

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 BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOT "A". WE FURTHER DEDICATE TO PUBLIC USE, FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "5'PUE", "5'X25' PUE" AND "5'X160'PUE".

RAYANN DEVELOPMENT COMPANY, INC. A CALIFORNIA CORPORATION

BY: Ronald C. Abney BY: Peter E. Larson RONALD C. ABNEY/PRESIDENT PETER E. LARSON/SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) COUNTY OF ORANGE) S.S.

ON THIS 4th DAY OF AUGUST, 1990, BEFORE ME, LORENE J. HUNDT, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RONALD C. ABNEY AND PETER E. LARSON, PERSONALLY KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND SECRETARY OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED THAT THE CORPORATION EXECUTED.

MY COMMISSION EXPIRES 31-10-92. WITNESS MY HAND AND OFFICIAL SEAL.



SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

A 20' EASEMENT FOR INGRESS, EGRESS AND STORM DRAIN GRANTED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION PER INSTRUMENT NO. 170617, RECORDED OCT. 4, 1982, O.R., RIVERSIDE COUNTY.

A 20' EASEMENT FOR STORM DRAIN AND SEWER GRANTED TO CITY OF RIVERSIDE PER INSTRUMENT NO. 8243 RECORDED JANUARY 13, 1984, O.R., RIVERSIDE COUNTY.

AN EASEMENT FOR SLOPES GRANTED TO THE CITY OF RIVERSIDE PER INSTRUMENT NO. 113377 RECORDED OCT. 4, 1965, O.R., RIVERSIDE COUNTY.

A 20' SEWER AND STORM DRAIN EASEMENT GRANTED TO THE CITY OF RIVERSIDE PER INSTRUMENT NO. 105328 RECORDED MAY 23, 1979, O.R., RIVERSIDE COUNTY.

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.

A 5' WIDE ELECTRICAL EASEMENT CONVEYED TO THE CITY OF RIVERSIDE BY INSTRUMENT NO. 66963 RECORDED AUG. 4, 1961, O.R., RIVERSIDE COUNTY AND INSTRUMENT NO. 47655 RECORDED APRIL 23, 1965, O.R., RIVERSIDE COUNTY.

DATED: AUG 28, 90 BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES BY: Dieter P. Witzfeld

CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TRACT NO. 24892

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, T. 2 S., R. 5 W., S. B. M. FEBRUARY, 1990 ACE ENGINEERING COMPANY, TEMECULA, CALIFORNIA

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. 24892 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON SEPTEMBER 7, 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 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 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 28, 1990 BARRY BECK R.C.E. 20900 CITY ENGINEER LIC. EXP. 3-30-93 BY: Barry Beck

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 4,800.00. ~~THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENT NOT YET EXTENDED.~~ DATE August 21, 1990 R. WAYNE WATTS COUNTY TAX COLLECTOR BY: Frank Wallace

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF 4,800.00 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 Sept. 5, 1990 GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND R. WAYNE WATT COUNTY TAX COLLECTOR BY: Karen Gull

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED ON THE 10TH DAY OF NOVEMBER 1989, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953; BY C.H.J. GEOTECHNICAL INCORPORATED.

RECORDER'S STATEMENT FILED THIS 5th DAY OF September 19 90, AT 1:30 P.M. IN BOOK 224 OF MAPS, AT PAGES 13-16 AT THE REQUEST OF THE CITY CLERK. NO. 330328 FEE \$12.00 WILLIAM E. CONERLY, COUNTY RECORDER

BY: Gina Huntley, DEPUTY SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF FOUR (4) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING SEPTEMBER 1989, 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.

James F. Williams 8/16/90 JAMES F WILLIAMS L L S NO 5033

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 THE 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 AUG 28, 90 BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES BY: Dieter P. Witzfeld

CITY CLERK'S CERTIFICATE

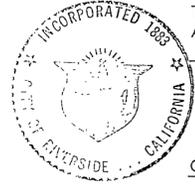
RESOLVED: THAT THIS MAP CONSISTING OF FOUR (4) SHEETS BE, AND THE SAME IS, HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 24892 AND THE STREET AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREET AND EASEMENTS, AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERETO. I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE 4th DAY OF September, 1990.

ALICE A. HARE CITY CLERK OF THE CITY OF RIVERSIDE BY: Karen E. Lindquist ASSISTANT CITY CLERK

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 8/14, 1990 BARBARA J. STECKEL, CITY TREASURER BY: Barbara Steckel



M.B. 224/13

M.B. 224/13

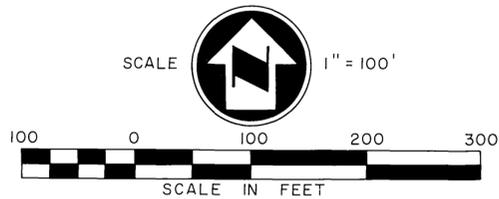
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CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 24892

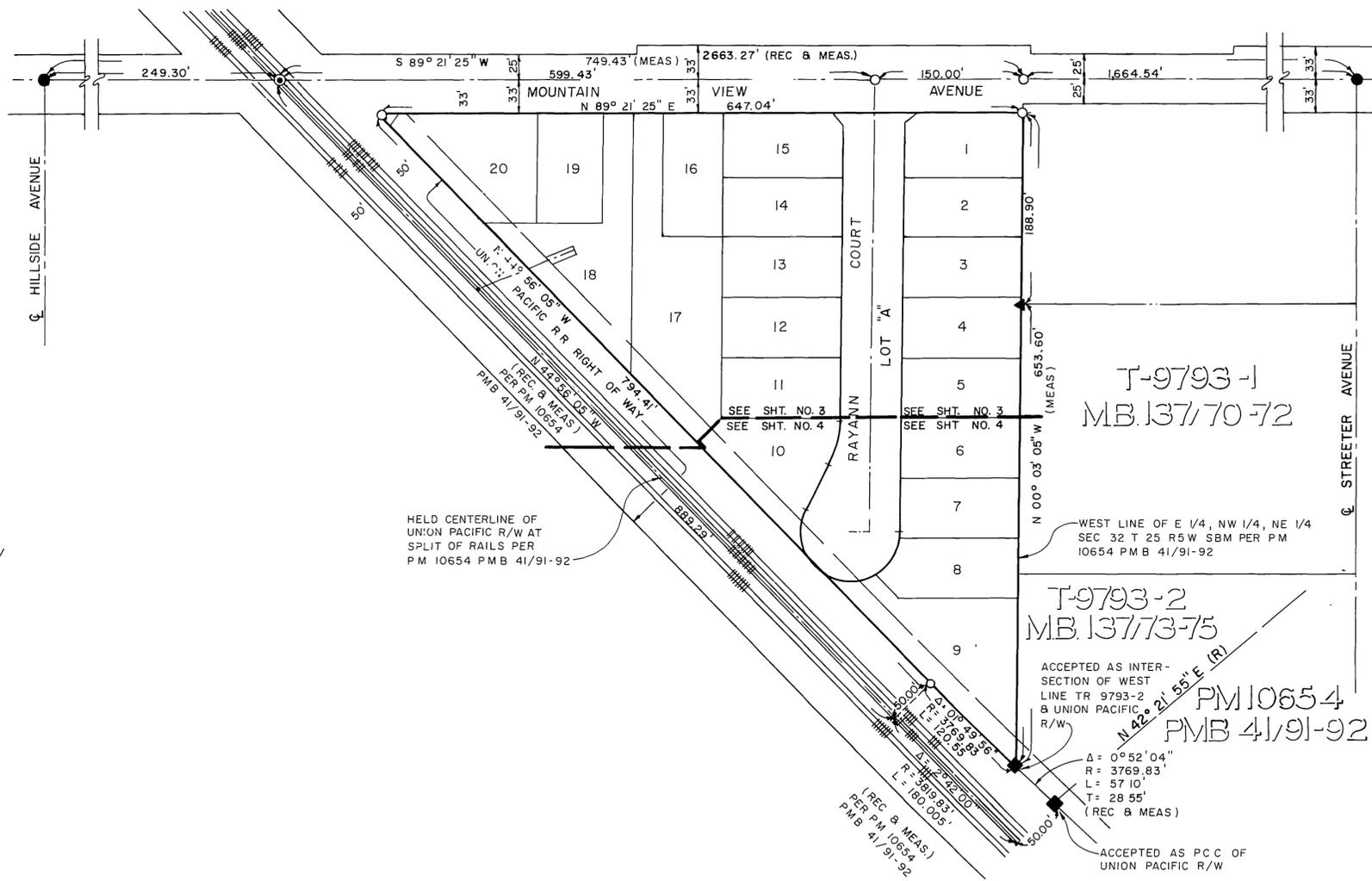
BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, T.2S., R.5 W., S.B.M. FEBRUARY, 1990

ACE ENGINEERING COMPANY, TEMECULA, CALIFORNIA



SURVEYOR'S NOTES

1. THIS TRACT CONTAINS 4.872 ACRES WITHIN THE DISTINCTIVE BORDER
2. 24"x 1 1/4" O.D. GALV. IRON PIPE & TAG L.S. 5033 SET FLUSH AT ALL LOT CORNERS AND ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED. SET LEAD & TAG L.S. 5033 IN TOP OF CURB ON PROLONGATION OF SIDE LOT LINES IN LIEU OF FRONT PROPERTY CORNERS.
3. ● INDICATES FOUND MONUMENT 1/4" IRON PIPE, FLUSH WITH NO TAG PER P.M.B. 41-92.
4. ▲ INDICATES FOUND MONUMENT 1/4" IRON PIPE, FLUSH WITH TAG STAMPED 3879 PER P.M.B. 41/91-92.
5. ■ INDICATES FOUND MONUMENT 1/4" IRON PIPE, FLUSH WITH TAG STAMPED L.S. 3018, NO REF.; ACCEPTED AS POINT AS NOTED.
6. ○ INDICATES 24"x 1 1/4" O.D. IRON PIPE SET W/ TAG STAMPED L.S. 5033, FLUSH.
7. BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF MOUNTAIN VIEW AVE. TAKEN AS S 89° 21' 25" W PER P.M.B. 41/91-92, RIVERSIDE CO.
8. () INDICATES RECORD DATA PER P.M.B. 41/91-92 UNLESS OTHERWISE NOTED.
9. ⊙ INDICATES FOUND LEAD & TACK WITH NO REFERENCE. FITS RECORD DISTANCE TO CENTERLINE OF HILLSIDE AVE. PER P.M. 10654 P.M.B. 41/91-92 & L.A. & S.L. R.R. R/W DRAWING NO. 54389, DATED 6/30/1944 & FITS SPLIT OF RAILS. ACCEPTED AS INTERSECTION OF CENTERLINE OF UNION PACIFIC R/W & CENTERLINE OF MOUNTAIN VIEW, SET L.S. 5033 TAG.



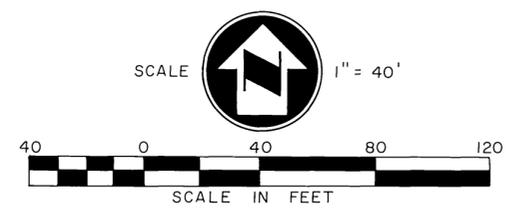
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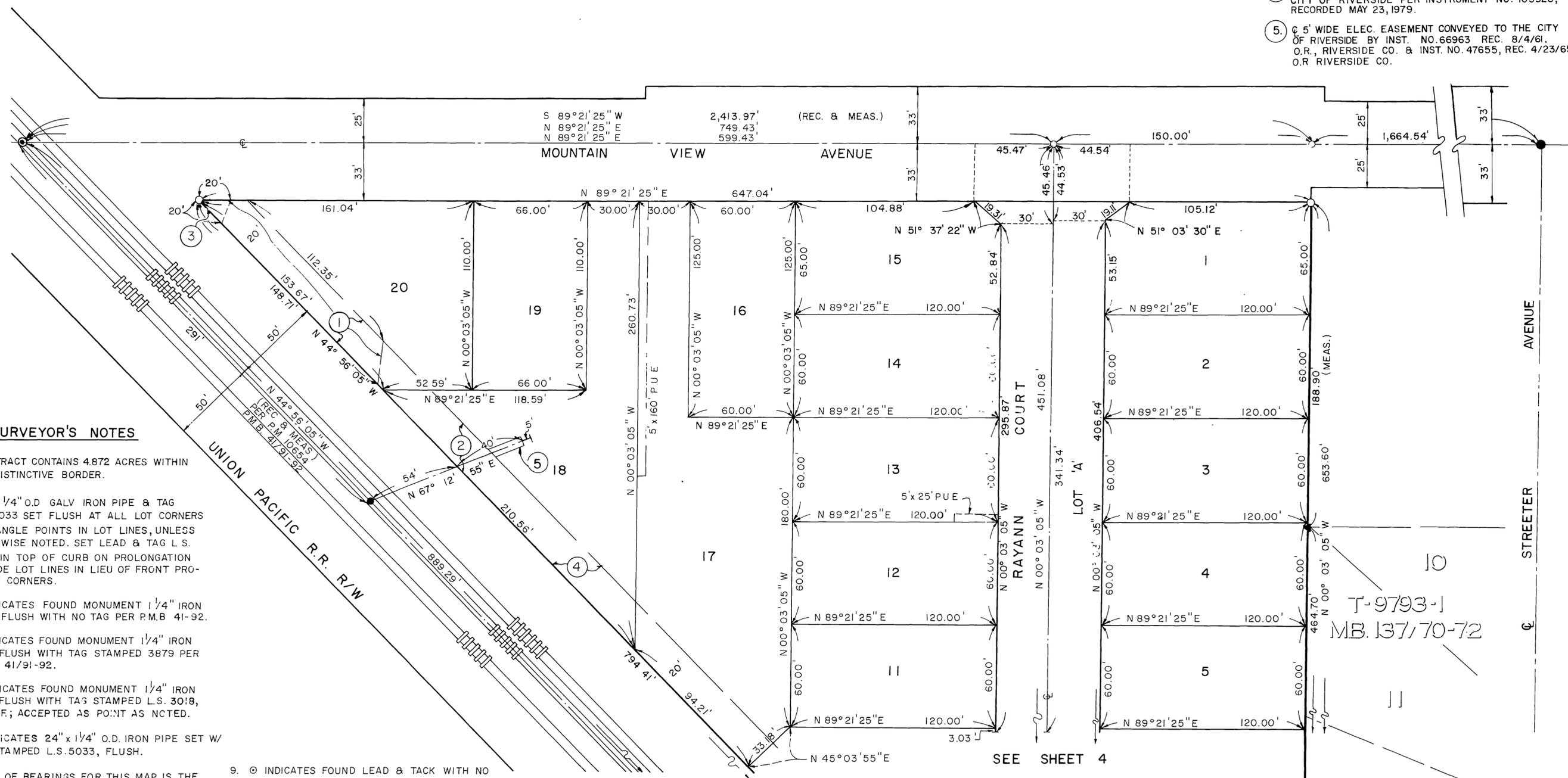
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CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TRACT NO. 24892

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER
OF SECTION 32, T.2S., R.5 W., S.B.M. FEBRUARY, 1990
ACE ENGINEERING COMPANY, TEMECULA, CALIFORNIA



- EASEMENT NOTES**
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 - 20' STORM DRAIN AND SEWER EASEMENT GRANTED TO CITY OF RIVERSIDE PER INSTRUMENT NO. 8243 RECORDED JANUARY 13, 1984
 - SLOPE EASEMENT GRANTED TO CITY OF RIVERSIDE PER INSTRUMENT NO. 113377, RECORDED OCT. 4, 1965
 - 20' SEWER AND STORM DRAIN EASEMENT GRANTED TO CITY OF RIVERSIDE PER INSTRUMENT NO. 105328, RECORDED MAY 23, 1979.
 - 5' WIDE ELEC. EASEMENT CONVEYED TO THE CITY OF RIVERSIDE BY INST. NO. 66963 REC. 8/4/61. O.R., RIVERSIDE CO. & INST. NO. 47655, REC. 4/23/65, O.R. RIVERSIDE CO.



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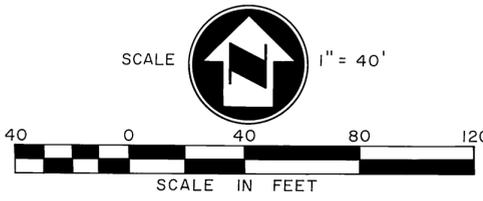
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CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 24892

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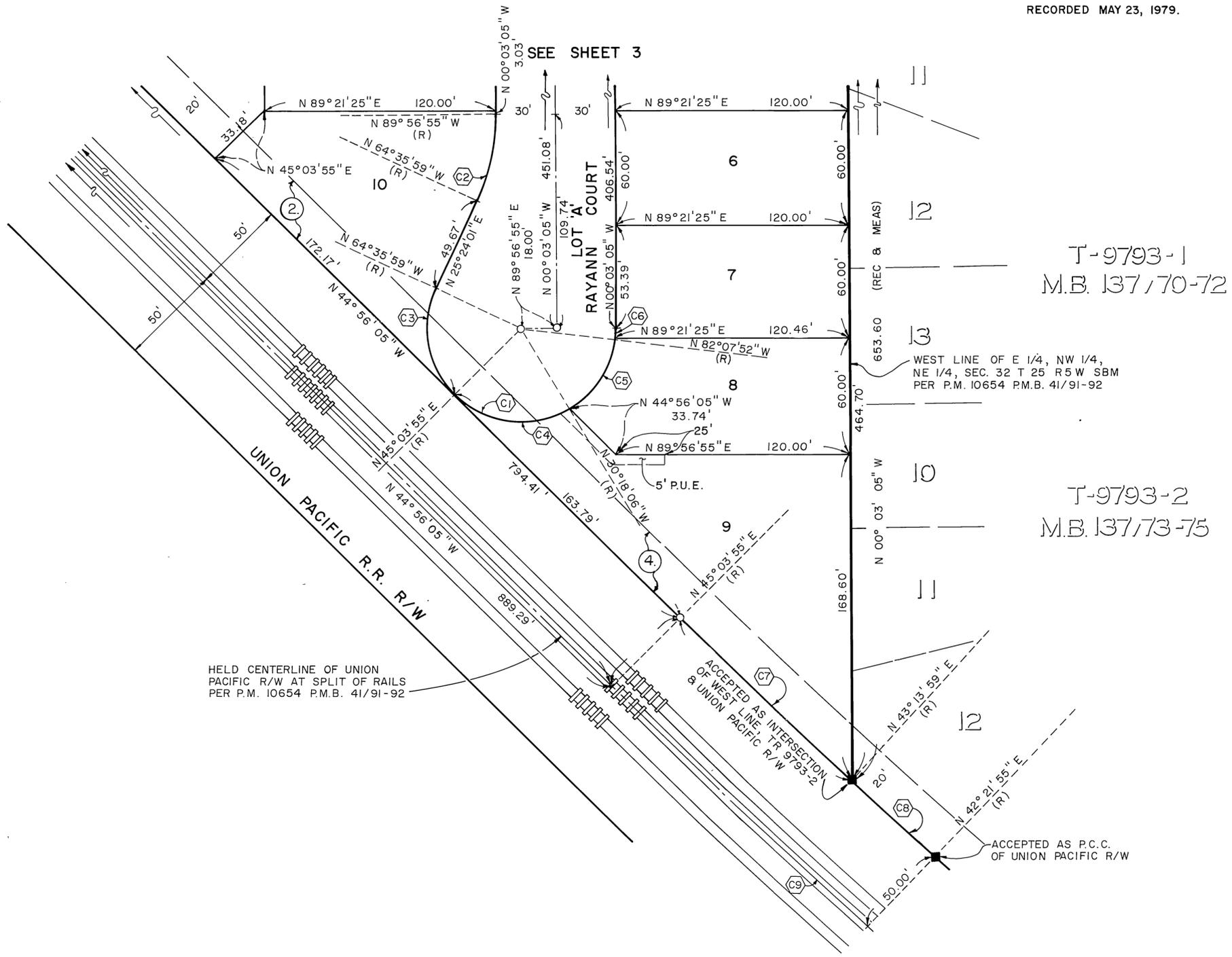
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CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN
C1.	205° 27' 06"	48'	172.12'	
C2.	25° 27' 06"	103'	45.75'	23.26'
C3.	70° 20' 06"	48'	58.92'	33.82'
C4.	75° 22' 01"	48'	63.14'	37.08'
C5.	51° 49' 46"	48'	43.42'	23.32'
C6.	7° 55' 13"	48'	6.63'	3.32'
C7.	01° 49' 56"	3769.83'	120.55'	60.28'
C8.	0° 52' 04"	3769.83'	57.10'	28.55'
C9.	2° 42' 00"	3819.83'	180.005'	90.02'

EASEMENT NOTES

- ② 20' STORM DRAIN AND SEWER EASEMENT GRANTED TO CITY OF RIVERSIDE PER INSTRUMENT NO. 8243 RECORDED JANUARY 13, 1984.
- ④ 20' SEWER AND STORM DRAIN EASEMENT GRANTED TO CITY OF RIVERSIDE PER INSTRUMENT NO. 105328 RECORDED MAY 23, 1979.



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