

229/58

City

SHEET 1 OF 2 SHEETS

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

TRACT NO. 23896-1

BEING A DIVISION OF A PORTION OF LOT 3 OF HORTON'S SUBDIVISION ON FILE IN BOOK 3, PAGE 20 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CA. SECTION 14, TOWNSHIP 3 SOUTH, RANGE 5 WEST, 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 PUBLIC USE FOR STREET PURPOSES AND PUBLIC UTILITY FACILITIES, LOTS "A" THROUGH "D", AND WE FURTHER DEDICATE FOR PUBLIC USE FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES, THE AREA SHOWN AS "STORM DRAIN EASEMENT" AND FOR PUBLIC USE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES, THE EASEMENT DESIGNATED AS "6' P.U.E.". WE ALSO HEREBY OFFER FOR DEDICATION TO PUBLIC USE FOR PEDESTRIAN AND EQUESTRIAN PURPOSES, THE EASEMENT DESIGNATED AS "PEDESTRIAN AND EQUESTRIAN EASEMENT."

Neil C. Hansen Sandra K. Hansen
NEIL C. HANSEN JR. SANDRA K. HANSEN

TRUSTEE:
HALART ESCROW COMPANY, INCORPORATED, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEEDS OF TRUST RECORDED NOVEMBER 30, 1989 AS INSTRUMENT NOS. 419879 AND 419880. OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA

Biona Haller, Pres.

BENEFICIARY:
RIVERSIDE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, BENEFICIARY UNDER DEED OF TRUST RECORDED AUGUST 1, 1990 AS INSTRUMENT NO. 284745. OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

R. L. Larson, Sr. V.P. James F. Cochran Jr. V.P.

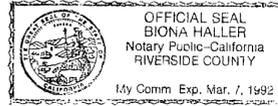
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA s.s.
COUNTY OF RIVERSIDE

ON THIS 26th DAY OF Dec, 1990, BEFORE ME, Biona Haller THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED NEIL C. HANSEN JR. AND SANDRA K. HANSEN (PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 3-7-92

Biona Haller
NOTARY PUBLIC IN AND FOR SAID STATE



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA s.s.
COUNTY OF Riverside

ON THIS 26th DAY OF Dec, 1990, BEFORE ME, Jean Barry THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Biona Haller AND Jean Barry (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 President 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 10-16-91

Jean Barry
NOTARY PUBLIC IN AND FOR SAID STATE

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.

A RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER COMPANY, AND ITS ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES FLUMES, AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS. RECORDED AUGUST 14, 1885 IN BOOK 42 PAGE 296 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED: JAN 31, 1991

BY: Dieter P. Witzfeld

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: _____, 199_

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: _____, DEPUTY

TAX COLLECTOR 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 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 \$ _____

DATED: January 15, 1991

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Debi Taylor

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: JAN 31, 1991

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Witzfeld

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO A FEE.

1. HENRY W. HERRIMAN - HOLDER OF AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES RECORDED 10/05/35 IN BOOK 253, PAGE 417, O.R. RIVERSIDE COUNTY, CALIFORNIA.

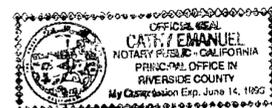
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA s.s.
COUNTY OF _____

ON THIS 26th DAY OF Dec, 1990, BEFORE ME, Cathy Emanuel THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED R.L. Larson AND James F. Cochran Jr. (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 Senior Vice President AND Vice President ON BEHALF OF THE NATIONAL BANKING ASSOCIATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT THE NATIONAL BANKING ASSOCIATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 6-14-93

Cathy Emanuel
NOTARY PUBLIC IN AND FOR SAID STATE



RECORDER'S STATEMENT

FILED THIS 15th DAY OF FEB, 1991, AT 11:00 A.M. IN BOOK 229 AT PAGES 58+59 OF MAPS AT THE REQUEST OF THE CITY CLERK.

FEES: \$ 800
NO.: 52895

WILLIAM E. CONERLY
COUNTY RECORDER

BY: Santa Kagan

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE 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 JANUARY, 1990 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE WITHIN 1 YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: JUNE 27, 1990

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

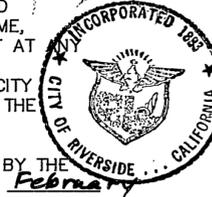


CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 23896-1, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT THE EASEMENT DESIGNATED AS "PEDESTRIAN AND EQUESTRIAN EASEMENT" WHICH IS HEREBY NOT ACCEPTED AT THIS TIME, HOWEVER, THE CITY RESERVES THE RIGHT TO ACCEPT SAID EASEMENT AT TIME HEREAFTER, 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 13th DAY OF February 1991.
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. 23896, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON JULY 6, 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: Feb 8, 1991

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: 28, 1991

BARBARA J. STECKEL
CITY TREASURER

BY: Barbara J. Steckel

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY ACADEMY SOILS ON THE 14th DAY OF MARCH, 1990, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

M.B. 229/58

M.B. 229/58

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

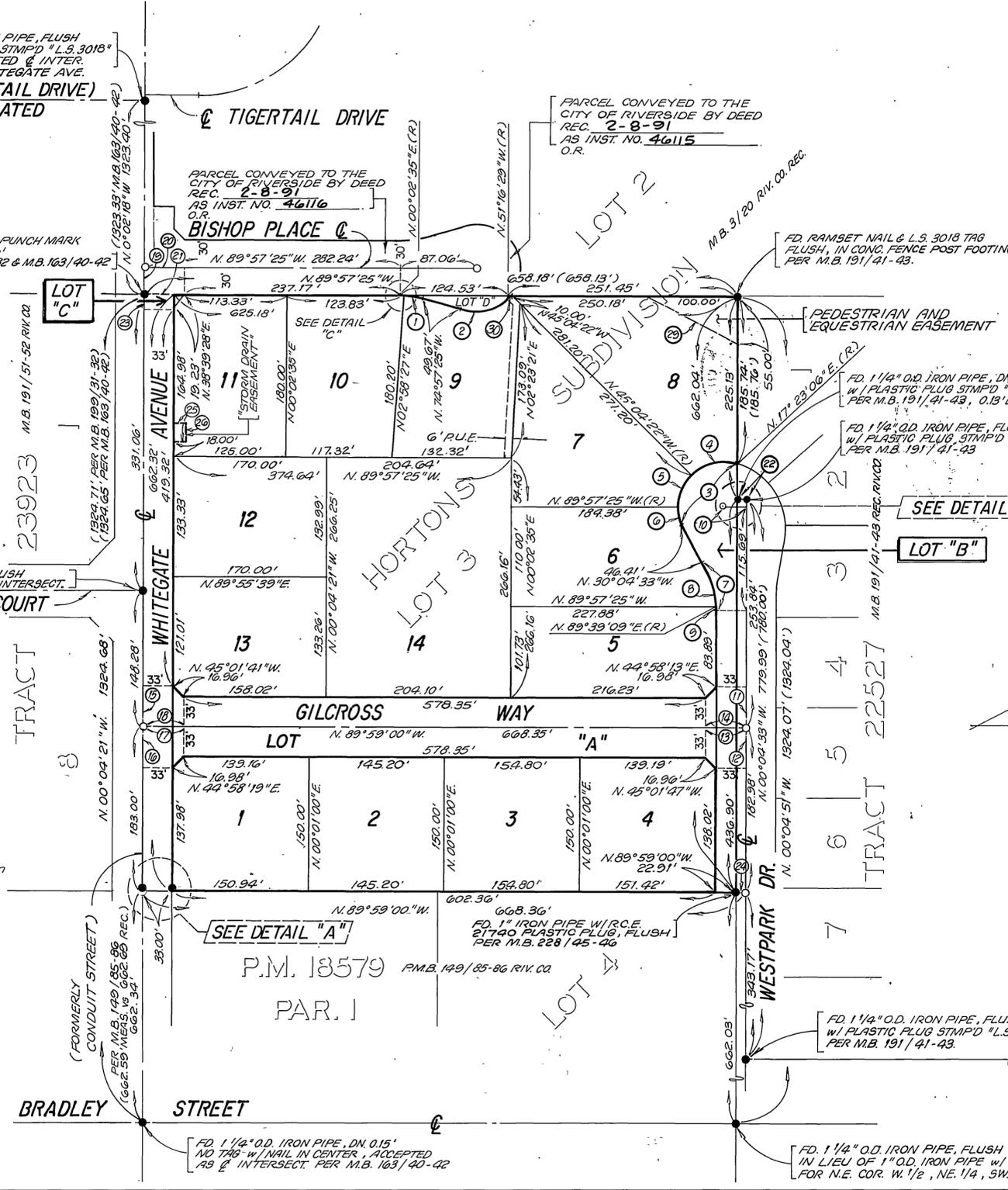
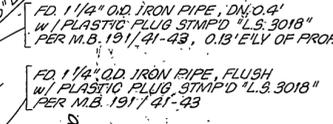
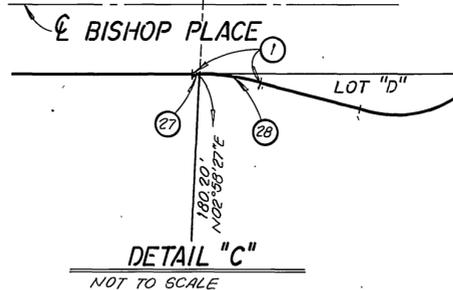
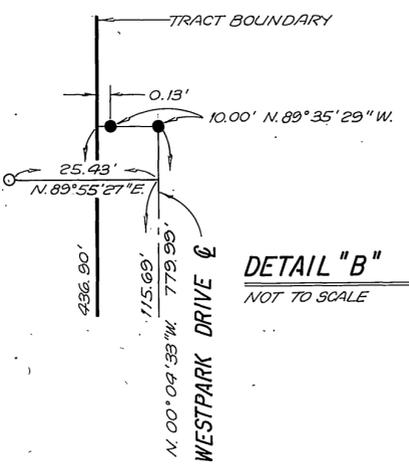
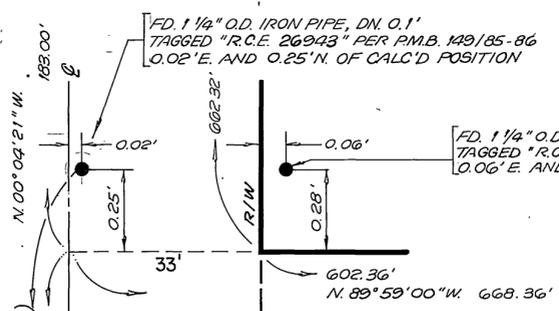
TRACT NO. 23896-1

BEING A DIVISION OF A PORTION OF LOT 3 OF HORTON'S SUBDIVISION ON FILE IN BOOK 13, PAGE 20 OF MAPS, RECORDS OF RIVERSIDE COUNTY SECTION 14 TOWNSHIP 3 SOUTH, RANGE 5 WEST S.B.M.

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

DATA

1	R = 103.00'	Δ = 15°00'00"	L = 26.97'
2	R = 48.00'	Δ = 66°19'04"	L = 55.56'
3	R = 51.00'	Δ = 137°27'39"	L = 122.35'
4	R = 51.00'	Δ = 62°27'28"	L = 55.59'
5	R = 51.00'	Δ = 44°53'03"	L = 39.95'
6	R = 51.00'	Δ = 30°07'08"	L = 26.81'
7	R = 100.00'	Δ = 30°00'00"	L = 52.36'
8	R = 100.00'	Δ = 26°43'42"	L = 46.65'
9	R = 100.00'	Δ = 03°16'18"	L = 5.71'
10	N. 89°55'27"E. 25.43'		
11	45.07'		
12	44.93'		
13	44.93'		
14	45.07'		
15	44.93'		
16	45.07'		
17	45.07'		
18	44.93'		
19	N. 00°02'18"W. 30.00'		
20	45.07'		
21	33.00' N. 89°57'25"W.		
22	10.00' N. 89°35'29"W.		
23	15.09' N. 00°04'21"W.		
24	10.09'		
25	15.00' N. 89°57'25"W.		
26	20.00' N. 00°04'21"W.		
27	R = 103.00' Δ = 01°30'09" L = 2.70'		
28	R = 103.00' Δ = 13°29'51" L = 24.26'		
29	N. 61°10'30"W. 114.23'		
30	N. 89°57'25"W. 1.27'		



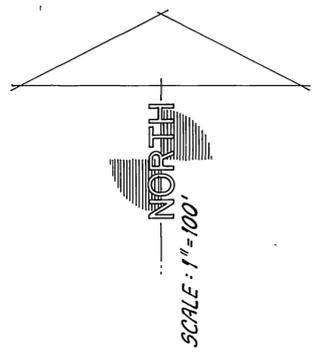
SURVEYOR'S NOTES

Basis of Bearings is the centerline of Westpark Drive being N. 00°04'33"W. as shown on TRACT 22527 by Map on file in Book 191 of Maps, at Pages 41-43, Records of Riverside County, California.

- Indicates Found Monuments as noted.
- Indicates Set 1-1/4" O.D. Iron Pipe, Flush, with L.S. 4055 tag unless otherwise noted.
- () Indicates Record Data per M.B. 191/41-43, unless otherwise noted.

Set 1-1/4" O.D. Iron Pipe, Flush, with L.S. 4055 tag at all rear lot corners and angle points in side lot lines. Nail & L.S. 4055 Tag to be set in curb at prolongation of side lot lines.

This Tract contains 9.504 Acres



M.B. 229/59

M.B. 229/59