

OWNERSHIP STATEMENT

WE HEREBY STATE 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 RECORDING OF SAID SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC PURPOSES LOTS "A" THROUGH "F" INCLUSIVE. WE FURTHER HEREBY DEDICATE FOR PUBLIC USE FOR CONSTRUCTION AND MAINTENANCE OF LANDSCAPING AND WALLS THE EASEMENTS DESIGNATED AS "LANDSCAPING AND WALL EASEMENT."

COLLETT ASSOCIATES, LTD., A CALIFORNIA LIMITED PARTNERSHIP
BY: CONCORDIA DEVELOPMENT CORP., A CALIFORNIA CORP., ITS GENERAL PARTNER
O. RANDOLPH HALL, JR., PRESIDENT

BENEFICIARY:
PACIFIC FIRST FEDERAL SAVINGS BANK, A NATIONAL BANKING ASSOCIATION, AS BENEFICIARY UNDER DEED OF TRUST, RECORDED 5-18-90 AS INSTRUMENT NO. 182953 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA, COUNTY OF SAN BERNARDINO
ON THIS 1ST DAY OF MAY, 1990, BEFORE ME, KIM MARIE ROGERS, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED O. RANDOLPH HALL, JR., (PERSONALLY KNOWN TO ME / PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE PRESIDENT OF CONCORDIA DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, SAID CORPORATION BEING A GENERAL PARTNER OF COLLETT ASSOCIATES, LTD., A CALIFORNIA LIMITED PARTNERSHIP, THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AS SAID GENERAL PARTNER AND THAT SAID LIMITED PARTNERSHIP EXECUTED THE SAME.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA, COUNTY OF ORANGE
ON THIS 7th DAY OF May, 1990, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES CLEGGEN AND PAULA HULET, 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 VICE PRESIDENT AND ASSISTANT VICE PRESIDENT OF PACIFIC FIRST FEDERAL SAVINGS BANK, A NATIONAL BANKING ASSOCIATION, THE ASSOCIATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID ASSOCIATION, AND ACKNOWLEDGED TO ME THAT SAID ASSOCIATION EXECUTED THE SAME.

CITY TREASURER 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: 5-8, 1990
BARBARA J. STECKEL, CITY TREASURER
BY: Barbara Steckel

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:
1. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF THE SOUTHERN SIERRAS POWER COMPANY, RECORDED JULY 16, 1927 IN BOOK 719, PAGE 267 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 23407

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP 24607 AS SHOWN BY MAP ON FILE IN BOOK 163 OF PARCEL MAPS, AT PAGES 62 THROUGH 63 INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (LOCATED IN SECTION 14, T. 3 S., R. 6 W., M.B. 6/70)

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

MAY 1989

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. 23407, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON MARCH 3, 1988, 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 HAS 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: May 10, 1990
BARRY BECK, R.C.E. 20900
CITY ENGINEER EXPIRES 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 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 MAY 9, 1990
BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
BY: Dieter P. Witzfeld

UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNERS OF THE BELOW DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE MAKING AND THE FILING OF THE ANNEXED MAP.
1. 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, RECORDED AUGUST 14, 1885 IN BOOK 42, PAGE 294 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.
2. RIGHTS OF WAY AND WATER RIGHTS GRANTED TO TWIN BUTTES WATER COMPANY, A CORP. TOGETHER WITH THE RIGHT OF ENTRY FOR THE PURPOSE OF LAYING, MAINTAINING AND CONSTRUCTING WATER DITCHES, CANALS, PIPELINES, FLUMES AND CONDUITS FOR CONVEYING AND DISTRIBUTING WATER FOR IRRIGATION AND DOMESTIC PURPOSES, AS SET OUT IN DEED RECORDED AUGUST 11, 1919 IN BOOK 508, PAGE 101 OF DEEDS, RECORDS OF RIV. CO., CALIF.; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.
3. A PERMANENT EASEMENT AND RIGHT OF WAY GRANTED TO CITIZENS DOMESTIC WATER COMPANY FOR PIPELINES, DITCHES OR FLUMES, RECORDED MARCH 18, 1926 IN BOOK 663, PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.

DATED MAY 9, 1990
BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
BY: Dieter P. Witzfeld

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 24TH DAY OF FEBRUARY, 1989, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953; BY: JOHN R. BYERLY, INCORPORATED

RECORDER'S STATEMENT

FILED THIS 18th DAY OF MAY, 1990 AT 1:30 P.M.
IN BOOK 218 OF MAPS AT PAGES 10-12 AT THE REQUEST OF THE CITY CLERK.
FEE \$ 70.00
NUMBER 183826

WILLIAM E. CONERLY
COUNTY RECORDER
BY: Santa Ragan DEPUTY
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

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 NO. 23407, 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 15th DAY OF May, 1990



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE
BY: \_\_\_\_\_

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 REAL 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 \$ 24700.00 posted under PM 24607

DATED May 2, 1990
R. WAYNE WATTS
COUNTY TAX COLLECTOR
BY: Amy M. Conte DEPUTY

TAX BOND STATEMENT

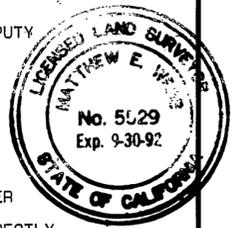
I HEREBY STATE THAT A BOND IN THE SUM OF \$ \_\_\_\_\_ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING 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 \_\_\_\_\_ 19\_\_\_\_
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY: \_\_\_\_\_ DEPUTY

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF THREE (3) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING MARCH, 1988; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE (1) 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 Nov. 29, 1989
Matthew E. Webb
MATTHEW E. WEBB, L.S. 5529
L.S. EXPIRES: SEPT. 30, 1992



M.B. 218/10

M.B. 218/10

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

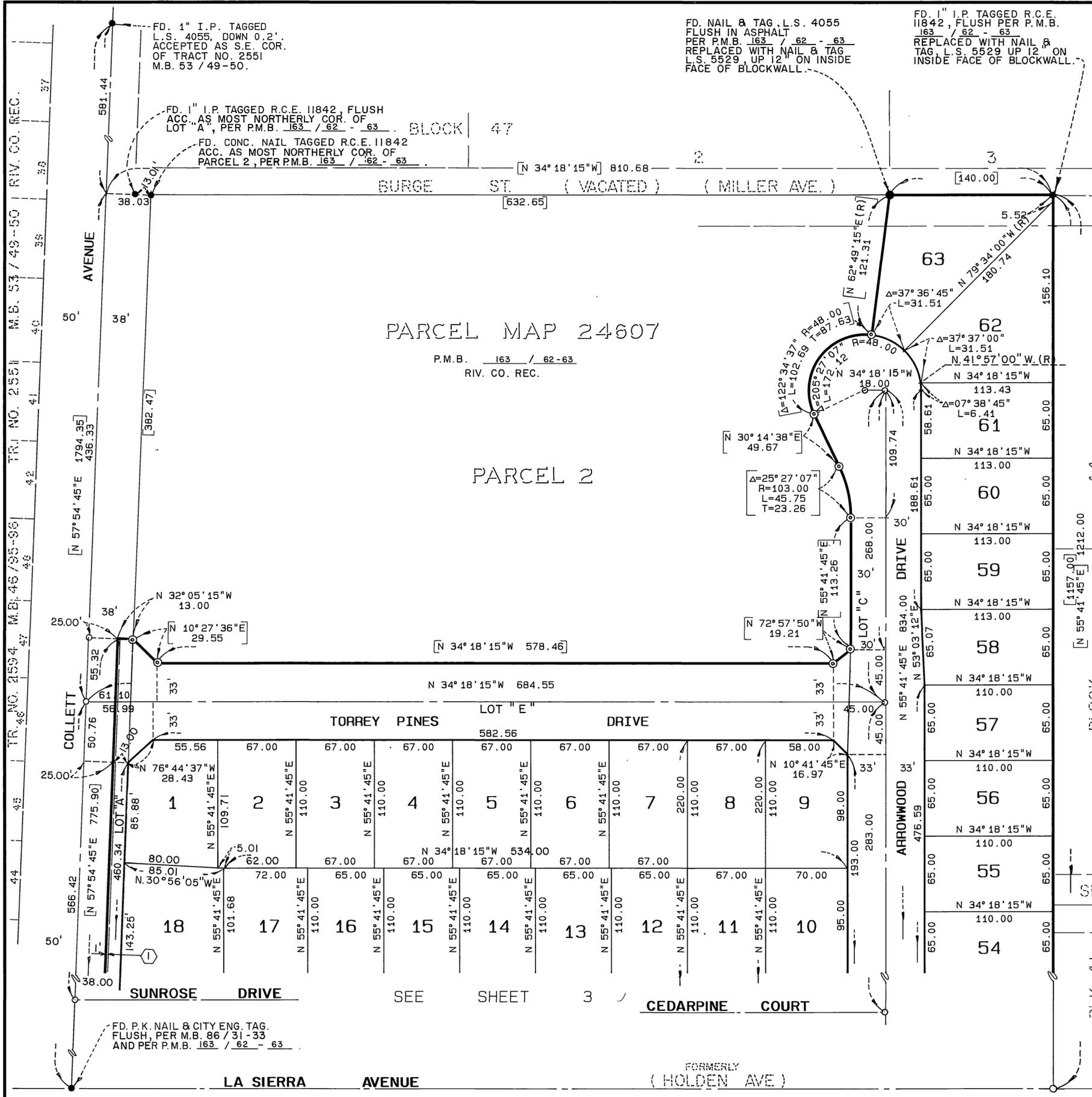
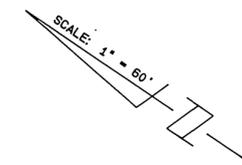
# TRACT NO. 23407

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP 24607 AS SHOWN BY MAP ON FILE IN BOOK 163 OF PARCEL MAPS, AT PAGES 62 THROUGH 63. INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (LOCATED IN SECTION 14, T.3 S., R.6 W. M.B. 6 / 70)

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

MAY 1989

SCALE: 1" = 60'



PARCEL MAP 24607

P.M.B. 163 / 62-63  
RIV. CO. REC.

PARCEL 2

TORREY PINES DRIVE

ARROWWOOD DRIVE

LA SIERRA GARDENS  
BLOCK 3

SKOFSTAD AVE.  
(VACATED)

CEDARPINE COURT

FORMERLY  
(HOLDEN AVE)

M.B. 218/11

M.B. 218/11

### SURVEYOR'S NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF LA SIERRA AVENUE TAKEN AS N. 34°18'15" W. AS SHOWN BY PARCEL MAP NO. 24607 ON FILE IN BOOK 163 OF PARCEL MAPS AT PAGES 62 THROUGH 63 INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENT PER P.M.B. 163 / 62 - 63 , AS NOTED.
3. ⊙ INDICATES 1-1/4" O.D. IRON PIPE TAGGED L.S. 4055, FLUSH, TO BE SET PER P.M.B. 163 / 62 - 63 , UNLESS OTHERWISE NOTED.
4. ○ INDICATES SET 1" IRON PIPE TAGGED L. S. 5529, FLUSH, UNLESS OTHERWISE NOTED.
5. SET " SURE - FIRE " STUDS TAGGED L. S. 5529 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
6. SET 1" IRON PIPE TAGGED L. S. 5529, FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES.
7. SET NAIL AND TAG L. S. 5529 UP 12" ON INSIDE FACE OF BLOCKWALL IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS FOR LOTS 1, 18, 19, AND 36-63, AND AT SIDE LOT CORNER AND CORNER CUTBACKS ON LOTS 1, 18, 19, 36, AND 37.
8. THIS TRACT CONTAINS 15.73 ACRES.
9. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
10. [ ] INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER PARCEL MAP 24607, P.M.B. 163 , PAGES 62 - 63 .
11. // INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED.

### EASEMENT NOTES:

- ④ AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS, OR UNDERGROUND FACILITIES IN FAVOR OF THE SOUTHERN SIERRAS POWER COMPANY RECORDED JULY 16, 1927, IN BOOK 719, PAGE 267 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

FD. 1" I.P. TAGGED L.S. 4055, DOWN 0.2', ACCEPTED AS S.E. COR. OF TRACT NO. 2551 M.B. 53 / 49-50.

FD. NAIL & TAG L.S. 4055 FLUSH IN ASPHALT PER P.M.B. 163 / 62 - 63 REPLACED WITH NAIL & TAG L.S. 5529, UP 12" ON INSIDE FACE OF BLOCKWALL.

FD. 1" I.P. TAGGED R.C.E. 11842, FLUSH PER P.M.B. 163 / 62 - 63 REPLACED WITH NAIL & TAG L.S. 5529 UP 12" ON INSIDE FACE OF BLOCKWALL.

FD. 1" I.P. TAGGED R.C.E. 11842, FLUSH ACC. AS MOST NORTHERLY COR. OF LOT A, PER P.M.B. 163 / 62 - 63 . BLOCK 47

FD. CONC. NAIL TAGGED R.C.E. 11842 ACC. AS MOST NORTHERLY COR. OF PARCEL 2, PER P.M.B. 163 / 62 - 63 .

FD. P.K. NAIL & CITY ENG. TAG. FLUSH, PER M.B. 86 / 31-33 AND PER P.M.B. 163 / 62 - 63 .

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

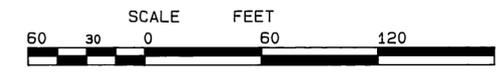
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RIVERSIDE, CALIFORNIA

MAY 1989

SCALE: 1" = 60'



### SURVEYOR'S NOTES:

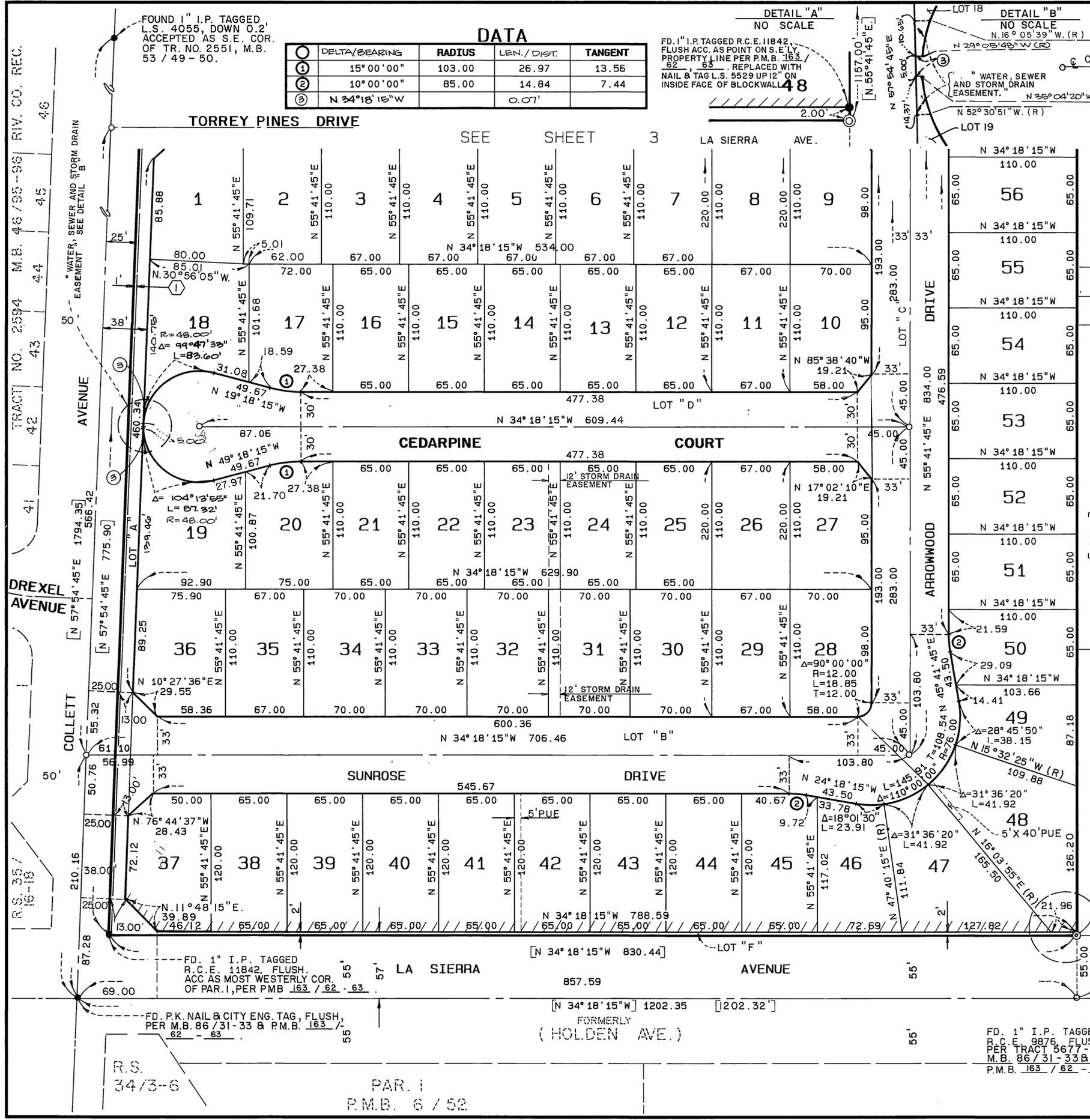
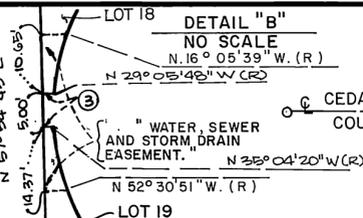
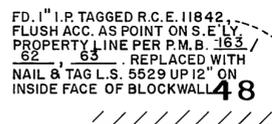
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**DATA**

| DELTA/BEARING | RADIUS | LEN./DIST. | TANGENT |
|---------------|--------|------------|---------|
| 15°00'00"     | 103.00 | 26.97      | 13.56   |
| 10°00'00"     | 85.00  | 14.84      | 7.44    |
| N 34°18'15"W  |        | 0.07'      |         |



TRACT NO. 2394 M.B. 46 / 95 - 98 RIV. CO. REC. 46

TRACT 42 43 44 45

DREXEL AVENUE

COLLETT AVENUE

M.B. 218/12

M.B. 218/12

2/8  
12