

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

SHEET 1 OF 3

TRACT NO. 21907

BEING A SUBDIVISION OF LOT 43 AND PORTIONS OF LOTS 37, 38, 39, & 44 IN SECTION 19, T.2S., R.4W., S.B.M. AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 44 RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

JOHN D. ROSE R.C.E. 12437 BREA, CALIF. NOVEMBER 1986

RECORDER'S CERTIFICATE

FILED THIS 23rd DAY OF

July 1987. AT 11:00A.M.

IN BOOK 171 OF MAPS AT

PAGES 19-21

AT THE REQUEST OF THE

CITY CLERK

FEE: \$10.00

NO: 212027

WILLIAM E. CONERLY, COUNTY

RECORDER

BY: Santa Logan deputy

SUBDIVISION GUARANTY: _____

F.A.T.Co.



ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF THREE (3) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JULY OF 1986; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED DECEMBER 19, 1986.

JOHN D. ROSE R.C.E. 12347 Exp. 3-31-89

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP: AND THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 21907 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON OCTOBER 9, 1986 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 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 HAVE 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 OF COMPLETING THE SAME.

DATED: 7/14/87

BARRY BECK R.C.E. 20900 CITY ENGINEER

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 PARCELS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITIES 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: JULY 10, 1987

BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES

By: Dieter P. Witzfeld

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN OF 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: 5/22/87

H.E. BREWER CITY TREASURER

By: WR Hamen deputy

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF THREE (3) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 21907 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 21st DAY OF July, 1987

ALICE A. HARE CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

By: Alice A. Hare

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$37,300.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF 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 THE BOARD OF SUPERVISORS.

DATED: July 22, 1987

GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS

By: Maria Brown deputy

TAX COLLECTOR CERTIFICATE

I HEREBY CERTIFY 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 \$37,300.00

DATED: May 21, 1987

R. WAYNE WATTS COUNTY TAX COLLECTOR

By: Anita Brooks, Deputy

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON JANUARY 4, 1987 AND MARCH 18, 1987, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953, BY E.J.N. & ASSOCIATES.

OWNER'S CERTIFICATE

WE HEREBY CERTIFY 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 AND CLEAR TITLE TO SAID LAND AND THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITH THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE FOR PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS A THRU C, INCLUSIVE. WE FURTHER DEDICATE FOR STORM DRAIN PURPOSES, THE EASEMENT DESIGNATED AS "20" STORM DRAIN EASEMENT" AND FOR SEWER PURPOSES WE DEDICATE THE EASEMENT DESIGNATED AS "12' SEWER EASEMENT". WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY FACILITIES THE EASEMENTS DESIGNATED AS "SPECIAL P.U.E."

James E. Hundley JAMES E. HUNDLEY

Lois A. Hundley LOIS A. HUNDLEY

BLAINE STREET ASSOCIATES, A NATIONAL BANKING ASSOCIATION, BENEFICIARY UNDER INSTRUMENTS No. 217603 RECORDED ON SEPTEMBER 27, 1985 AND RE-RECORDED ON OCTOBER 16, 1985 AS INSTRUMENT No. 232524, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Kenneth C. Carlson KENNETH C. CARLSON

Sharon E. Latto SHARON E. LATTO

BLAINE STREET ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP, BENEFICIARY UNDER INSTRUMENTS No. 256378 RECORDED ON NOVEMBER 30, 1984 AND RE-RECORDED ON FEBRUARY 19, 1985 AS INSTRUMENT No. 32656, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Verlyn N. Jensen GENERAL PARTNER VERLYN N. JENSEN STATE OF CALIFORNIA SAN)ss COUNTY OF BERNARDINO

ON THIS 11th DAY OF MAY, 1987, BEFORE ME C.M. OTIS A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES E. HUNDLEY AND LOIS A. HUNDLEY, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS DESCRIBED IN, AND WHOSE NAMES ARE SUBSCRIBED TO WITHIN THE INSTRUMENT AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES 6/30/89 WITNESS MY HAND AND OFFICIAL SEAL:

C.M. Otis NOTARY PUBLIC IN AND FOR SAID STATE C.M. OTIS STATE OF CALIFORNIA)ss COUNTY OF ORANGE



ON THIS 14th DAY OF May, 1987, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED VERLYN N. JENSEN, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE GENERAL PARTNER OF BLAINE STREET ASSOCIATES THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME

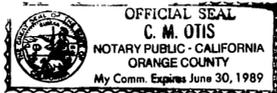
MY COMMISSION EXPIRES 12/29/89 WITNESS MY HAND AND OFFICIAL SEAL:

R. Tate NOTARY PUBLIC IN AND FOR SAID STATE R. TATE STATE OF CALIFORNIA)ss COUNTY OF ORANGE

ON THIS 15th DAY OF MAY, 1987, BEFORE ME C.M. OTIS A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED KENNETH C. CARLSON AND SHARON E. LATTO, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE VICE PRESIDENT AND VICE PRESIDENT RESPECTIVELY, OF CITY NATIONAL BANK THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 6/30/89 WITNESS MY HAND AND OFFICIAL SEAL:

C.M. Otis NOTARY PUBLIC IN AND FOR SAID STATE C.M. OTIS



UTILITY EASEMENTS THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP. * THE RIVERSIDE WATER COMPANY, OWNER OF RIGHTS OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSE OF IRRIGATION AND DOMESTIC USE. * THE CALIFORNIA ELECTRIC POWER COMPANY, OWNER OF A UTILITIES EASEMENT PER INSTRUMENT RECORDED JANUARY 6, 1953 IN BOOK 1429 PAGE 374 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. * THE CITY OF RIVERSIDE, OWNER OF AN EASEMENT PER INSTRUMENT RECORDED MAY 15, 1957 IN BOOK 2056 PAGE 102 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA SAID EASEMENT IS FOR ELECTRICAL FACILITIES. DATED: JULY 10, 1987

BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES

By: Dieter P. Witzfeld

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURE OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR INTERESTS HAVE BEEN OMITTED:

AN EASEMENT RECORDED ON NOVEMBER 8, 1985 FOR STORM DRAIN PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE AS DESCRIBED IN INSTRUMENT No. 253552 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE AS RECORDED ON OCTOBER 3, 1986, AS INSTRUMENT No. 245568 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION, REPLACEMENT, RELOCATION, RENEWAL AND REMOVAL OF SANITARY SEWER.

THE CITY OF RIVERSIDE, OWNER OF AN EASEMENT FOR STORM DRAIN PURPOSES AS RECORDED PER INSTRUMENT No. 117445 ON NOVEMBER 14, 1969 THAT WAS NOT QUIT CLAIMED BY INSTRUMENT No. 224757 RECORDED ON NOVEMBER 4, 1985, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CONTINUED ON SHEET 2

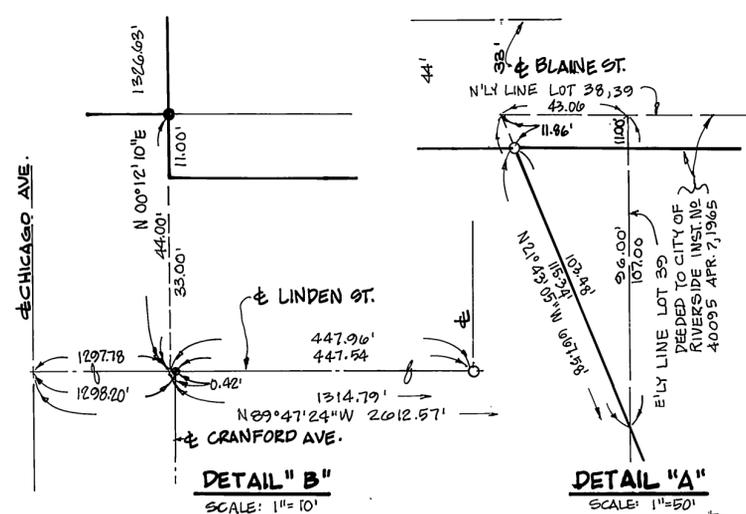
TRACT NO. 21907

BEING A SUBDIVISION OF LOT 43 AND PORTIONS OF LOTS 37, 38, 39, & 44 IN SECTION 19, T.2S., R.4W., S.B.M. AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 44 RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

JOHN D. ROSE R.C.E. 12437 BREA, CALIF. NOVEMBER 1986

SCALE: 1"=100'

CITY COPY

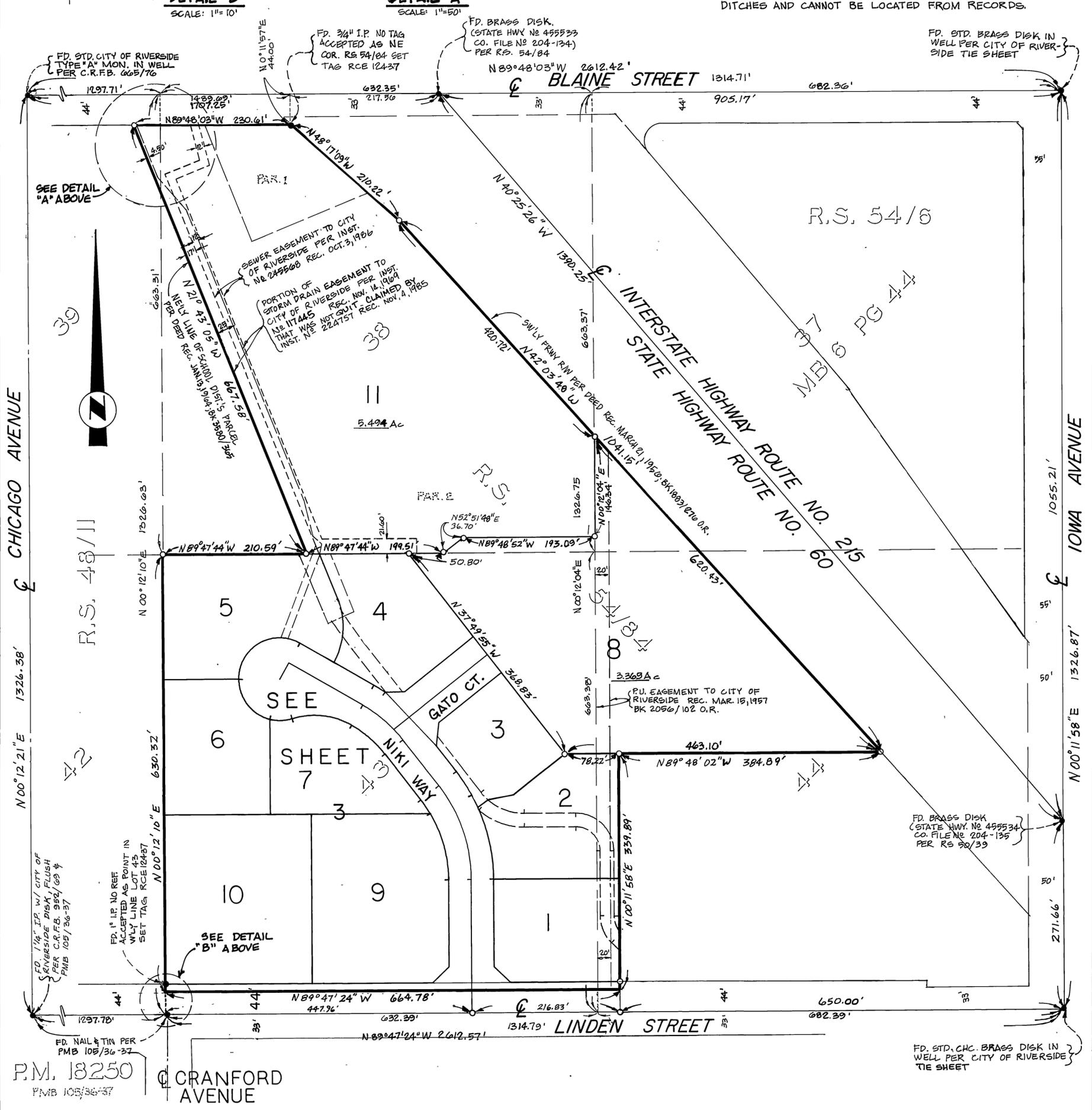


ENGINEERS NOTES

1. THE BEARINGS SHOWN UPON THIS MAP ARE BASED ON THE CENTERLINE OF LINDEN STREET AS BEING N89°47'24"W AS SHOWN ON PARCEL MAP 18250 ON FILE IN BOOK 105 PAGE 37, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
2. —○— INDICATES SET 1" I.P. TAGGED RCE 12437, FLUSH
3. —●— INDICATES FOUND MONUMENT AS NOTED.
4. THIS TRACT CONTAINS 17.203 ACRES, GROSS.

SIGNATURE OMISSIONS CONTINUED

AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF J.M. CHAMBERLAIN, IN INSTRUMENT RECORDED MARCH 2, 1903 IN BOOK 163 PAGE 44 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR IRRIGATION DITCHES AND CANNOT BE LOCATED FROM RECORDS.



P.M. 18250
FMB 105/36-37

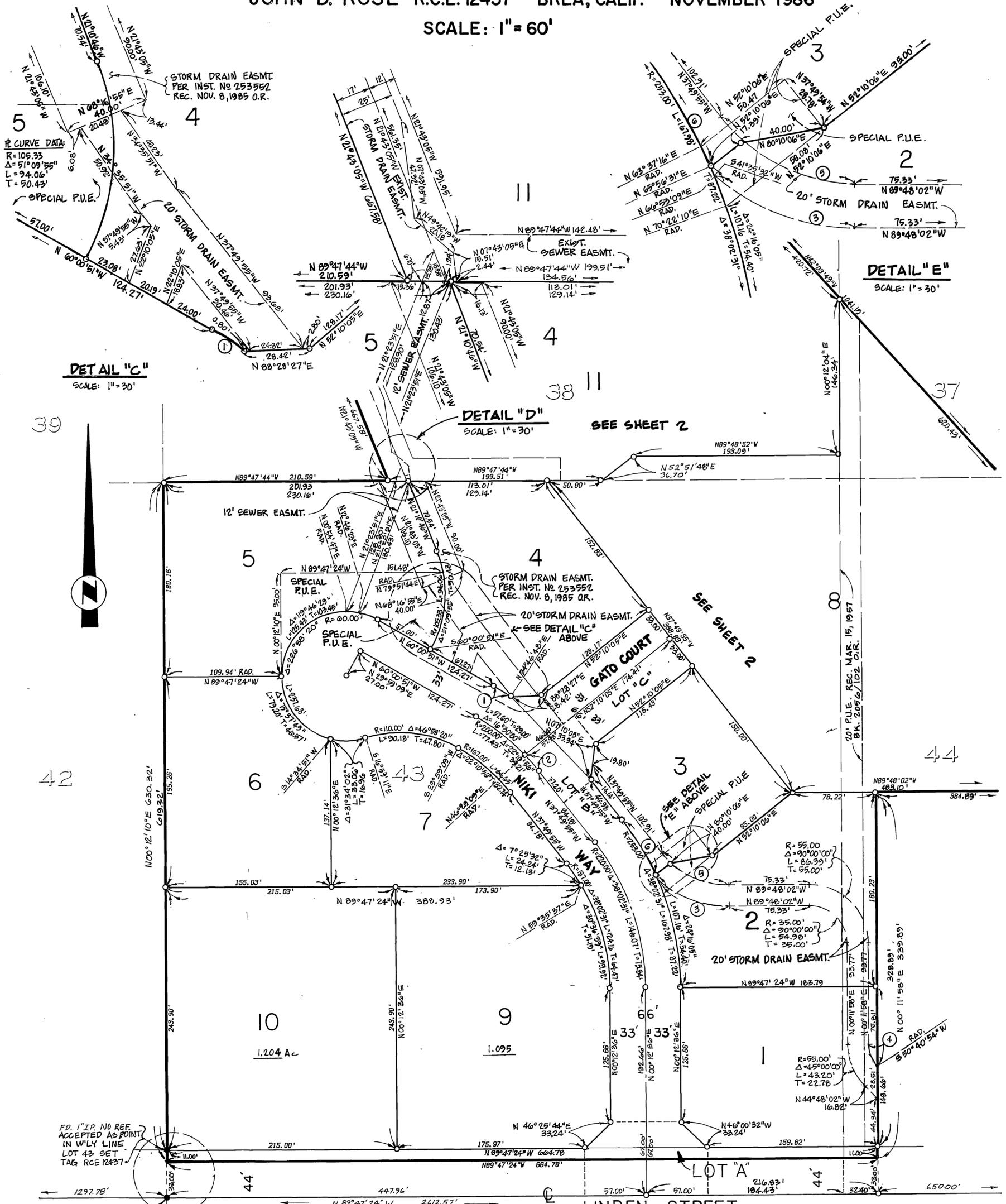
CRANFORD AVENUE

TRACT NO. 21907

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JOHN D. ROSE R.C.E. 12437 BREA, CALIF. NOVEMBER 1986

SCALE: 1" = 60'



DETAIL "C" SCALE: 1" = 30'

DETAIL "D" SCALE: 1" = 30'

DETAIL "E" SCALE: 1" = 30'

CURVE DATA:

No.	RADIUS	DELTA	LENGTH	TAN.
(1)	233.00'	4°47'39"	19.50'	9.75'
(2)	200.00'	5°40'56"	19.83'	9.93'
(3)	100.00'	41°23'34"	72.24'	37.78'
(4)	35.00'	39°31'04"	24.14'	12.57'
(5)	80.00'	51°58'07"	72.56'	38.99'
(6)	253.00'	13°46'26"	60.82'	30.56'

ENGINEERS NOTES:

1. THE BEARINGS SHOWN UPON THIS MAP ARE BASED ON THE CENTERLINE OF LINDEN STREET AS BEING N 89°47'24"W AS SHOWN ON PARCEL MAP 18250 ON FILE IN BOOK 105 PAGE 37, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
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