

CITY COPY

167/78

10-49

SHEET 1 OF 2 SHEETS

**UTILITIES EASEMENT CERTIFICATE**

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

1. WATER LINE EASEMENT CONVEYED TO THE CITY OF RIVERSIDE BY INSTR. NO. 209950, REC'D. AUG. 29, 1986, O.R. RIVERSIDE CO.

DATED: FEB 24, 1987  
BY: Dieter P. Wirtzfeld  
BILL D. CARNAHAN  
DIRECTOR OF PUBLIC WORKS

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 20616**

BEING A SUBDIVISION OF LOTS 20 AND 21 AND A PORTION OF LOT 22 IN BLOCK 2 AND A PORTION OF IOWA AVENUE OF OLIVE HEIGHTS PER M.B. 5/163, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

JANUARY, 1985  
ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA.

**FILED**  
ON APRIL 9, 1987

AT 12:00 P.M.  
WILLIAM E. CONERLY  
COUNTY RECORDER  
BY: Santa Rogan  
FEE \$ 800  
NR 98188  
FILED BY CITY OF RIVERSIDE  
SUB'DN G'TEE SAFECO TITLE

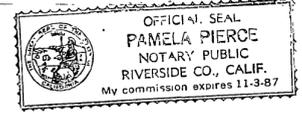
**OWNERSHIP**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE 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 A CLEAR TITLE TO SAID LAND AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE AND WE HEREBY DEDICATE FOR STREET AND PUBLIC UTILITY PURPOSES, LOT "A".

Khosrow Golshani  
KHOSROW GOLSHANI  
RIVERSIDE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION AS BENEFICIARY UNDER DEED OF TRUST RECORDED AUG. 19, 1986 AS INSTRUMENT # 106657, OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA.  
R. L. Larson Sr. VICE-PRES.  
J. Cochran VICE PRES. ASST. SEC.

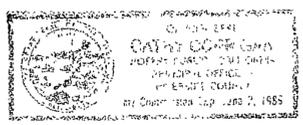
**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }  
ON THIS 10th DAY OF APRIL, 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED KHOSROW GOLSHANI, PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.  
MY COMMISSION EXPIRES 11-3-87  
WITNESS MY HAND AND OFFICIAL SEAL  
Pamela Pierce  
NOTARY PUBLIC IN AND FOR SAID STATE



**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }  
ON THIS 18th DAY OF February, 1987, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED R. L. Larson AND J. Cochran PERSONALLY KNOWN TO ME AND OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS THE 3d VICE PRESIDENT, AND Vice President SECRETARY OF RIVERSIDE NATIONAL BANK, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME  
MY COMMISSION EXPIRES 6-2-89  
WITNESS MY HAND AND OFFICIAL SEAL  
Cathy Conigan  
NOTARY PUBLIC IN AND FOR SAID STATE



**CITY ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO 20616, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON JANUARY 3, 1985, 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: 2-24, 1987  
ROBERT C. WALES R.C.E. 18793  
DIRECTOR OF PUBLIC WORKS  
William D. Gardner  
DEPUTY R.C.E. 11408

**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 FEB 24, 1987  
BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES  
BY: Dieter P. Wirtzfeld

**CITY TREASURER**

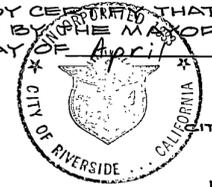
I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.  
DATED Feb. 18, 1987  
H.E. BREWER, CITY TREASURER  
BY: H.E. Brewer

**SOIL REPORT**

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 1ST DAY OF AUGUST, 1977, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY ACCU-TEST SOIL LABORATORY INCORPORATED.

**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 NO 20616, 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 HERETO 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 7th DAY OF April, 1987.  
  
ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE  
BY: Alice A. Hare

**TAX COLLECTOR**

I HEREBY CERTIFY 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 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 \$ 1,500.00.

DATED February 18, 1987  
R. WAYNE WATTS  
COUNTY TAX COLLECTOR  
BY: Anita Brooks  
DEPUTY

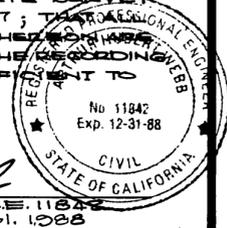
**TAX BOND**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 1,500.00 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.

DATED April 8, 1987  
GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS  
BY: Maria Bros

**ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER 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 AUGUST, 1977; THAT MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN (1) YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED Feb. 10, 1987  
  
BY: A. Hubert Webb  
A. HUBERT WEBB R.C.E. 11842  
R.C.E. EXPIRES DEC 31, 1988

M.B. 167/78

City Copy

167/79

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 20616

BEING A SUBDIVISION OF LOTS 20 AND 21 AND A PORTION OF LOT 22 IN BLOCK 2 AND A PORTION OF IOWA AVENUE OF OLIVE HEIGHTS PER M.B. 5/163, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

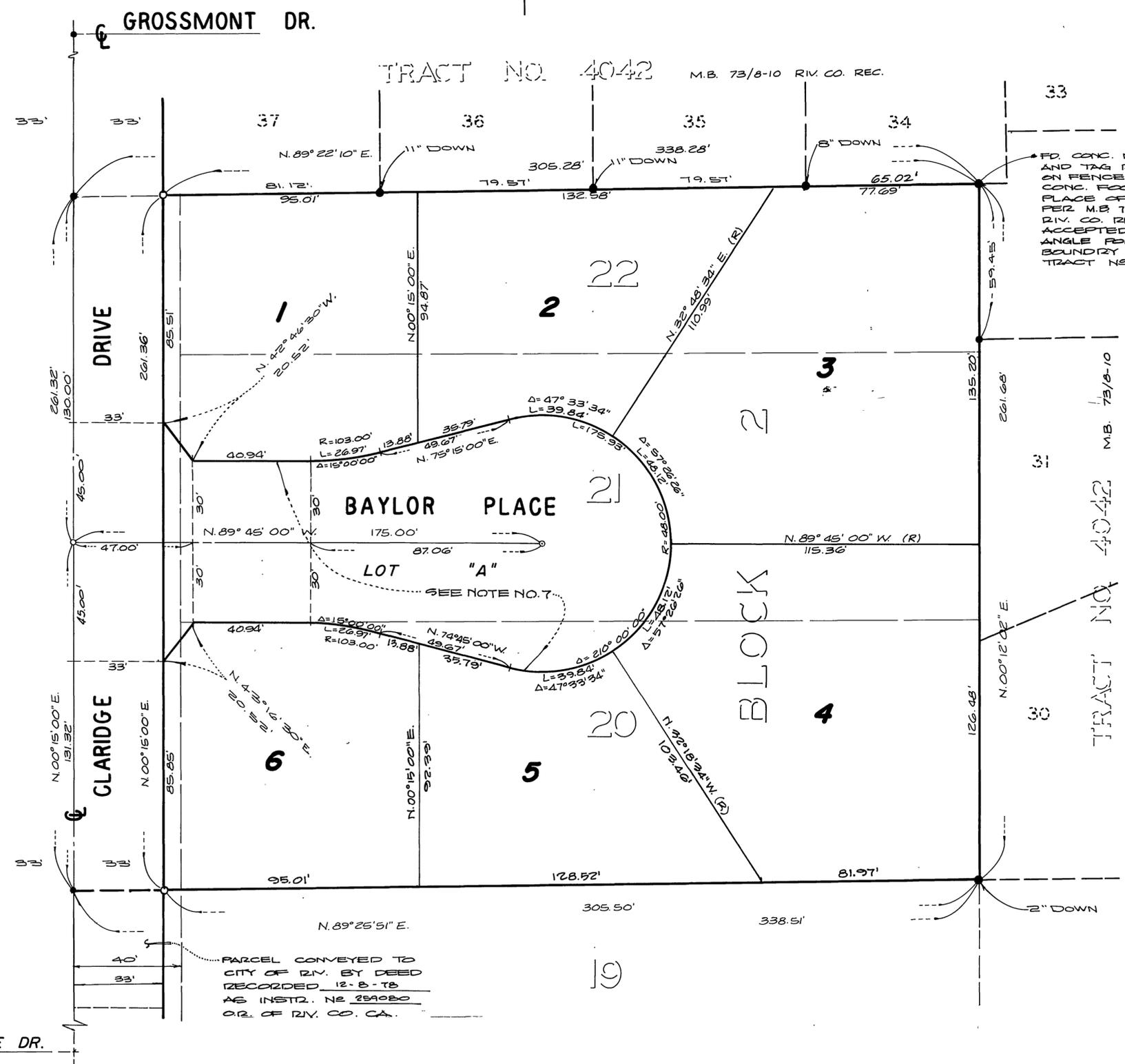
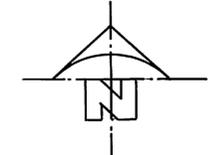
JANUARY, 1985

SCALE: 1"=30'

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

### ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF CLARIDGE DRIVE TAKEN AS N. 00° 15' 00" E. AS SHOWN ON MAP OF TRACT NO. 4042, RECORDED IN MAP BOOK 73, AT PAGES 8-10 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND 1" IRON PIPE TAGGED R.C.E. 9876 FLUSH, AT ALL POINTS SHOWN THUS ●, UNLESS OTHERWISE NOTED, PER M.B. 73/8-10, RIV. CO. REC.
3. SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, AT ALL POINTS SHOWN THUS ○.
4. SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
5. SET "SURE FIRE" STUDS TAGGED R.C.E. 11842 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. This Tract Map contains 1.83 Acres
7. WATERLINE EASEMENT CONVEYED TO THE CITY OF RIVERSIDE BY INSTR. NO. 209950, REC'D. AUG. 29, 1986, O.R. RIVERSIDE CO.



P.M. NO. 20617  
P.M. 142/33-34 RIV. CO. REC.

M.B. 167/79

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