

CITY
COPY

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M.B. 178/37

FILED
ON 1-14, 1988

THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW DESCRIBED EASEMENT HEREBY CONSENTS TO THE MAKING AND 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 WATER FACILITIES, THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS

2) WATERLINE EASEMENT CONVEYED TO THE CITY OF RIVERSIDE BY INSTR. NO. 37820 NO. 10949 REC. 12-10-87, O.R. RIVERSIDE COUNTY. DATED JAN 7, 1988

BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES BY: Dieter P. Wirtfeld CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF FIVE (5) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 22598, 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 12th DAY OF JANUARY 1988



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 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 \$

DATED December 8, 1987 R. WAYNE WATTS COUNTY TAX COLLECTOR

BY: Vicki L. Wynnham DEPUTY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF RIVERSIDE } ss.

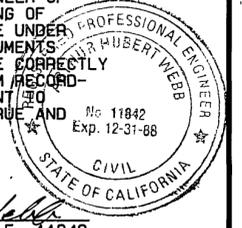
ON THIS 5th DAY OF January 1988, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED RODERICK W. JOHNSTON AND HAL THOMAS PERSONALLY KNOWN TO ME AND OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS ASST VICE-PRESIDENT AND ASSISTANT SECRETARY OF FIRST AMERICAN TITLE COMPANY, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 3-8-91 WITNESS MY HAND MY PRINCIPLE PLACE OF BUSINESS IS IN RIVERSIDE COUNTY. NOTARY PUBLIC IN AND FOR SAID STATE

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF FIVE (5) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JAN. 1987. 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 10/26 1987



A. HUBERT WEBB, R.C.E. 11842

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 22598

BEING A SUBDIVISION OF A PORTION OF SECTIONS 23, 25 AND 26, TOWNSHIP 3 SOUTH, RANGE 6 WEST, S.B.M. AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO, ON FILE IN BOOK 7, PAGE 10 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF LOT 5 AND LOTS 6, 7, 8 AND 9 IN BLOCK 15 OF THE LANDS OF J.F. MOULTON AND H.B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGES 5 AND 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND LOTS 11, 12 AND 13 IN BLOCK 15 OF THE LANDS OF J.F. MOULTON AND H.B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGES 13 AND 14 OF MAPS, RECORDS OF SAID RIVERSIDE COUNTY, CALIFORNIA.

JULY, 1987

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 RECORDING OF SAID SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE AND WE HEREBY DEDICATE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" THROUGH "E", INCLUSIVE.

BY: CONCORDIA DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION.

O. RANDOLPH HALL JR. PRES.

FIRST AMERICAN TITLE COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE, DEED OF TRUST RECORDED DECEMBER 30, 1987 AS INSTRUMENT NO. 366912 O.R. RIV. CO. 366915

RODERICK W. JOHNSTON ASST. VICE PRES. HAL THOMAS ASST. SEC.

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, formerly known as TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE, DEED OF TRUST RECORDED JUNE 9, 1987 AS INSTRUMENT NO. 163051 OFFICIAL RECORDS RIVERSIDE COUNTY.

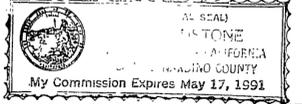
Steve Jones PRES. Assist - SEC.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF SAN BERNARDINO } ss.

ON THIS 1st DAY OF DECEMBER 1987, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED O. RANDOLPH HALL, JR. AND PERSONALLY KNOWN TO ME AND/OR 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 ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 5/17/91 WITNESS MY HAND MY PRINCIPLE PLACE OF BUSINESS IS IN SAN BERNARDINO COUNTY



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF RIVERSIDE } ss.

ON THIS 4th DAY OF January 1988, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STEVE JONES AND 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 PRESIDENT AND ASST. SECRETARY OF TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME, AS SUCH TRUSTEE.

MY COMMISSION EXPIRES 1-15-90 WITNESS MY HAND MY PRINCIPLE PLACE OF BUSINESS IS IN RIVERSIDE COUNTY

Elean Young NOTARY PUBLIC IN AND FOR SAID 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. 22598, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON AUG. 20, 1987, 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 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: Jan 9 1988 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 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 7, 1988

BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES BY: Dieter P. Wirtfeld

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 7 1987 H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 8th DAY OF MAY, 1987, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY: JOHN R. BYERLY, INC.

M.B. 178/37

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

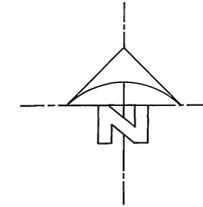
TRACT NO. 22598

BEING A SUBDIVISION OF A PORTION OF SECTIONS 23, 25 AND 26, TOWNSHIP 3 SOUTH, RANGE 6 WEST, S.B.M., AS SHOWN BY SECTIONAL SURVEY OF THE RANCHO EL SOBRIANTE DE SAN JACINTO, ON FILE IN BOOK 7, PAGE 10 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF LOT 5 AND LOTS 6, 7, 8 AND 9 IN BLOCK 15 OF THE LANDS OF J. F. MOULTON AND J. B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGES 5 AND 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND LOTS 11, 12, AND 13 IN BLOCK 15 OF THE LANDS OF J. F. MOULTON AND J. B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGES 13 AND 14 OF MAPS, RECORDS OF SAID RIVERSIDE COUNTY, CALIFORNIA.

JULY, 1987

SCALE: 1" = 200'

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA



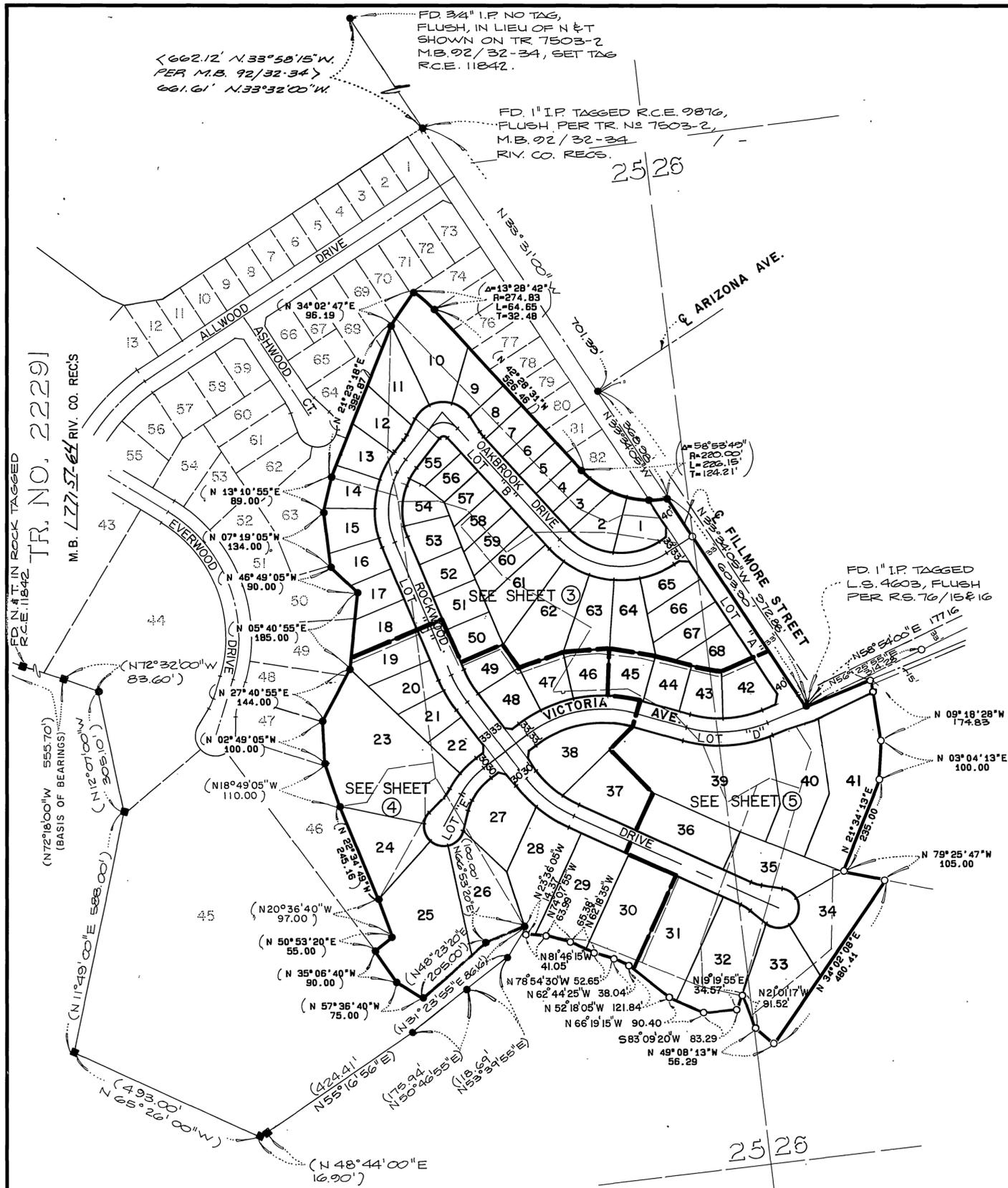
ENGINEER'S NOTES

- 1) BASIS OF BEARINGS IS N 72° 18' 00" W AS SHOWN ON A NORTHEASTERLY BOUNDARY LINE OF RECORD OF SURVEY 68/54-58 RECORDS OF RIVERSIDE COUNTY
- 2) —○— INDICATES SET 1" IRON PIPE, FLUSH, TAGGED R.C.E. 11842, UNLESS OTHERWISE NOTED.
- 3) SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, AT ALL REAR LOT CORNERS, CORNER CUTBACKS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
- 4) SET "SURE-FIRE" STUDS R.C.E. 11842 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
- 5) THIS TRACT CONTAINS 33679 ACRES GROSS.
- 6) ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- 7) —●— INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH PER TRACT NO. 22291, M.B. 177/57-64, RIVERSIDE COUNTY RECORDS, UNLESS OTHERWISE NOTED.
- 8) () INDICATES RECORD AND MEASURED BEARING AND DISTANCES, PER TRACT NO. 22291, M.B. 177/57-64 RIVERSIDE COUNTY RECORDS.
- 9) —■— INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, PER R.S. 68/54-58, RIVERSIDE COUNTY RECORDS.

SIGNATURE OMISSIONS

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 IN FAVOR OF HERBERT BULKLEY PRAED AND AND CHARLES GRANVILLE KEKEWICH, IN INSTRUMENT RECORDED JANUARY 21, 1911 IN BOOK 384 PAGE 389 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR ROADS, PIPELINES, WATER CONDUITS AND POLE LINES, AND CANNOT BE LOCATED FROM THE RECORDS.
- 2) AN EASEMENT IN FAVOR OF SAN JACINTO LAND CO., LTD., IN INSTRUMENT RECORDED NOVEMBER 16, 1944 IN BOOK 648 PAGE 443 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR WATER FACILITIES AND CANNOT BE LOCATED FROM THE RECORDS.
- 3) AN EASEMENT IN FAVOR OF EL SOBRIANTE LAND CO., IN INSTRUMENT RECORDED MAY 25, 1914 IN BOOK 398 PAGE 7 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR DITCHES, CANALS, FLUMES, PIPELINES, CONDUITS AND POLE LINES, AND CANNOT BE LOCATED FROM THE RECORDS.
- 4) AN EASEMENT IN FAVOR OF SAN JACINTO LAND CO., LTD., IN INSTRUMENT RECORDED NOVEMBER 16, 1944 IN BOOK 648 PAGE 446 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR WATER FACILITIES AND CANNOT BE LOCATED THE RECORDS.



R.S. 68/54-58

25 26

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M.B. 178/38

TR. NO. 22291

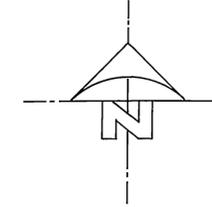
M.B. 178/38

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 22598

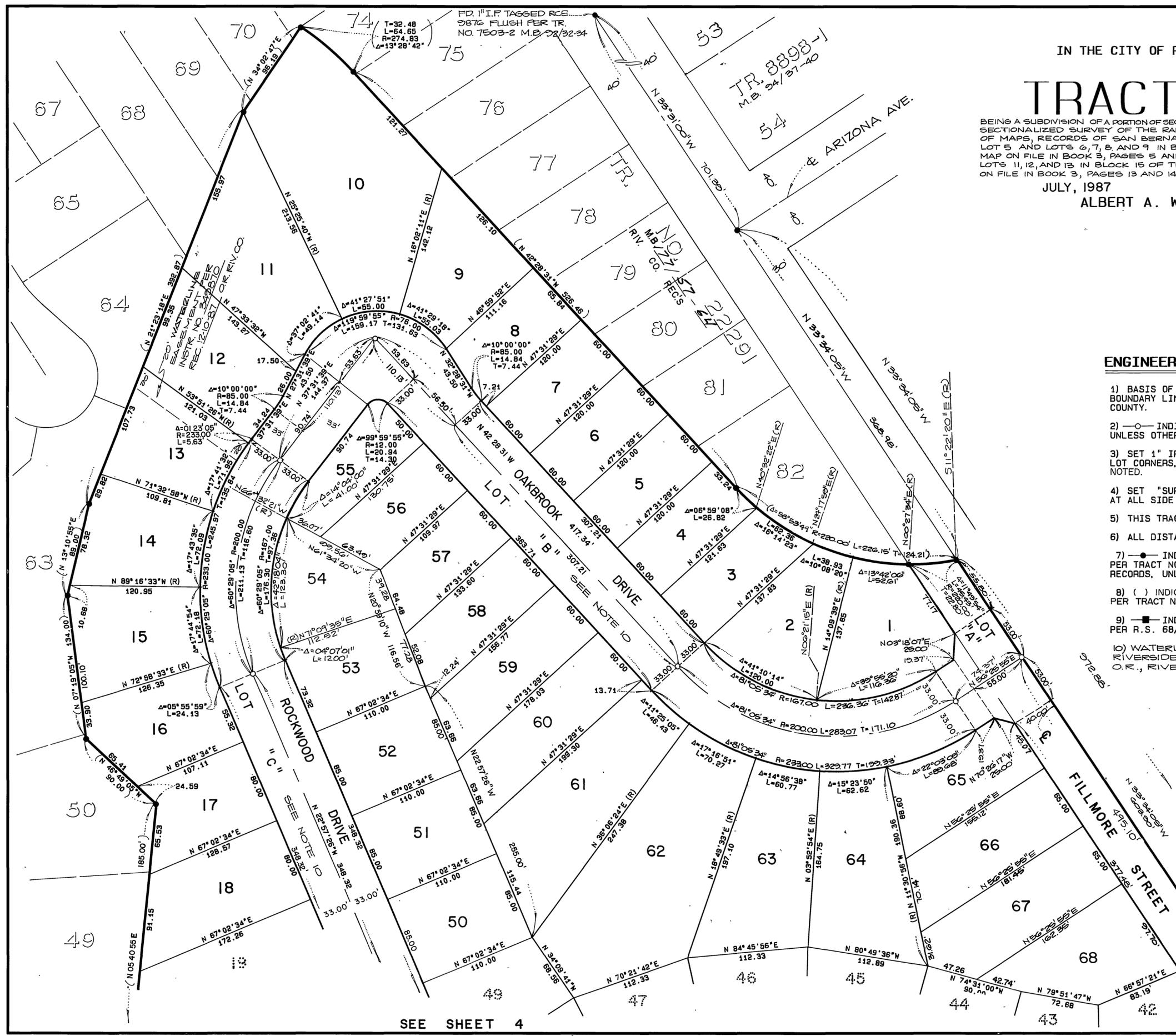
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JULY, 1987
ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
SCALE: 1" = 60'



ENGINEER'S NOTES

- 1) BASIS OF BEARINGS IS N 72° 18' 00" W AS SHOWN ON A NORTHEASTERLY BOUNDARY LINE OF RECORD OF SURVEY 68/54-58 RECORDS OF RIVERSIDE COUNTY.
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- 4) SET "SURE-FIRE" STUDS R.C.E. 11842 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
- 5) THIS TRACT CONTAINS 33.679 ACRES GROSS.
- 6) ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- 7) —●— INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH PER TRACT NO. 22291, M.B. 177/57-64, RIVERSIDE COUNTY RECORDS, UNLESS OTHERWISE NOTED.
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- 10) WATERLINE EASEMENT CONVEYED TO THE CITY OF RIVERSIDE BY INSTR. NO. 349870 REC. DEC. 10, 1987 O.R., RIVERSIDE COUNTY



SEE SHEET 4

SEE SHEET 5

City Copy

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SEE SHEET 3

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

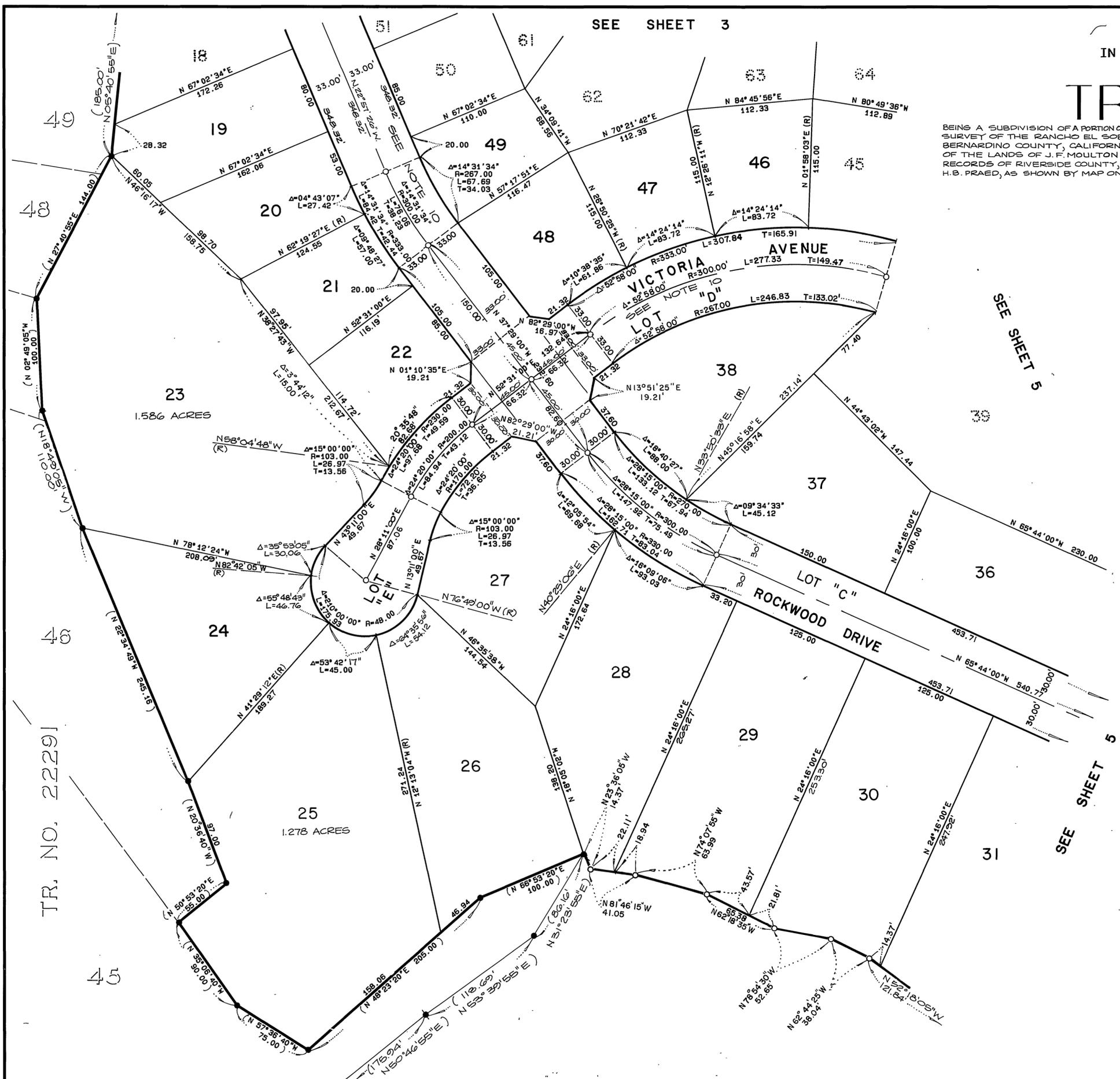
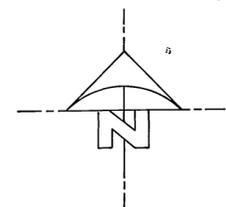
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JULY, 1987

SCALE: 1" = 60'

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA



ENGINEER'S NOTES

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- 10) WATERLINE EASEMENT CONVEYED TO THE CITY OF RIVERSIDE BY INSTR. NO. 342870 REC. DEC. 10, 1987 O.R., RIVERSIDE COUNTY.

TR. NO. 22291

M.B. 178/40

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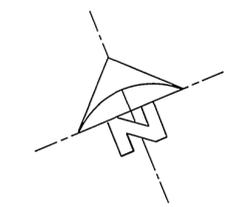
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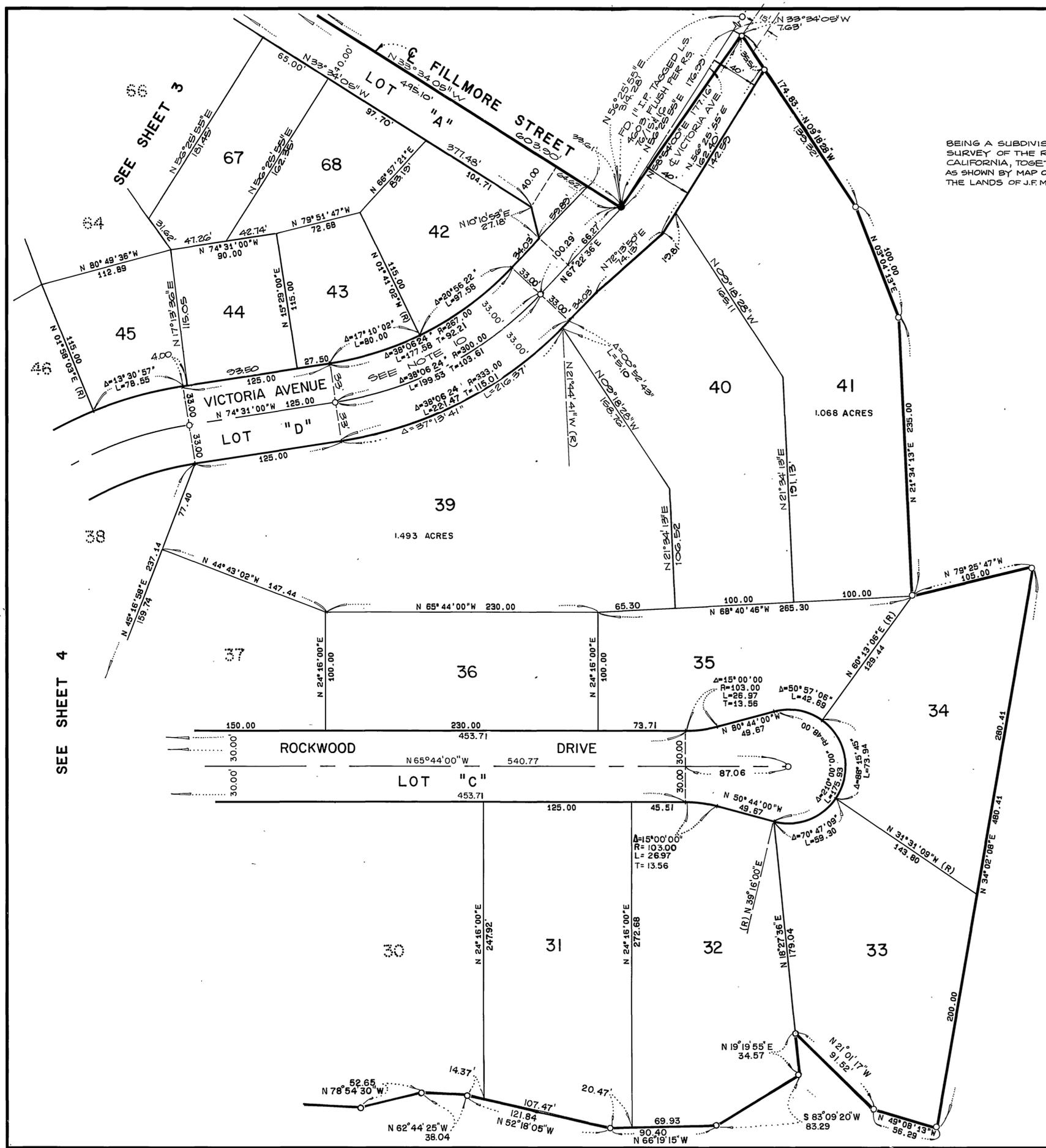
JULY, 1987
ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

SCALE: 1" = 60'



ENGINEER'S NOTES

- 1) BASIS OF BEARINGS IS N 72 18' 00" W AS SHOWN ON A NORTHEASTERLY BOUNDARY LINE OF RECORD OF SURVEY 68/54-58 RECORDS OF RIVERSIDE COUNTY.
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SEE SHEET 4

SEE SHEET 3

M.B.178/41

M.B.178/41