

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 22239

BEING A SUBDIVISION OF A PORTION OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 6 WEST, OF RANCHO LA SIERRA AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS, AT PAGE 70 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

FEBRUARY, 1993

J.F. DAVIDSON ASSOCIATES, INC.
RIVERSIDE, CALIFORNIA

RECORDER'S STATEMENT

Filed this 16th day of APRIL 1993

at 2:00 P.M. in Book 244 of

Maps at Pages 30 + 31 at the request of THE CITY CLERK OF THE CITY OF RIVERSIDE.

NO. 141907

FEE: \$ 800
WILLIAM E. CONERLY County Recorder

By: Barbara Ryan Deputy

Subdivision Guarantee: STEWART TITLE COMPANY

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 and 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, Lots "A" and "B".

Silvio Alva
SILVIO ALVA

Luiz Alva
LUZ ALVA

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

County of Riverside SS

On February 19, 1993 before me, Barbara E. Smeltzer personally appeared Silvio Alva & Luiz Alva

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand: My commission expires April 8, 1993

Barbara E. Smeltzer Barbara E. Smeltzer
Notary Public in and for said State Print Name

My principal place of business is in Riverside County.

UTILITY EASEMENT CERTIFICATE

The City of Riverside being the owner of the following decried easement hereby consents to the making and filing of the annexed final map.

- 1 Right-of-way and water rights as granted to Twin Buttes Water Co. together with right-of-entry for the purpose of laying, maintaining, constructing water ditches, canals, pipelines, flumes and conduits as more particularly set out in deed rec. Aug. 11, 1949 in Book 508 page 101, of deeds, Records of Riverside County, California.

Note: Said easement is located in the street except at service meter connection points.

- 2 Right-of-way of the Riverside Water Company, its successors or assigns for the construction and maintenance of all necessary water flumes, ditches or pipes, for irrigation and domestic use. The exact location thereof not being disclosed by the records.

Date: APRIL 6, 93 BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

By: Dieter P. Witzfeld

SIGNATURE OMISSIONS

Pursuant to the provision of Section 66436 (C) (1) of the subdivision Map Act, the signatures of the following parties have been omitted thier being such that they cannot rippen into fee:

An easement to Theodore J. Chamberlain, ET AL, for the irrigation purposes recorded of April 8, 1977, as inst. no. 60499, O.R., RIV. CO., CA.

CITY CLERK CERTIFICATE

RESOLVED: That this map, consisting of two (2) sheets be, and the same is hereby accepted as the final map of Tract 22239 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 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 April, 1993.



KAREN E. LINDQUIST
City Clerk of the City of Riverside, California

By: Karen E. Lindquist

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 22239 which was approved by the Riverside City Planning Commission on Jan. 8, 1987 and any approved alteration 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 Department of Public Works 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: April 7, 1993

BARRY BECK R.C.E. 20900
City Engineer Lic. Exp. 9/30/93

By: Barry Beck

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 all public utilities easement shown are sufficient for all requirements of the Electric and Water Divisions of of the Department of the Public Utilities of the City of Riverside.

Dated APRIL 6, 93

BILL D. CARNAHAN
Director of Public Utilities

By: Dieter P. Witzfeld

SOIL REPORT

A preliminary soil report was prepared by Lynn A. Terry & Associates, on November 16, 1988, as required by the Health and Safety Code.

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 \$ 2,200.00.

Date 3-16-93

R. WAYNE WATTS
County Tax Collector

by: Debi Taylor Deputy

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$ 2200.00 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 3/16/93

GERALD A. MALONEY
Clerk of the Board of Supervisors

CASH TAX BOND
R. WAYNE WATTS
County Tax Collector

by: Marlene Pratt Deputy

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 3/16/93

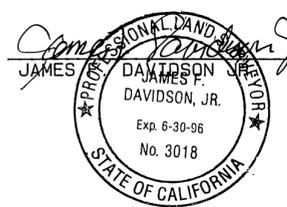
BARBARA J. STECKEL
City Treasurer

By: Wm Hansen

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 survey made under my supervision during August of 1992, and that all monuments shown hereon actually exist and their positions are correctly shown or will be in one year from the recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Date: 3-9-93



L.S. 3018

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 22239

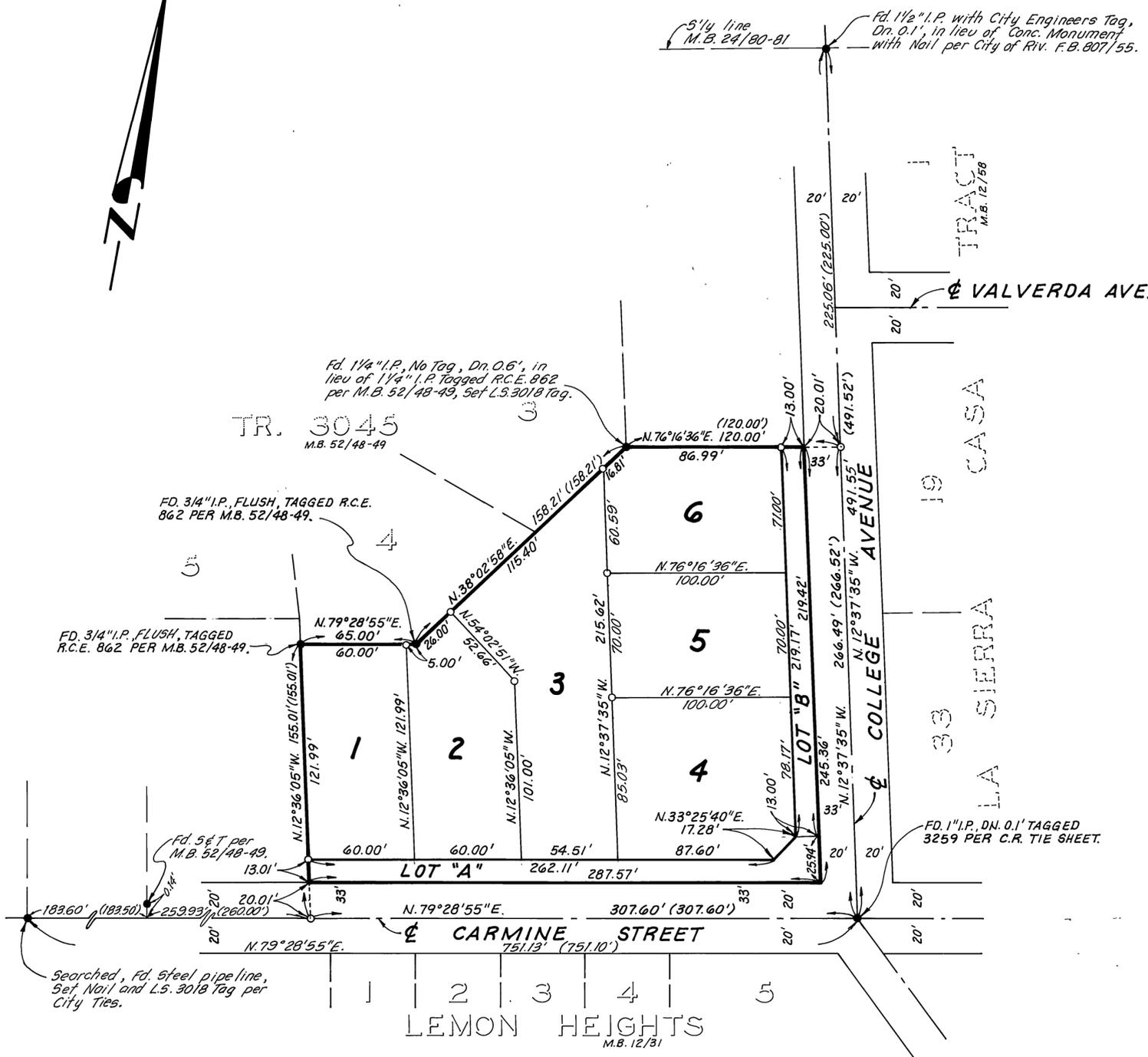
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FEBRUARY, 1993

SCALE: 1" = 50'

J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA



SURVEYOR'S NOTES

THE BEARINGS ARE BASED UPON THE CENTERLINE OF COLLEGE AVENUE AS SHOWN BY MAP OF TRACT 3045 ON FILE IN BOOK 52 OF MAPS AT PAGES 48 AND 49 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA: BEING N. 12° 37' 35" W.

- INDICATES SET 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH UNLESS OTHERWISE NOTED.
- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES RECORD DATA PER M.B. 52/48-49.

THIS MAP CONTAINS 1.30 ACRES.

SET NAIL AND L.S. 3018 TAG IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES.

M.B. 244/31

M.B. 244/31