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CITY COPY

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 19964

BEING A SUBDIVISION OF A PORTION OF LOT 23 OF BLOCK 26 OF VILLAGE OF ARLINGTON, AS SHOWN BY MAP ON FILE IN BOOK I PAGE 62 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA LOCATED IN SECTION 18, T3S, R5W, S.B.M. RDM LAND SURVEYING COSTA MESA, CA

MARCH, 1984

FOR CONDOMINIUM PURPOSES

SHEET 1 OF 2 SHEETS

RECORDER'S CERTIFICATE:
FILED ON 1/30, 1987
AT 8:30, A.M.
WILLIAM E. CONERLY
COUNTY RECORDER
Sainte Ragan
BY:
FEE: \$ 800
NO. 26991

FILED BY: CITY OF RIVERSIDE

SUBD'N GIEE TICOR
TICOR-TITLE INSURANCE CO.

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.

WE DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES, THE EASEMENT DESIGNATED AS "BLANKET P.U.E."

CHAPARRAL DEVELOPMENT, INC., A CALIFORNIA CORPORATION

Richard N. Hudson PRESIDENT
Daniel Lentz VICE-PRESIDENT

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED DECEMBER 30, 1985 AS INSTRUMENT 294118 OF OFFICIAL RECORDS.

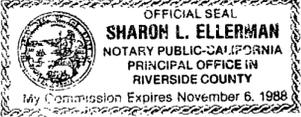
William D. Lake ASSISTANT VICE PRESIDENT

BANK OF NEWPORT, A CALIFORNIA CORPORATION, BENEFICIARY UNDER DEED OF TRUST RECORDED JUNE 24, 1986 AS INSTRUMENTS 146215 AND January 21, 1987, OF OFFICIAL RECORDS. AS INSTRUMENT NO. 16496.
Ann J. Jullien SENIOR VICE PRESIDENT
Sharon K. Battista ASSISTANT VICE PRESIDENT

STATE OF CALIFORNIA)
COUNTY OF Orange) SS

ON THIS 26th DAY OF June, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Richard N. Hudson AND Daniel Lentz, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT AND ASS'T. SECRETARY OF CHAPARRAL DEVELOPMENT, INC., 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 SUCH CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 11-6-88 WITNESS MY HAND AND OFFICIAL SEAL



Sharon L. Ellerman
NOTARY PUBLIC IN AND FOR SAID STATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 26th DAY OF JUNE, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED William D. Lake AND Ann J. Jullien, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT AND ASS'T. SECRETARY OF TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, 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 SUCH CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 6-2-89 WITNESS MY HAND AND OFFICIAL SEAL

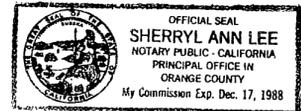


Susan J. Glyce
NOTARY PUBLIC IN AND FOR SAID STATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 16th DAY OF January, 1987 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED James L. Lauritzen AND Sharon K. Battista, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS SENIOR VICE PRESIDENT AND ASSISTANT VICE PRESIDENT OF BANK OF NEWPORT, 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 SUCH CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 12-17-88 WITNESS MY HAND AND OFFICIAL SEAL



Sherryl Ann Lee
NOTARY PUBLIC IN AND FOR SAID STATE

UTILITY EASEMENT:

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENT DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP.

1. A RIGHT OF ENTRY UPON AND RIGHT OF WAY OVER SAID LAND FOR ALL WATER PIPES, DITCHES AND OTHER CONDUITS THAT MAY BE REQUIRED BY THE RIVERSIDE WATER COMPANY, A CORPORATION.

DATED JAN 21, 1987.

FOR BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Witzfeld

SIGNATURE OMISSION ON SHEET 2

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR 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 MARCH, 1986.; 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 SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED JUNE 18, 1986 BY Ron Miedema
RON MIEDEMA L. S. 4653
L.S. EXPIRATION DATE 1988

CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXEMINED THE WITHIN MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 19964, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON MARCH 8, 1984, 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 HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; 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 January 21, 1987 ROBERT C. WALES, R.C.E. 18793
CITY ENGINEER

BY William D. Gardner
DEPUTY R.C.E. 11405

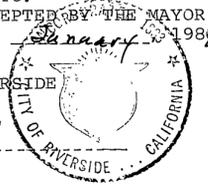
CITY CLERK'S CERTIFICATE:

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 19964, AND THE EASEMENT IS HEREBY ACCEPTED AS PUBLIC EASEMENT, 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 27th DAY OF January, 1987.

ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY Alice A. Hare



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 1/13, 1987. H.E. BREWER, CITY TREASURER

BY W.R. Hammer

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 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, 21, 1987. FOR BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Witzfeld

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 NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ _____.

DATED January 13, 1987. R. WAYNE WATTS, RIVERSIDE
COUNTY TAX COLLECTOR

BY Anta Brooks
DEPUTY

TAX BOND:

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, 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 _____, 1987. GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY _____

SOIL REPORT:

A PRELIMINARY SOILS REPORT WAS PREPARED ON THE 3RD DAY OF MARCH, 1984, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953 BY AAKO GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

TRACT NO. 19964

BEING A SUBDIVISION OF A PORTION OF LOT 23 OF BLOCK 26 OF VILLAGE OF ARLINGTON, AS SHOWN BY MAP ON FILE IN BOOK I PAGE 62 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA LOCATED IN SECTION 18, T 3S, R 5W, SBM.

RDM LAND SURVEYING
COSTA MESA, CA

MARCH, 1984

FOR CONDOMINIUM PURPOSES

CITY COPY

165
78

INT. FALLS ON MH.
ESTAB. PER
C.R. FB 620/14
NOTHING SET

FD 3/4" I.P. TAGGED
RCE 16056 PER TRACT
NO. 8121, FLUSH
3' N.E. OF PL.

FD 1" I.P. RCE
10656 PER TRACT NO 8121
3' N.E. OF PL. FLUSH

FD BRASS DISC. STAMPED
48+62.55 P.I. & FRONTAGE
ROAD 10" DN IN CAPPED WELL
PER STATE HIGHWAY R/W MAP
NO. 427591, III, RIV. 43, SHT. 4

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 PIPE LINES FOR IRRIGATION WATER, WITH THE RIGHT OF INGRESS AND EGRESS GRANTED TO MARK O. SIMPKINS AND HELEN J. SIMPKINS RECORDED DECEMBER 3, 1953 IN BOOK 1421, PAGE 75 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT CANNOT RIPEN INTO A FEE TITLE.

SURVEYOR'S NOTE
1. BASIS OF BEARINGS IS THE CENTERLINE OF HARRISON STREET, TAKEN AS N33°59'00"W AS SHOWN BY RECORD OF SURVEY ON FILE BOOK 37 PAGE 37 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. INDICATES FD. MONUMENT AS NOTED
3. O INDICATES SET 1" I.P. L.S. 4653 FLUSH
4. THIS TRACT CONTAINS 2.01 ACRES GROSS

FD. S & TAG STAMPED
CITY ENG. - FLUSH, IN
PATCH WITH 2-2" TIES
PER C.R.F.B. 933/60

FD BRASS DISC. STAMPED
35+10.46 P.I. & FRONTAGE
ROAD 10" DN IN CAPPED
WELL PER STATE HIGHWAY
R/W MAP NO. 427591
III, RIV. 43, SHT. 4

FD BRASS DISC. STAMPED
34+74.30 P.I. & FRONTAGE
ROAD 10" DN IN CAPPED
WELL PER C.R.F.B. 974/59

