

OWNERSHIP CERTIFICATE

We hereby certify that we are the owners of or have some 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; that we hereby consent to the making and filing of said map and subdivision as shown within the colored border line and that we hereby dedicate for public use for street and public utility purposes Lots "A" through "F" inclusive. We also hereby dedicate for construction and maintenance of landscaping, the easement designated as LANDSCAPE EASEMENT. We further hereby dedicate for construction and maintenance of electrical energy distribution facilities the easements designated as "4 R.U.E." and "6 R.U.E."

IN THE CITY OF RIVERSIDE COUNTY OF RIVERSIDE, CALIFORNIA TRACT NO. 10019

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST S.B.M.

JANUARY 1979 J. F. DAVIDSON ASSOCIATES RIVERSIDE, CALIFORNIA

RECORDER'S CERTIFICATE

Filed this 9 day of FEB 1983, at 1:00 P.M. in Book 129 of TRACT MAPS, at Page 2426 at the request of the City Clerk. Fee: \$10.00 WILLIAM E. CONERLY County Recorder No. 25618 BY: Debbie Ann Stager Deputy

Subdn. G'Tee SAFECO

John W. Kersteiner, Jr. JOHN W. KERSTEINER, Jr.

Mary L. Williams MARY L. WILLIAMS

Lillian F. Davis LILLIAN F. DAVIS NOTARY ACKNOWLEDGEMENT

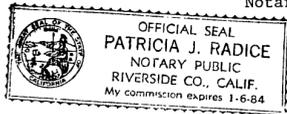
STATE OF CALIFORNIA) COUNTY OF Riverside) SS

On this 6th day of January, 1983, before me, Patricia J. Radice, a Notary Public in and for said State, personally appeared John W. Kersteiner, Jr. + Mary L. Williams (personally known to me) (proved to me on the basis of satisfactory evidence) to be the persons described in, and whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

My commission expires 1-6-84 Witness my hand and official seal.

Patricia J. Radice Notary Public in and for said State

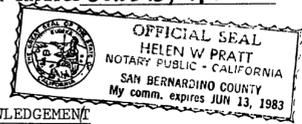
NOTARY ACKNOWLEDGEMENT



STATE OF CALIFORNIA) COUNTY OF SAN BERNARDINO) SS

On this 7 day of JANUARY, 1983, before me, HELEN W PRATT, a Notary Public in and for said State, personally appeared LILLIAN F. DAVIS (personally known to me) (proved to me on the basis of satisfactory evidence) to be the person described in, and whose name SHE subscribed to the within instrument, and acknowledged to me that SHE executed the same.

My commission expires JUNE 13, 1983 Witness my hand and official seal.



Helen W Pratt Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) COUNTY OF) SS

On this ___ day of ___, 19___, before me, ___, a Notary Public in and for said State, personally appeared ___ (personally known to me) (proved to me on the basis of satisfactory evidence) to be the person described in, and whose name ___ subscribed to the within instrument, and acknowledged to me that ___ executed the same.

My commission expires ___ Witness my hand and official seal.

Notary Public in and for said State

UTILITIES EASEMENT

The City of Riverside being the Successor in Interest of the below described easement consents to the making and filing of the annexed map.

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 per deed recorded in Book 42, Page 296 of deeds Recorded August 18, 1885, Records of Riverside County, California.

Dated January 31, 1983.

EVERETT C. ROSS Director of Public Utilities

By Fred Kray

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within map; that the subdivision as shown hereon is substantially the same as it appeared on the tentative map of Tract No. 10019 which was approved by the Riverside City Planning Commission on June 27, 1977, 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: FEBRUARY 13, 1983

ROBERT C. WALES R.C.E. 18793 Director of Public Works

By 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 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 January 31, 1983.

EVERETT C. ROSS Director of Public Utilities

By Fred Kray

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.

Dated Jan 25, 1983.

H. E. BREWER City Treasurer

By H.E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 31st day of AUGUST, 1977 as required by the Health and Safety Code of California, Section 17953 by

PACIFIC FOUNDATIONS ENGINEERS, INC.

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. 10019, 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 8th day of February, 1983

ALICE A. HARE City Clerk of the City of Riverside, California By Alice A. Hare



TAX COLLECTOR'S CERTIFICATE

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 and special assessments collected as taxes.

Dated 1-10, 1983

R. WAYNE WATTS County Tax Collector

By Larry Knowles

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ ___ 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 said Board of Supervisors.

Dated ___, 19__

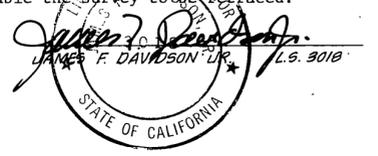
GERALD A. MALONEY Clerk of the Board of Supervisors

By ___ Deputy

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of Three (3) sheets correctly represents a true and complete survey made under my supervision during July 1977, that all monuments of the character and locations shown hereon are in place or will be in place within One (1) year from the recording date of this map, and that said monuments are sufficient to enable the survey to be retraced.

Dated 1-5, 1983.



M.B. 129/24

M.B. 129/24

TRACT NO. 10019

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST ONE-
QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST
S.B.M.

JANUARY 1979 SCALE 1"=60'

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

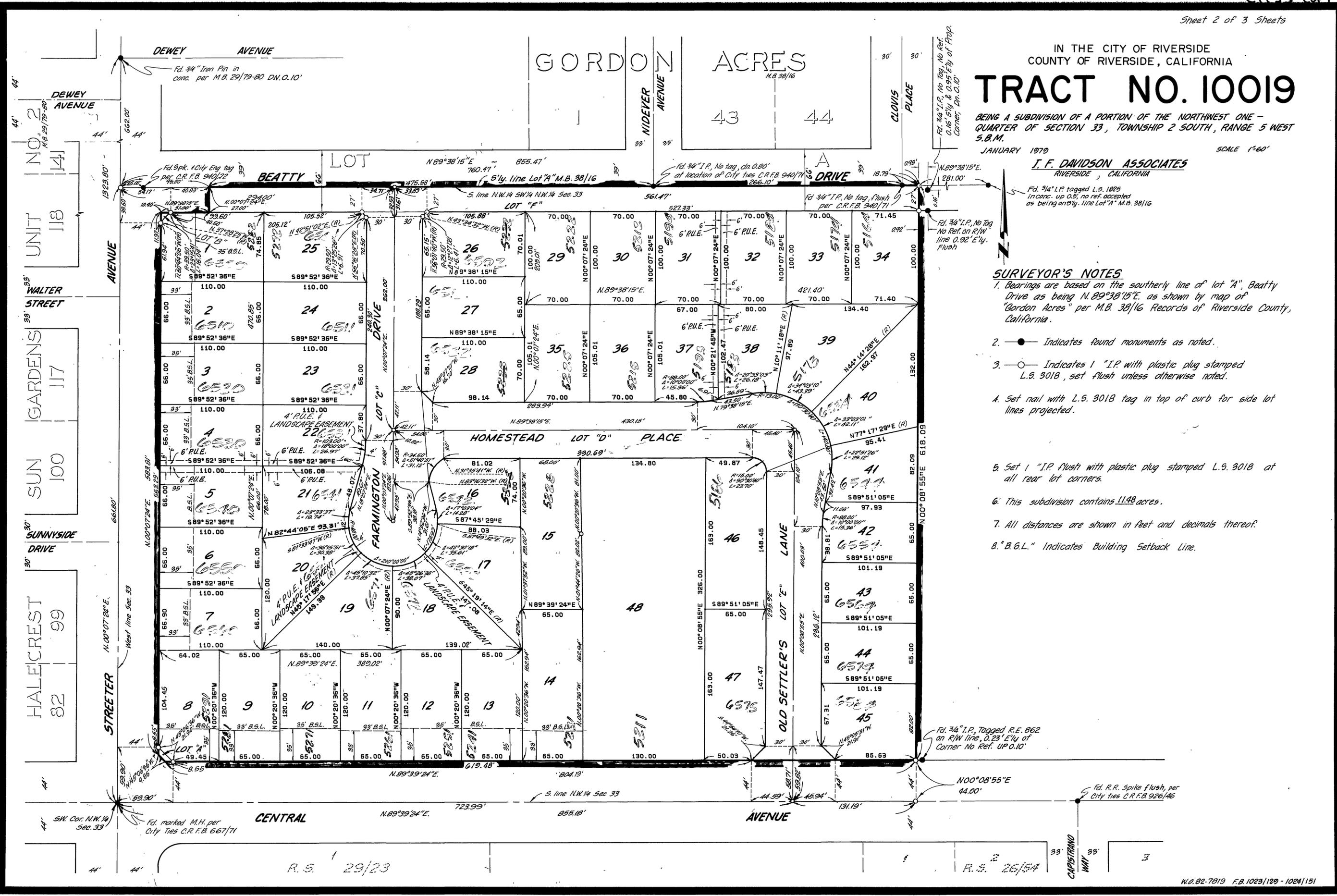
Fd. 3/4" I.P. tagged L.S. 1825
incore. up 0.5' no ref. accepted
as being on 5/4 line Lot "A" M.B. 38/16

SURVEYOR'S NOTES

1. Bearings are based on the southerly line of lot "A", Beatty Drive as being N. 89° 38' 15" E. as shown by map of "Gordon Acres" per M.B. 38/16 Records of Riverside County, California.
2. ● Indicates found monuments as noted.
3. ○ Indicates 1" I.P. with plastic plug stamped L.S. 3018, set flush unless otherwise noted.
4. Set nail with L.S. 3018 tag in top of curb for side lot lines projected.
5. Set 1" I.P. flush with plastic plug stamped L.S. 3018 at all rear lot corners.
6. This subdivision contains 11.48 acres.
7. All distances are shown in feet and decimals thereof.
8. "B.S.L." Indicates Building Setback Line.

M.B. 129/25

M.B. 129/25



IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 10019

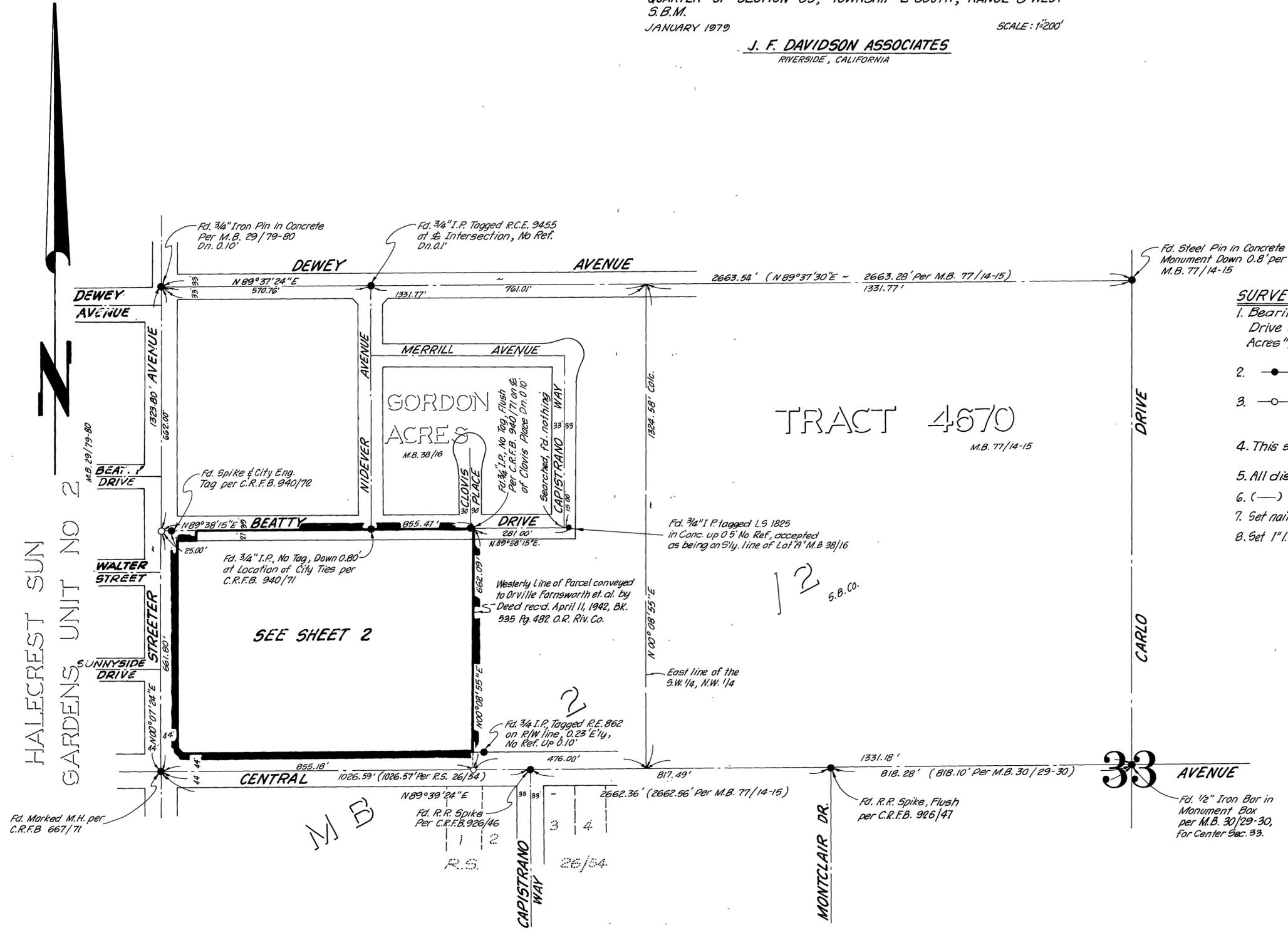
BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST ONE-
QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST
S.B.M.
JANUARY 1979

SCALE: 1"=200'

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

M.B. 129/26

M.B. 129/26



SURVEYOR'S NOTES

1. Bearings are based on the Southerly Line of Lot "A", Beatty Drive as being N. 89° 38' 15" E. as shown by map of "Gordon Acres" per M.B. 38/16, Records of Riverside County, California.
2. —●— Indicates found monuments as noted.
3. —○— Indicates 1" I.P. with plastic plug stamped L.S. 3018 set flush unless otherwise noted.
4. This subdivision contains 11.48 acres.
5. All distances are shown in feet and decimals thereof.
6. (—) Indicates Record Data as noted.
7. Set nail w/ L.S. 3018 tag in top of curb for side lot lines projected.
8. Set 1" I.P. flush w/ Plastic Plug stamped L.S. 3018 at all rear lot corners.