

UTILITIES EASEMENT

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP.

- 1. AN EASEMENT CONVEYED TO THE CITY OF RIVERSIDE FOR UTILITY PURPOSES RECORDED OCTOBER 27, 1961 AS INSTRUMENT NO 92788 RIV. CO. REC.
2. CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO THE EAST RIVERSIDE WATER CO. RECORDED JUNE 30, 1966, AS INSTRUMENT NO 67850 RIV. CO. REC. FOR CONSTRUCTION AND MAINTENANCE OF IRRIGATION AND DOMESTIC WATER LINES

EVERETT C. ROSS DIRECTOR OF PUBLIC UTILITIES

DATED: Jan 19, 1982 BY: Everett C. Ross

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 15311

BEING A SUBDIVISION OF PORTIONS OF LOTS 30 AND 31 IN SECTION 19, T.2S., R.4W., S.B.M., OF EAST RIVERSIDE LAND CO. AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 44 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

"FOR CONDOMINIUM PURPOSES" JULY 1981

ALBERT A.WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE CALIFORNIA

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 COLORED BORDER LINE AND WE HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY FACILITIES IN, UNDER, OVER AND UPON LOT 1, THE EASEMENT DESIGNATED AS "BLANKET P.U.E."

LOS OLIVOS APARTMENTS, A CALIFORNIA LIMITED PARTNERSHIP CARL J. GREENWOOD, GENERAL PARTNER

FIRST AMERICAN TITLE INSURANCE CO., A CALIFORNIA CORPORATION AS TRUSTEE UNDER DEED OF TRUST RECORDED JULY 28, 1977, INST. NO. 143926, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

VERDUGO SERVICE CORPORATION, A CALIFORNIA CORPORATION AS TRUSTEE UNDER DEED OF TRUST RECORDED MAY 31, 1977, INSTRUMENT NO. 97925, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

MILDRED KIRBY, VICE PRESIDENT P.R. ROLLAND ASST. SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF ORANGE } S.S.

ON THIS 3rd DAY OF December 1981, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED CARL J. GREENWOOD KNOWN TO ME TO BE THE GENERAL PARTNER OF LOS OLIVOS APARTMENTS, A CALIFORNIA LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.



Deborah E. Belles NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES 3/12/85

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF RIVERSIDE } S.S.

ON THIS 17th DAY OF December 1981, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED MILDRED KIRBY KNOWN TO ME TO BE THE VICE PRESIDENT AND P.R. ROLLAND KNOWN TO ME TO BE THE ASST. SECRETARY OF VERDUGO SERVICE CORP. A CALIFORNIA CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

MY COMMISSION EXPIRES: 12-21-84

WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF LOS ANGELES } S.S.

ON THIS 24 DAY OF DECEMBER 1981, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MILDRED KIRBY KNOWN TO ME TO BE THE VICE PRESIDENT AND P.R. ROLLAND KNOWN TO ME TO BE THE ASST. SECRETARY OF VERDUGO SERVICE CORP. A CALIFORNIA CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

MY COMMISSION EXPIRES: 10-13-84

WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC IN AND FOR SAID COUNTY AND 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 15311, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON MARCH 11, 1980, 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: July 26, 1982

ROBERT C. WALES, R.C.E. 18793 DIRECTOR OF PUBLIC WORKS

Robert C. Wales

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 Jan 19, 1982

EVERETT C. ROSS DIRECTOR OF PUBLIC UTILITIES

Everett C. Ross

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 Dec 17, 1981

H.E. BREWER, CITY TREASURER

H.E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953, HAS BEEN WAIVED BY THE BUILDING DEPARTMENT OFFICIAL OF THE CITY OF RIVERSIDE.



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 15311, AND THE EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC 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 THE CITY THERETO. I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 3rd DAY OF August, 1982.



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, NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 35,000.00.

DATED July 22nd, 1982

DONNA BOUER BABCOCK COUNTY TAX COLLECTOR

BY: Kenneth C. Xirinis DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$35,000.00 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 8-3, 1982

GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS

BY: Nancy Powers

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 JUNE, 1981; THAT ALL 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 Jan 5, 1982

ERNEST N. WEBB, R.C.E. 2676

BY: Ernest N. Webb

M.B. 126/59

M.B. 126/59

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 15311

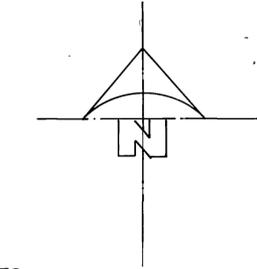
BEING A SUBDIVISION OF PORTIONS OF LOTS 30 AND 31 IN SECTION 19, T.2S., R.4W., S.B.M., OF EAST RIVERSIDE LAND CO. AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 44 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

"FOR CONDOMINIUM PURPOSES"

ALBERT A. WEBB ASSOCIATES CIVIL-ENGINEERS
RIVERSIDE, CALIFORNIA

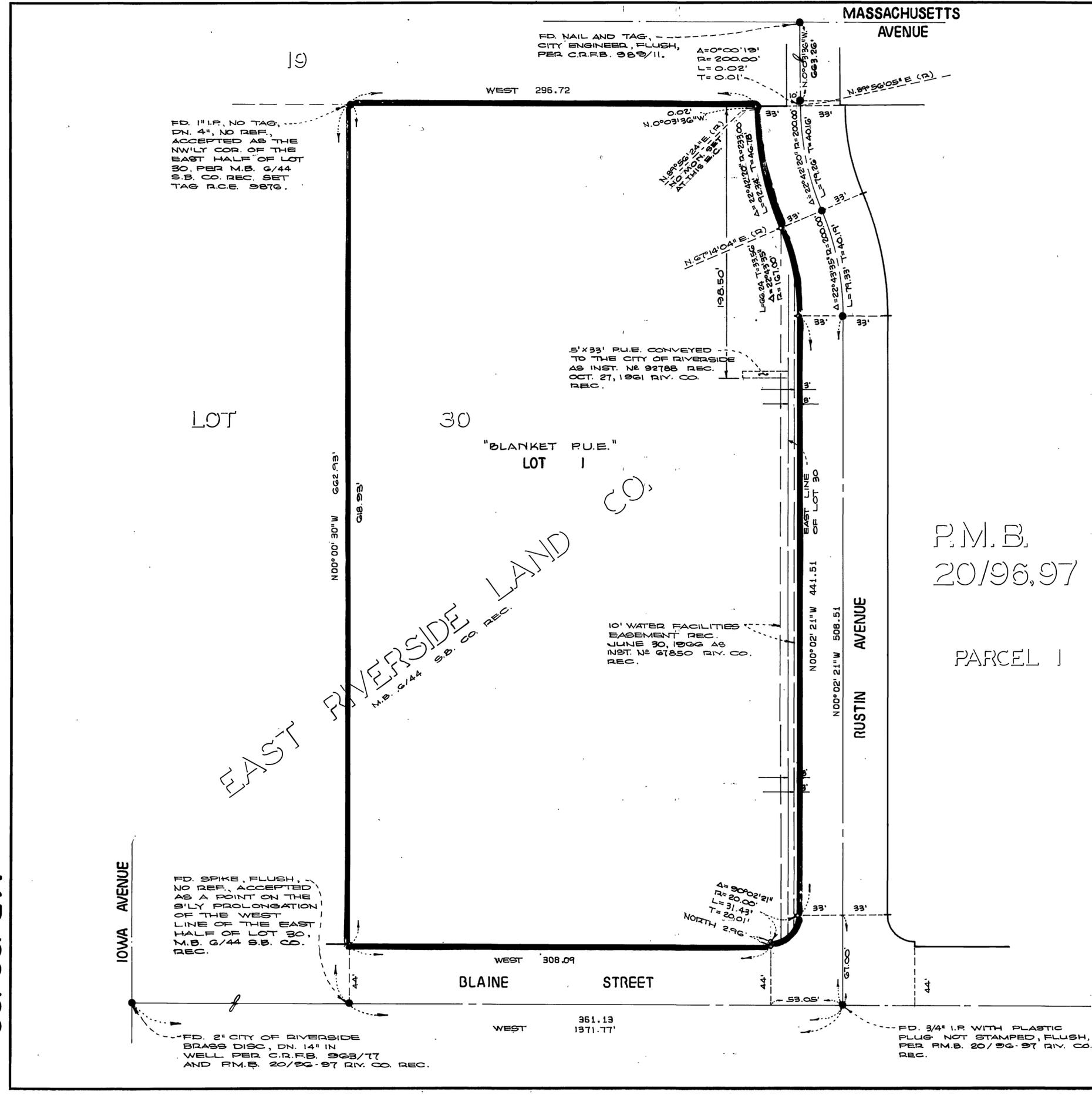
JULY 1981

SCALE: 1" = 50'



ENGINEER'S NOTES

1. BASIS ON BEARINGS IS THE CENTERLINE OF RUSTIN AVENUE, TAKEN AS N.00°02'21" W. AS SHOWN BY MAP ON FILE IN BOOK 20 OF PARCEL MAPS AT PAGES 96 AND 97 THEREOF, REC OF RIV. CO., CALIF.
2. ● DENOTES FOUND 3/4" IRON PIPE W/ PLASTIC PLUG STAMPED CITY ENGINEER, FLUSH, PER C.R.F.B. 989/10, UNLESS OTHERWISE NOTED.
3. ○ DENOTES SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL LOT CORNERS, ANGLE POINTS, B.C.'S AND E.C.'S IN LOT LINES, UNLESS OTHERWISE NOTED.
4. THIS TRACT CONTAINS 4.60 ACRES
5. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.



FD. 1" I.P. NO TAG, DN. 4", NO REF., ACCEPTED AS THE NWLY COR. OF THE EAST HALF OF LOT 30. PER M.B. 6/44 S.B. CO. REC. SET TAG R.C.E. 9876.

FD. NAIL AND TAG, CITY ENGINEER, FLUSH, PER C.R.F.B. 989/11.
 $A=0^{\circ}00'19"$
 $R=200.00'$
 $L=0.02'$
 $T=0.01'$

5'x33' P.U.E. CONVEYED TO THE CITY OF RIVERSIDE AS INST. N 92788 REC. OCT. 27, 1961 RIV. CO. REC.

10' WATER FACILITIES EASEMENT REC. JUNE 30, 1966 AS INST. N 97850 RIV. CO. REC.

FD. SPIKE, FLUSH, NO REF., ACCEPTED AS A POINT ON THE S'LY PROLONGATION OF THE WEST LINE OF THE EAST HALF OF LOT 30. M.B. 6/44 S.B. CO. REC.

FD. 2" CITY OF RIVERSIDE BRASS DISC, DN. 14" IN WELL PER C.R.F.B. 963/77 AND R.M.B. 20/96-97 RIV. CO. REC.

FD. 3/4" I.P. WITH PLASTIC PLUG NOT STAMPED, FLUSH, PER R.M.B. 20/96-97 RIV. CO. REC.

M.B. 126/60

M.B. 126/60