

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT No. 27488

BEING A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, T. 3 S., R. 4 W., SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

ADKAN ENGINEERS
RIVERSIDE, CALIFORNIA

NOVEMBER 1995

RECORDER'S STATEMENT

FILED THIS 14th DAY OF OCT, 1997
AT 2:00 P.M. IN BOOK 265 OF MAPS,
AT PAGE 67-68 AT THE REQUEST
OF THE CITY CLERK.
NO. 312801
FEE \$8.00 JAMES E. BRIDGES, ACTING
COUNTY RECORDER

BY: Santa Pagan DEPUTY
SUBDIVISION GUARANTEE:
COMMONWEALTH LAND 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; 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 LOT "A" (SAN CRISTOBAL DRIVE) AND LOT "B" (NICOLA DRIVE).

SSG CONSTRUCTION, A CALIFORNIA CORPORATION,

BY: R. Stan Smith
STAN SMITH, PRESIDENT

CITY ENGINEER'S STATEMENT

I HEREBY STATE 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 27488, WHICH WAS APPROVED BY THE RIVERSIDE PLANNING COMMISSION ON 10/22/92, 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.

DATE: Sept. 10 1997

BY: Barry Beck
BARRY BECK, CITY ENGINEER
R.C.E. 20900 (EXPIRES 9-30-01)

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

ON 10-17-97 BEFORE ME, the undersigned, a NOTARY PUBLIC, PERSONALLY APPEARED R. Stan Smith, 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 AND OFFICIAL SEAL

SIGNATURE Janet M. Jenkins



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 MAP No. 27488 AND THE STREETS AND EASEMENTS DEDICATED ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, ALSO, THE EASEMENT FOR STORM DRAIN PURPOSES PER DEED RECORDED JULY 15, 1993, AS INST. No. 273134, IS HEREBY ABANDONED UPON RECORDATION OF THIS MAP. 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 CITY COUNCIL OF THE CITY OF RIVERSIDE THIS 23rd DAY OF September, 1997.



COLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Coleen Nicol

ABANDONMENT STATEMENT

PURSUANT TO SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT, THE FOLLOWING PUBLIC EASEMENTS ARE HEREBY ABANDONED UPON RECORDATION OF THIS MAP:

- 1. AN EASEMENT FOR STORM DRAIN PURPOSES TO THE CITY OF RIVERSIDE, PER DEED RECORDED JULY 15, 1993, AS INSTRUMENT No. 273134, RIVERSIDE COUNTY RECORDS.

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.

DATE: 7/3 1997

BARBARA J. STECKEL
CITY TREASURER

BY: Barbara J. Steckel

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED ON THE 27th DAY OF NOVEMBER, 1995, AS REQUIRED BY SECTION 17953 OF THE HEALTH AND SAFETY CODE OF CALIFORNIA, BY SID GEOTECHNICAL.

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 THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE WHICH ARE ESTIMATED TO BE \$3900.00.

DATED: 6-17-97 1997

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Dail Ashbust
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. A RIGHT OF ENTRY AND RIGHT OF WAY FOR ALL PIPES, DITCHES AND OTHER CONDUITS IN FAVOR OF THE CITY OF RIVERSIDE PER DEED RECORDED AUGUST 14, 1885 IN BOOK 42, PAGES 294 AND 296, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
- 2. AN EASEMENT FOR WATERLINE FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, PER DEED RECORDED MARCH 17, 1978 AS INSTRUMENT No. 51009, O.R. RIVERSIDE COUNTY, CALIFORNIA

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED: JULY 17 1997

BY: Dieter P. Wertzfeld

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$3900.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON PAYMENT OF ALL 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: 6-17-97 1997

CASH TAX BOND
DATED 6-17-97 1997

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: NA
DEPUTY

BY: Dail Ashbust
DEPUTY

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 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.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED: JULY 17 1997

BY: Dieter P. Wertzfeld

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 DECEMBER OF 1992; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN ARE IN PLACE OR WILL BE IN PLACE WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: 7/2/97



EDY P. ADRISON, L.S. 5390
EXPIRES: SEPTEMBER 30, 2000

MB 265/67

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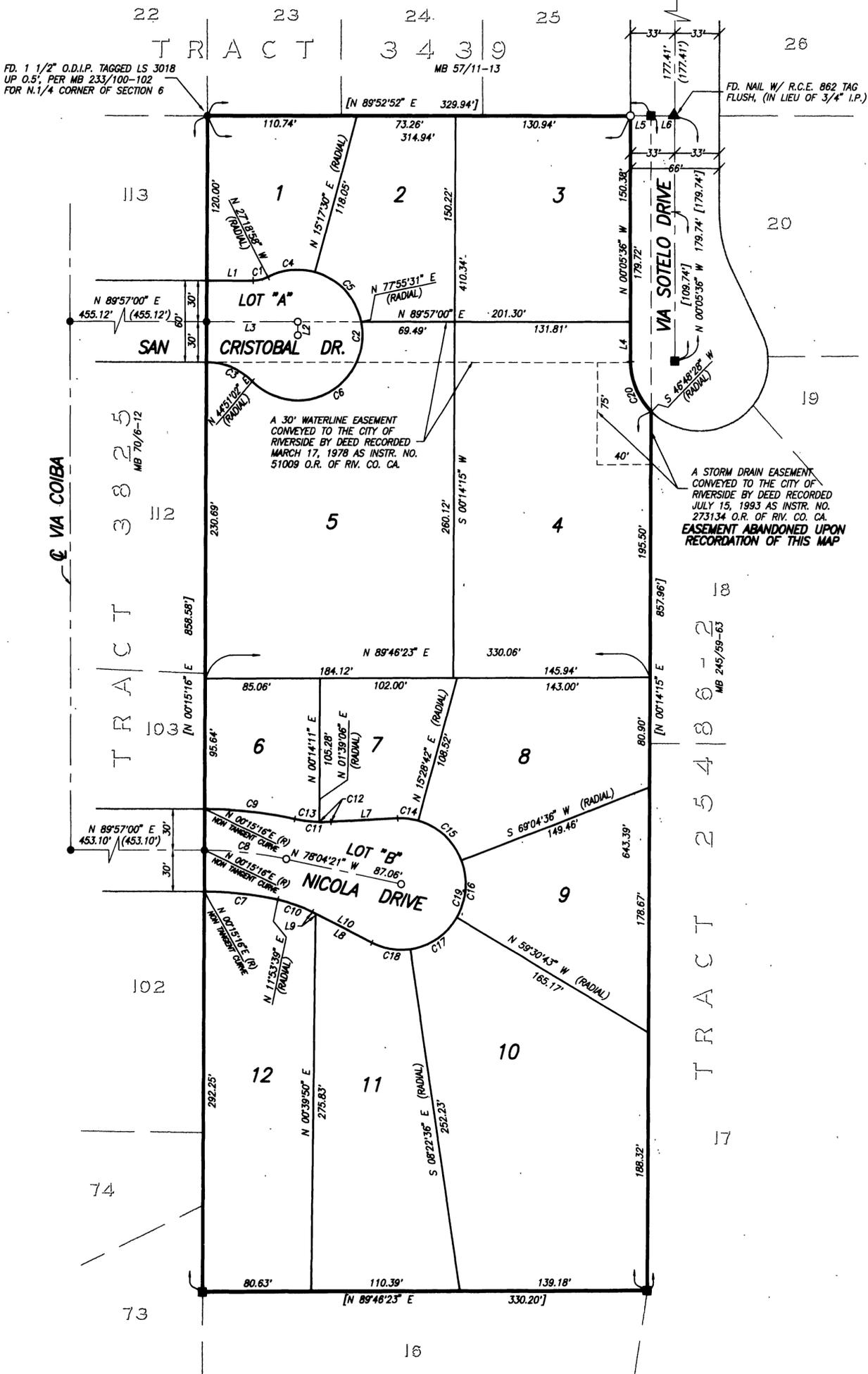
TRACT No. 27488

BEING A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, T. 3 S., R. 4 W., SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

ADKAN ENGINEERS
RIVERSIDE, CALIFORNIA

NOVEMBER 1995

Q COUNTRY CLUB DRIVE



SURVEYOR'S NOTES

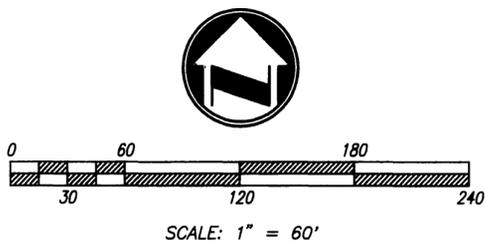
1. BEARINGS ARE BASED ON THE EASTERLY TRACT BOUNDARY BEING N 00°14'15" E AS SHOWN ON TRACT 25486-2 PER BOOK 245 OF MAPS, PAGES 59-63, RECORDS OF RIV. CO.
2. ● INDICATES FOUND 1" I.P. TAGGED RCE 9876, FLUSH, PER MB 70/6-12, UNLESS OTHERWISE NOTED.
4. ▲ INDICATES FOUND 1" I.P. TAGGED LS 3018, FLUSH, PER MB 57/11-13, UNLESS OTHERWISE NOTED.
5. ■ INDICATES FOUND 1" I.P. TAGGED LS 3018, FLUSH, PER MB 245/59-63, UNLESS OTHERWISE NOTED.
6. ○ INDICATES SET 1" I.P. W/ TAG LS 5390 FLUSH, UNLESS OTHERWISE NOTED.
7. [] INDICATES RECORD DATA AND MEASURED PER TRACT MAP 25486-2, BOOK 245, PAGES 59-63 RIV. CO.
8. () INDICATES RECORD DATA AND MEASURED PER TRACT MAP 3825, BOOK 70, PAGES 6-12 RIV. CO.
9. THIS TRACT CONTAINS 6.436 GROSS ACRES.
10. SET 1" I.P. TAGGED LS 5390 AT ALL REAR LOT CORNERS, FLUSH, UNLESS OTHERWISE NOTED.
11. SET NAIL AND LS 5390 TAG IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES, UNLESS OTHERWISE NOTED.

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N 89°57'00" E	34.46'
L2	N 00°03'00" W	10.00'
L3	N 89°57'00" E	67.60'
L4	N 00°05'36" W	29.34'
L5	N 89°52'52" E	15.00'
L6	N 89°52'52" E	18.00'
L7	N 86°55'39" E	49.67'
L8	N 63°04'21" W	46.77'
L9	N 63°04'21" W	2.90'
L10	N 63°04'21" W	49.67'

CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT
C1	27°15'58"	24.00'	11.42'	5.82'
C2	252°10'00"	48.00'	211.25'	---
C3	44°54'02"	48.00'	37.62'	19.83'
C4	42°36'28"	48.00'	35.69'	18.72'
C5	62°38'01"	48.00'	52.47'	29.20'
C6	146°55'31"	48.00'	123.09'	161.66'
C7	11°40'23"	270.00'	55.01'	27.80'
C8	11°40'23"	300.00'	61.12'	30.67'
C9	11°40'23"	330.00'	67.23'	33.73'
C10	15°00'00"	103.00'	26.97'	13.56'
C11	15°00'00"	103.00'	26.97'	13.56'
C12	04°43'27"	103.00'	8.49'	4.25'
C13	10°16'33"	103.00'	18.47'	9.26'
C14	18°33'03"	48.00'	15.54'	7.84'
C15	53°35'54"	48.00'	44.90'	24.25'
C16	51°24'41"	48.00'	43.07'	23.11'
C17	51°08'07"	48.00'	42.84'	22.96'
C18	35°18'15"	48.00'	29.58'	15.27'
C19	210°00'00"	48.00'	175.93'	---
C20	43°05'56"	51.00'	38.36'	20.14'



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