILE IN BOOK 6 PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ADKAN ENGINEERS RIVERSIDE, CA.

JANUARY, 1989

OWNER'S STATEMENT

We hereby state 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 to public use for street and public utility purposes Lots "A" through "E", inclusive.

RECORDERS STATEMENT

Filed this 26th day of June, 1990 at 8:30 AM in Book 219 of Maps, at Pages 87-91 at the request of the City Clerk. No. 235543 Fee \$1400 William E. Conerly, County Recorder By: Santa Ragan, Deputy Subdivision Guaranttee. ORANGE COAST TITLE INSURANCE CO.

BENEFICIARY

GENERAL BANK, a California Corporation, as BENEFICIARY under Deed of Trust, Recorded FEB. 16, 1990 as Instrument No. 059991 of the Official Records of Riverside County, State of California.

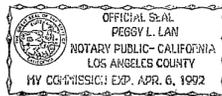
() PRESIDENT () SECRETARY Peter Wu

NOTARY ACKNOWLEDGEMENT

State of California County of LOS ANGELES ss.

On this 4 day of MAY, 1990 before me PEGGY L. LAN, a Notary Public in and for said State, personally appeared EDDIE CHANG, known to me (or proved to me on the basis of satisfactory evidence) to be PRESIDENT, and PETER WU known to me to be SECRETARY of the Corporation that executed the within instrument, and known to me to be the person(s) who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.

My commission expires: 4-6-92 Witness my hand and official seal.



Peggy L. Lan Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

State of California County of LOS ANGELES ss.

On this 19th day of December, 1989, before me CATHY CHEUNG, a Notary Public in and for said State, personally appeared MIN C. CHO, known to me, or proved to me on the basis of satisfactory evidence, to be GENERAL PARTNER, of the PARTNERSHIP that executed the within instrument, and known to me to be the person who executed the within instrument on behalf of the PARTNERSHIP therein named, and acknowledged to me that such PARTNERSHIP executed the same.

My commission expires: 3-8-91 Witness my hand and official seal.



Notary Public in and for said State

SIGNATURE OMISSIONS CERTIFICATE

Pursuant to section 66436 of the Subdivision Map Act, the signatures of the following have been omitted:

Edward R. Shoebridge, for Right of Way for road purposes per Easement recorded May 26, 1948 in Book 907, Page 578, Official Records of the County of Riverside, State of California.

STEARNS RANCHO COMPANY AND JURUPA LAND & WATER COMPANY FOR DITCHES, CANALS, PIPELINE AND INCIDENTAL PURPOSES, PER EASEMENTS RECORDED IN BOOK 104, PAGE 322 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, AND MARCH 2, 1899, IN BOOK 69, PAGE 250E APRIL, 1902 IN BOOK 142, PAGE 101, ALL OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR AVIGATION PURPOSES PER INST. NO. 6710 REC. 1-5-90, O.R., RIVERSIDE COUNTY.

UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP

AN EASEMENT IN FAVOR OF ANZA WATER COMPANY FOR PIPELINES AND INCIDENTAL PURPOSES, PER DEED RECORDED DECEMBER 17, 1987 IN BOOK 2194 AT PAGE 30, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

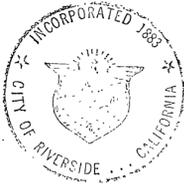
DATED: APRIL 25, 1990

BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Wirtzfeld

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 23587 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 WHEN 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 City Council of the City of Riverside this 19th day of June, 1990.



Alice A. Hare City Clerk of the City of Riverside

By: Karen E. Lindquist Asst. City Clerk

SOILS REPORT

A preliminary soils report was prepared on the 10th day of January, 1989, as required by Section 17953 of the Health and Safety Code of California, by C.H.J. GEOTECHNICAL INCORPORATED, INC.

City Copy
219/1988

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ADKAN ENGINEERS
RIVERSIDE, CA.

JANUARY, 1989

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: 6-11-90

Barbara J. Steckel
City Treasurer

By: Barbara Steckel

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 true and complete survey made under my supervision during _____ of 19____; that all monuments of the character and location shown are in place or will be in place within one year from recording date of this map; and that said monuments are sufficient to enable the survey to be retraced.

Date 12/11, 19 89

Edy P. Adkison
Edy P. Adkison, LS 5390
Expires: 9-30-92



TAX COLLECTORS 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 and special assessments collected as taxes that are now a lien but are not yet payable, which are estimated to be \$ 11,000.00.

Dated: June 12, 1990

R. Wayne Watts
County Tax Collector

By: Angela M. Conte
DEPUTY

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 Tract Map of Tract 23587, which was approved by the Riverside Planning Commission on December 8, 1988, and any approved alterations thereof; that all provisions of the Subdivision Map Act (Division 2 of Title 7 of the California Government Code) and 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 a complete set of plans covering all improvements have 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 12, 1990

Barry Beck RCE 20900
City Engineer LIC. EXP. 9-30-93

By: Barry Beck

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$ 11,000.00 has been executed and filed with the Board of Supervisors of the County of Riverside, California, conditioned upon 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: 6-22-90

Gerald A. Maloney
Clerk of the Board of Supervisors

CASH TAX BOND
R. WAYNE WATTS
COUNTY TAX COLLECTOR

By: _____
Deputy

By: Maria Brooks
Deputy

UTILITIES EASEMENT CERTIFICATE

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

1. An easement in favor of: Twin Buttes Water Company for ditches, pipelines, conduits, flumes and canals as recorded 11 August 1919 in Book 508 of Deeds, Page 101 Official Records of Riverside County, California.
2. An easement in favor of: Twin Buttes Water Company for pipelines, as recorded 18 JULY 1923 in Book 589 of Deeds, Page 42 Official Records of Riverside County, California.
3. An easement in favor of: Citizens Domestic Water Company for ditches and flumes, as recorded 18 March, 1926 in Book 663 of Deeds, Page 591, Official Records of Riverside County, California.

Dated: APRIL 25, 1990

Bill D. Carnahan
Director of Public Utilities

By: Dieter P. Witzfeld



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 this map, and that the 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: APRIL 25, 1990

Bill D. Carnahan
Director of Public Utilities

By: Dieter P. Witzfeld

REQUIREMENTS CERTIFICATE

The remainder parcel is not recognized by the City of Riverside for further development. Any action on this property, including its sale, conveyance, or further development will require a Certificate Of Compliance (COC). At that time, any deferred street improvements will be required. The required street improvements, however, may be modified to reflect the prevailing policies and requirements in effect at the time the COC is recorded.

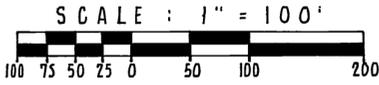
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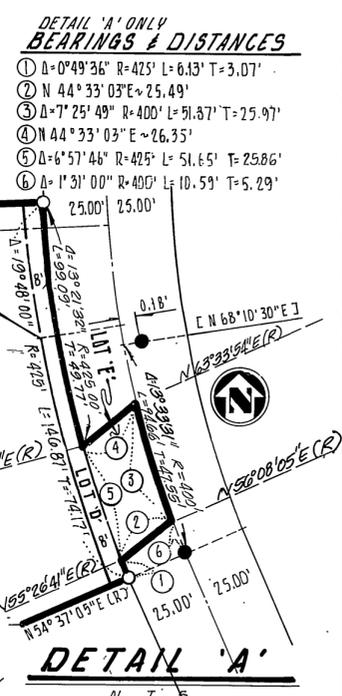
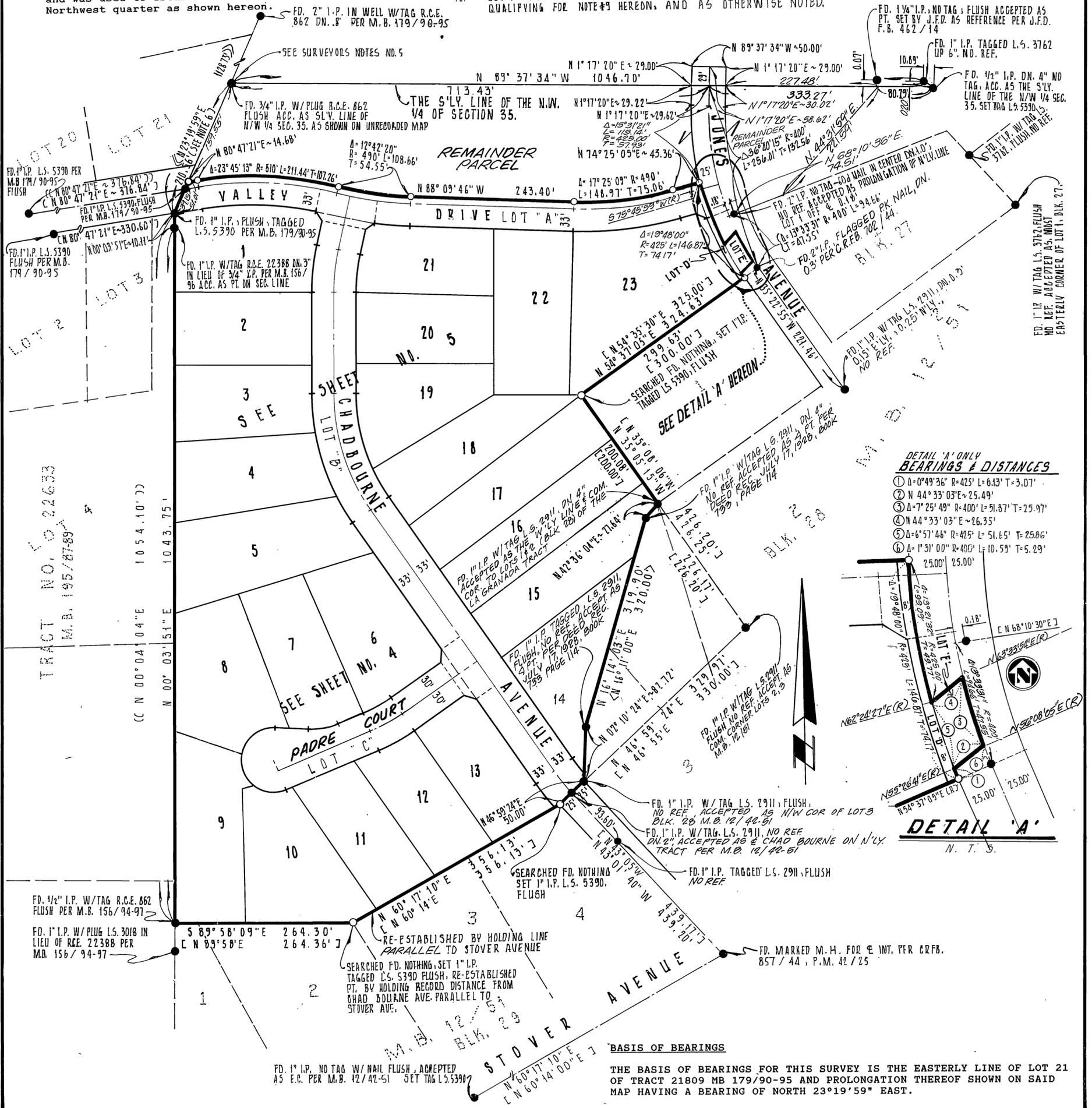
JANUARY, 1989



BOUNDARY & INDEX MAP

SURVEYOR'S NOTES

- 1. O INDICATES SET 1" IRON PIPE TAGGED L.S. 5390, FLUSH UNLESS OTHERWISE INDICATED.
2. ● INDICATES FOUND MONUMENT UNLESS OTHERWISE NOTED.
3. () RECORD DATA PER MB 179/90-95.
4. (()) MEASURED AND RECORDED PER MB 179/90-95.
5. This point was found and accepted as a point on the southerly line of the Northwest quarter of Section 35.
6. RECORD DISTANCE IS 239.20 FEET PER DEEDS RECORDED AS INSTRUMENT NO. 86357, JULY 18, 1975, AND INSTRUMENT NO. 107446, RECORDED SEPTEMBER 20, 1965, RIVERSIDE COUNTY RECORDS.
7. [] RECORD DATA PER MB 12/42-51.
9. SET NAIL/TAG L.S. 5390 TOP OF CURB AT PROLONGATION OF SIDE LOT LINES UNLESS OTHERWISE NOTED.
10. < > INDICATES BEARING AND DISTANCE PER DEED RECORDED IN BOOK 773, PAGE 114, RECORDED JULY 17, 1928, RIVERSIDE COUNTY RECORDS.
11. THIS TRACT CONTAINS 16.1258 ACRES.
12. SET 1" I.P. @ ALL LOT CORNERS EXCLUDING THOSE LOT CORNERS QUALIFYING FOR NOTE #9 HEREDON, AND AS OTHERWISE NOTED.



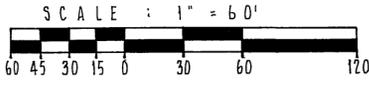
BASIS OF BEARINGS THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EASTERLY LINE OF LOT 21 OF TRACT 21809 MB 179/90-95 AND PROLONGATION THEREOF SHOWN ON SAID MAP HAVING A BEARING OF NORTH 23°19'59" EAST.

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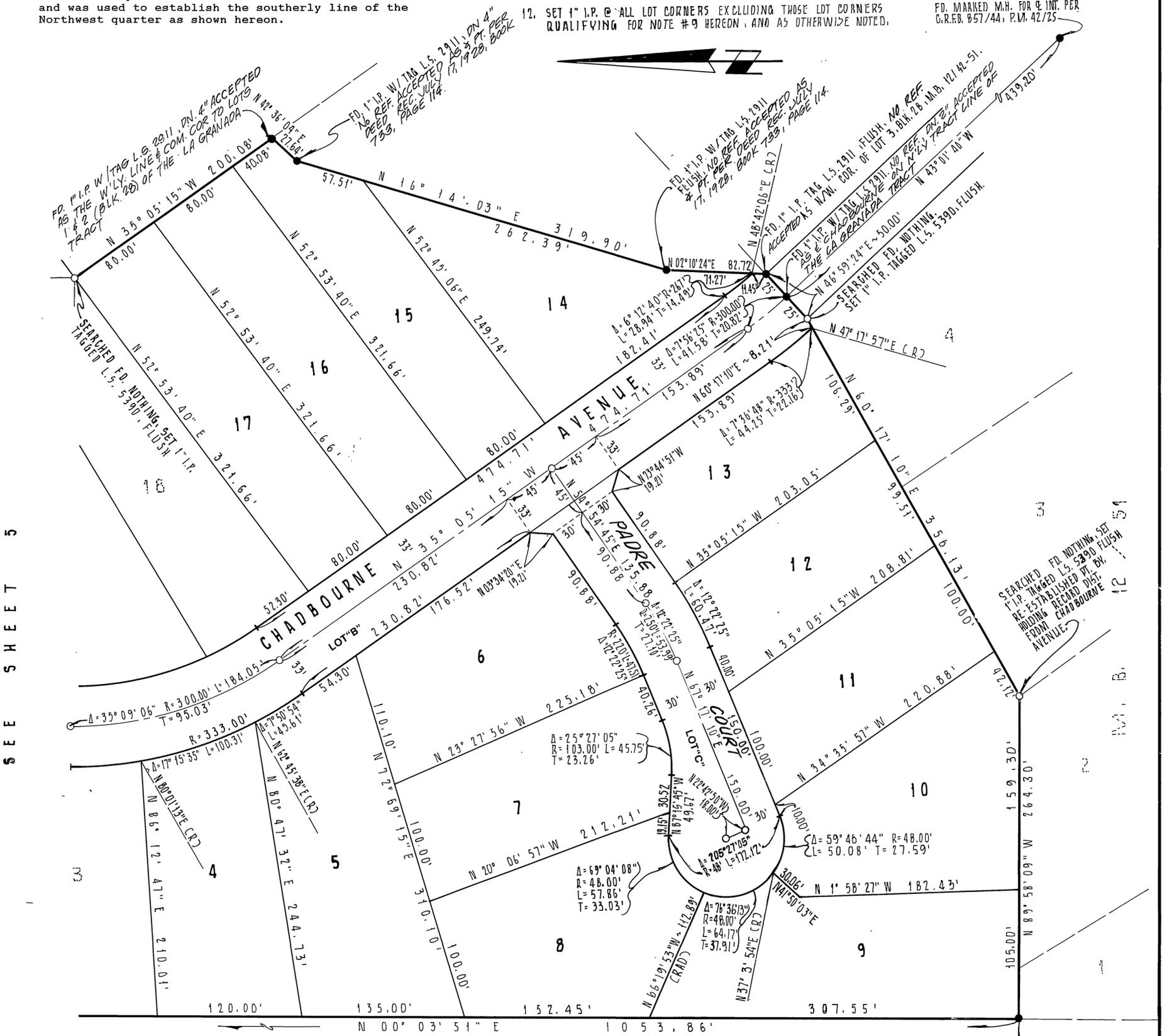
JANUARY, 1989



SURVEYOR'S NOTES

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- INDICATES FOUND MONUMENT UNLESS OTHERWISE NOTED.
- () RECORD DATA PER MB 179/90-95.
- (()) MEASURED AND RECORDED PER MB 179/90-95.
- This point was found and accepted as a point on the southerly line of the Northwest quarter of Section 35. The point found is as shown on the unrecorded Tract 8167 on file in the Public Works Department of the City of Riverside. The said southerly line as established from said point in consistent with the legal descriptions as outlined in deed recorded July 27, 1979 as instrument #158802 O.R., Riv. Co. and was used to establish the southerly line of the Northwest quarter as shown hereon.
- RECORD DISTANCE IS 239.20 FEET PER DEEDS RECORDED AS INSTRUMENT NO. 86357, JULY 18, 1975, AND INSTRUMENT NO. 107446, RECORDED SEPTEMBER 20, 1965, RIVERSIDE COUNTY RECORDS.
- [] RECORD DATA PER MB 12/41-51
- SET NAIL TAG L.S. 5390 TOP OF CURB AT PROLONGATION OF SIDE LOT LINES UNLESS OTHERWISE NOTED.
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FD. MARKED M.H. FOR 9 INT. PER
C.R.F.B. 857/44, P.M. 42/25



SEARCHED FOR NOTHING SET
I.P. TAGGED L.S. 5390 FLUSH
RE-ESTABLISHED BY DV.
FROM CHADBOURNE
AVENUE.

FD. 1/2" I.P. W/TAG R.C.E B62
FLUSH. PER M.B. 156/94-97

SEE SHEET 5

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EASTERLY LINE OF LOT 21
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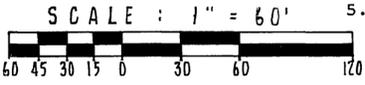
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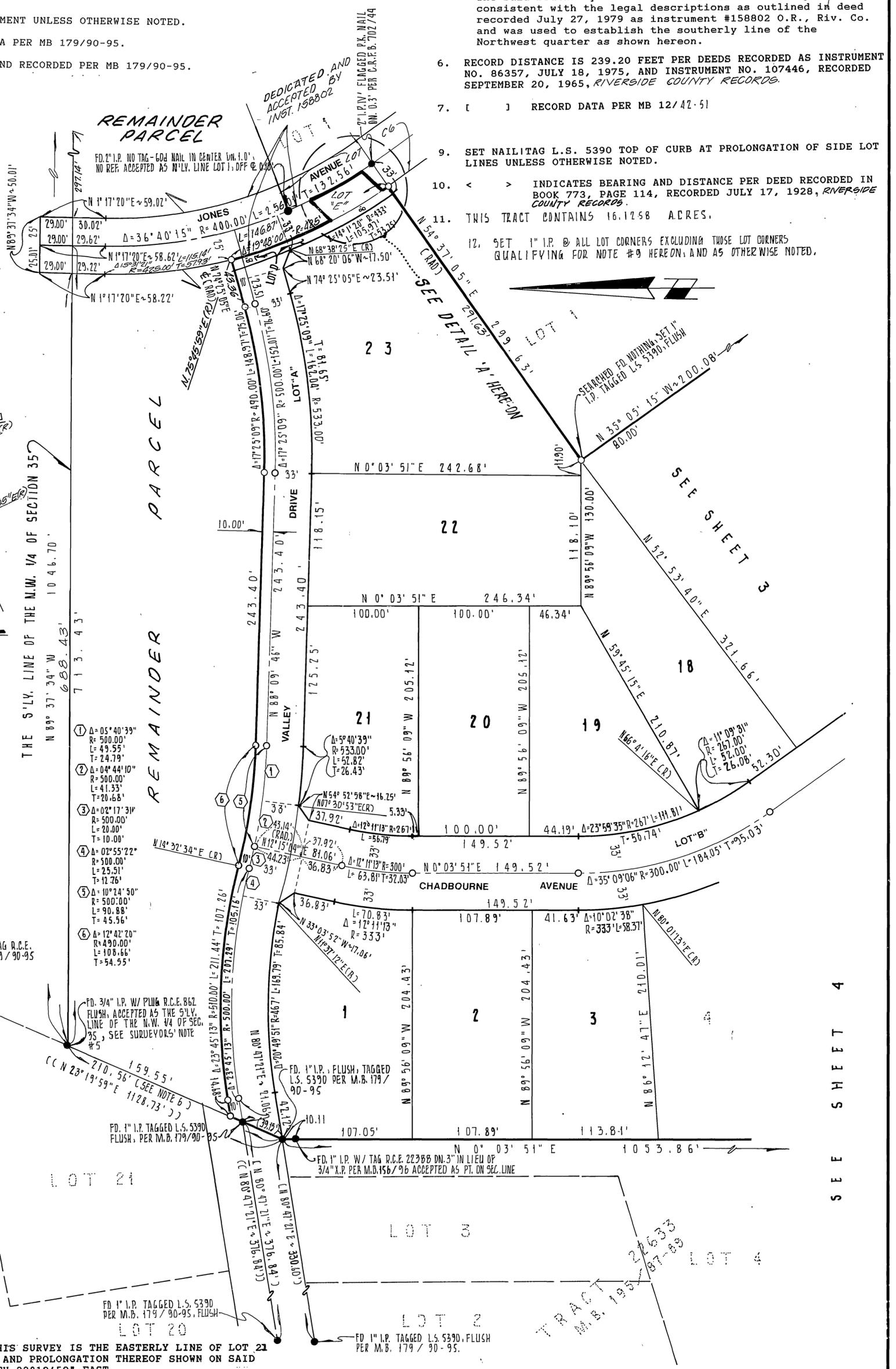
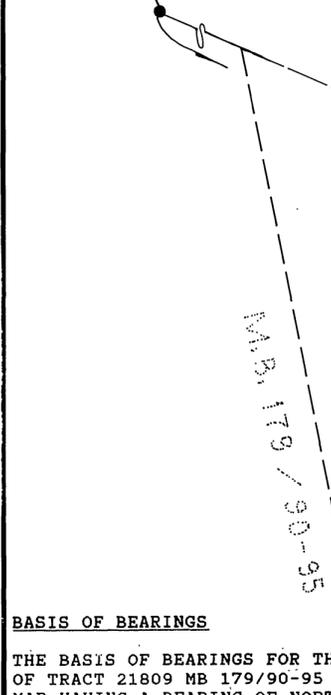
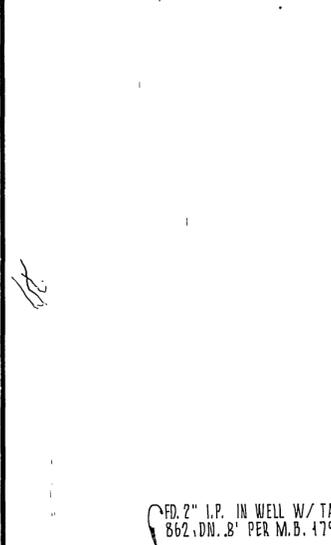
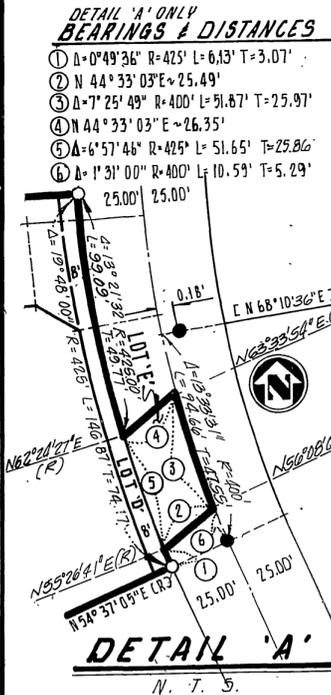
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SEE SHEET 4