

OWNERSHIP
WE HEREBY STATE 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 CONSENT TO THE MAKING AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE AND THAT WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOT "A"; WE HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE EASEMENT DESIGNATED AS "BLANKET P.U.E." WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF WATERLINE FACILITIES THE EASEMENT DESIGNATED AS "WATERLINE EASEMENT". WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES THE EASEMENT DESIGNATED AS "10' WIDE SEWER EASEMENT". WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES THE EASEMENT DESIGNATED AS "40 WIDE DRAINAGE EASEMENT."

Donald Brown
Veda Brown
John Ferrone
Marie Ferrone
Donald Morrow
Diane Morrow
Raymond A. Wiest
Janet L. Wiest

COMMONWEALTH LAND TITLE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED JANUARY 13, 1986 AS INSTRUMENT NO. 18945 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT 21961

BEING A PORTION OF LOT 42 CASTLEMAN'S ADDITION AS SHOWN BY MAP ON FILE IN BOOK 3 OF MAPS, PAGE 19, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. LYING IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

J.N. BEELER AND ASSOCIATES
RIVERSIDE, CA. JANUARY 1987
FOR CONDOMINIUM PURPOSES

RECORDER'S STATEMENT

FILED THIS 16th DAY OF December, 1988 AT 2:00 P.M. IN BOOK 194 OF MAPS, AT PAGE(S) 47-49, AT THE REQUEST OF THE CITY CLERK.

NO: 357393

FEE \$10.
WILLIAM E. CONERLY, COUNTY RECORDER

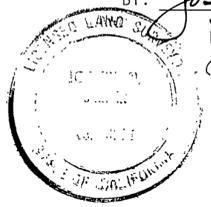
BY: Connie J. Strubel, DEPUTY
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY.

SURVEYOR'S STATEMENT

I HEREBY STATE 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 JANUARY 1987, THAT ALL MONUMENTS OF THE CHARACTER AND LOCATIONS 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: MARCH 9, 1988

BY: Joseph N. Beeler
JOSEPH N. BEELER
LS 4055
(Lic. Expires 6/30/92)



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S.
COUNTY OF Riverside)

ON March 22, 1988, BEFORE ME, Leslie Duckett, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Donald Brown, Veda Brown, John Ferrone, Marie Ferrone, Donald Morrow, Diane Morrow, Raymond A. Wiest and Janet L. Wiest (PERSONALLY KNOWN TO ME OR, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 3-8-91

Leslie Duckett
NOTARY PUBLIC IN AND FOR SAID STATE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S.
COUNTY OF _____)

ON THIS _____ DAY OF _____, BEFORE ME, _____ AND _____ (PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS _____ AND _____ OR ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR SAID STATE

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS HAVE BEEN OMITTED.

CITY OF RIVERSIDE - OWNER OF 10' WIDE SEWER EASEMENT PER INSTRUMENT NO. 69294, RECORDED AUGUST 5, 1960, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 17TH DAY OF SEPTEMBER, 1986, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953 BY: CHJ MATERIALS LABORATORY, INC.

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: OCT 12, 1988

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Deeter P. Witzfeld

UTILITIES EASEMENT

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

RIVERSIDE WATER COMPANY, FOR A RIGHT OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY APPARATUS FOR THE PURPOSE OF IRRIGATION AND DOMESTIC USE. SAID RIGHT OF WAY CANNOT BE LOCATED FROM THE RECORDS.

DATED: OCT 12, 1988

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Deeter P. Witzfeld

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: 8-16, 1988

BARBARA J. STECKEL
CITY TREASURER

BY: George T. Swartz

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

TAX COLLECTOR 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 ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES AND 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 5, 1988

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Janet P. Wallace

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. 21961 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON OCTOBER 9, 1986 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 ARE SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOOD HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS 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: Oct. 13, 1988

BARRY BECK R.C.E. 20900
CITY ENGINEER

BY: Barry Beck

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. 21961 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, CALIFORNIA, THIS DAY OF Oct. 18, 1988.



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT 21961

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J.N. BEELER AND ASSOCIATES
RIVERSIDE, CA

JANUARY, 1987

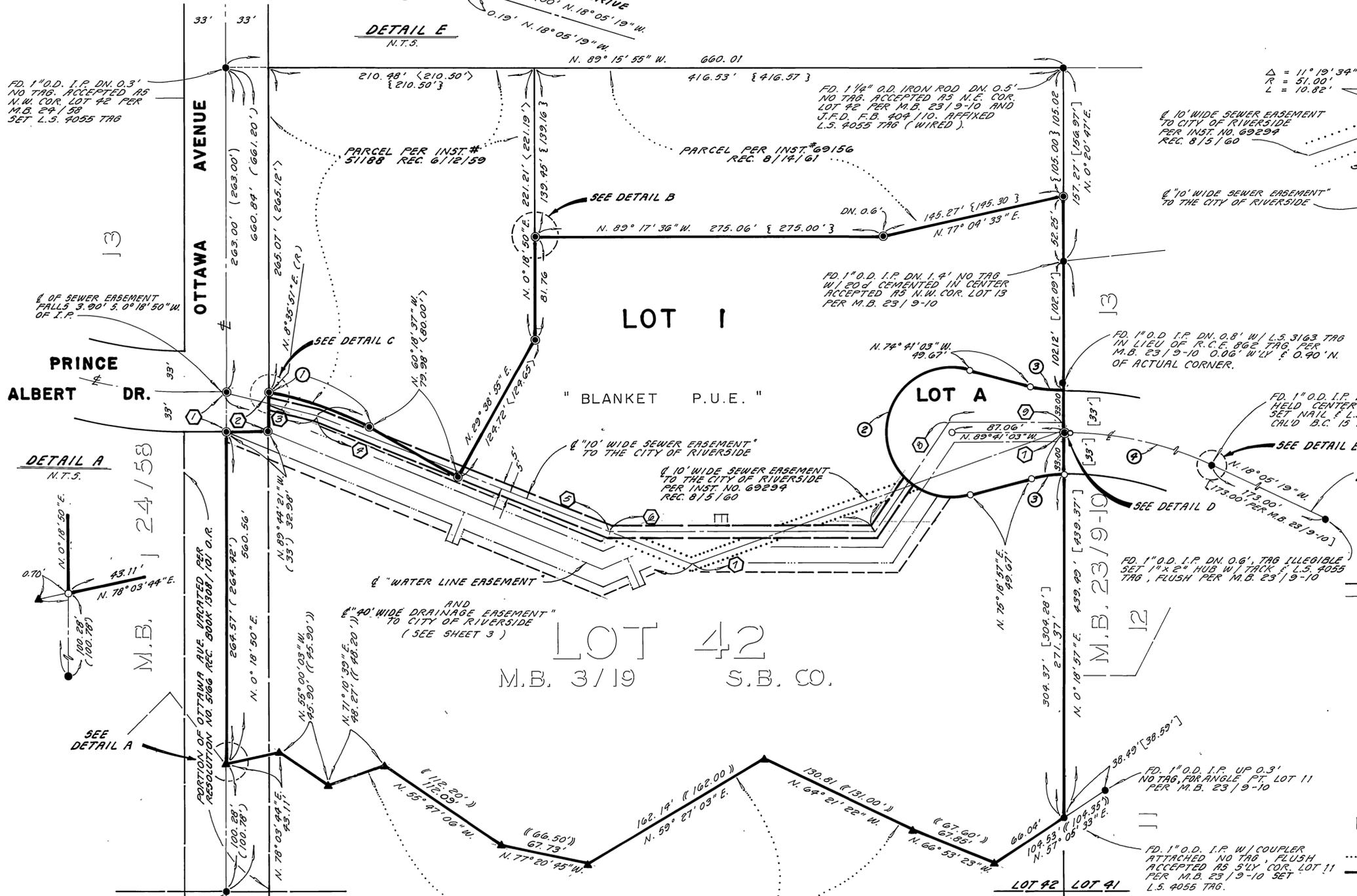
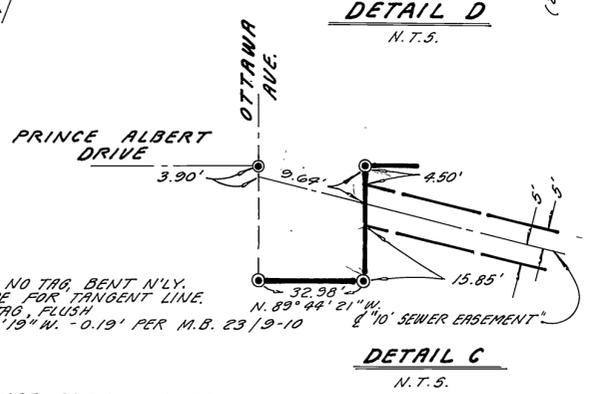
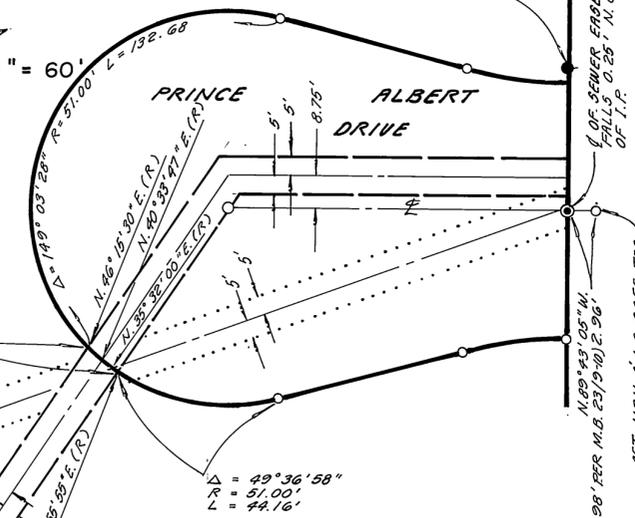
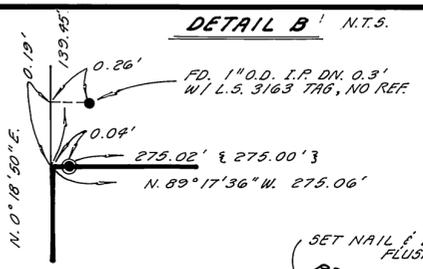
FOR CONDOMINIUM PURPOSES

SHEET 2 OF 3 SHEETS



SCALE: 1" = 60'

- ① 32.99' N. 0° 18' 50" E.
- ② 30.64' N. 0° 18' 50" E.
- ③ [[71.57' N. 75° 57' 29" W.]]
- ④ [[319.25' N. 67° 49' 50" W.]]
- ⑤ 299.61' N. 67° 49' 50" W.
- ⑥ 210.63' N. 89° 18' 57" W.
- ⑦ [[315.06' N. 70° 42' 20" E.]]
- ⑧ 107.86' N. 34° 03' 57" E.
- ⑨ 88.16' N. 89° 41' 03" W.



SURVEYOR'S NOTES

- BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF OTTAWA AVENUE BEING N. 0° 18' 50" E. AS SHOWN BY MAP ON FILE IN BOOK 24 PAGE 58 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- DENOTES LIMITS OF "40' WIDE DRAINAGE EASEMENT"
 - - - DENOTES LIMITS OF "WATER LINE EASEMENT"
 - DENOTES FOUND MONUMENTS AS NOTED.
 - ⊙ DENOTES FOUND 1/4" O.D. I.P. FLUSH W/ PLASTIC PLUG, STAMPED R.C.E. 21740 NO REF. UNLESS NOTED OTHERWISE.
 - ▲ DENOTES FOUND 1/2" O.D. I.P. FLUSH W/ R.C.E. 862 TAG PER J.F. DAVIDSON F.B. 876/1-9.
 - DENOTES SET 1/4" O.D. I.P. W/ L.S. 4055 TAG, FLUSH.
 - [] DENOTES RECORD DATA PER M.B. 23/9-10.
 - < > DENOTES RECORD DATA PER INST. # 51188 REC. 6/12/59 O.R. RIVERSIDE COUNTY.
 - { } DENOTES RECORD DATA PER INST. # 69156 REC. 8/14/61 O.R. RIVERSIDE COUNTY.
 - () DENOTES RECORD DATA PER M.B. 24/58 UNLESS NOTED OTHERWISE.
 - (()) DENOTES RECORD DATA PER DEED IN BOOK 1291/530 REC. 2/5/51 O.R.
 - [[]] DENOTES RECORD DATA FOR 10' SEWER EASEMENT TO CITY OF RIVERSIDE PER INST. NO. 69294 REC. 8/5/60 O.R. RIVERSIDE CO.
 - DENOTES 10' WIDE SEWER EASEMENT
 - DENOTES "10' WIDE SEWER EASEMENT"

CURVE DATA

	Δ	R	L	T
①	21° 05' 32"	230.00'	84.67'	42.82'
②	210° 00' 00"	51.00'	186.93'	
③	15° 00' 00"	100.00'	26.18'	13.17'
④	71° 37' 46"	275.00'	343.80'	198.44'
	[71° 36']	[275']	[343.66']	[198.34'] PER M.B. 23/9-10

City Copy

194

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT 21961

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J.N. BEELER AND ASSOCIATES
RIVERSIDE, CA.

JANUARY 1987

FOR CONDOMINIUM PURPOSES

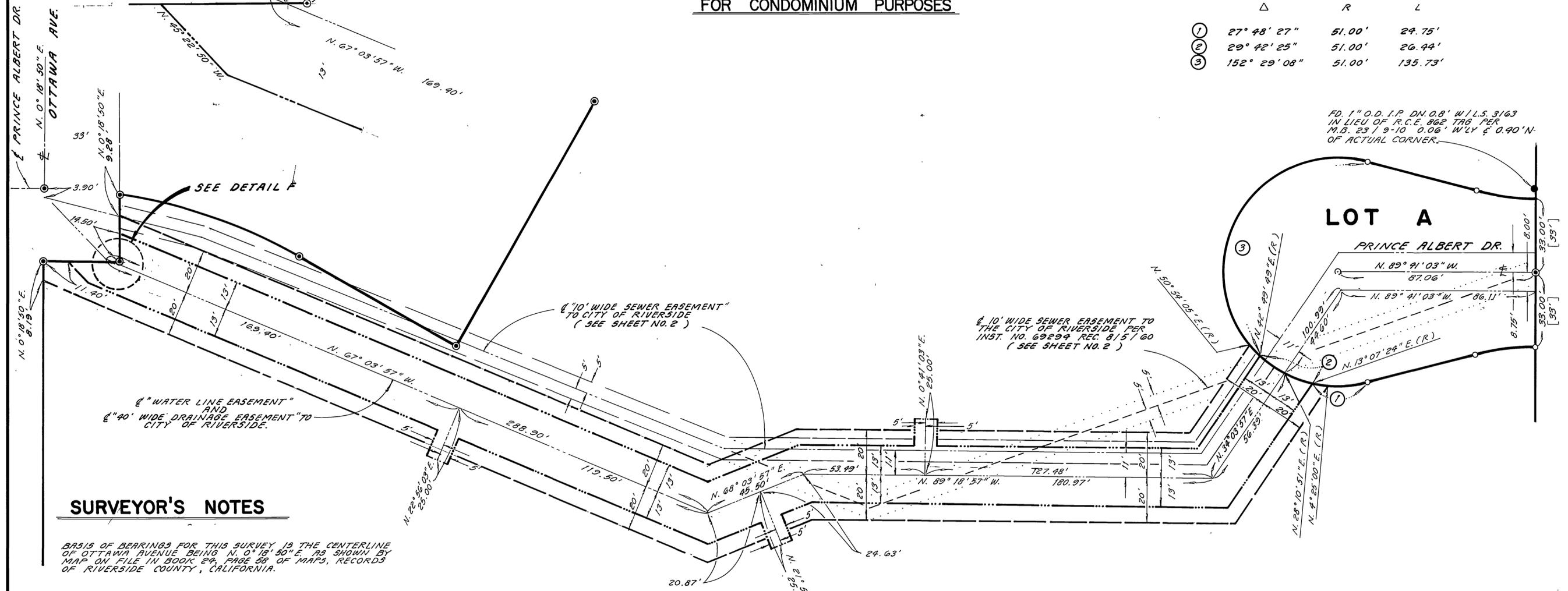
CURVE DATA

	Δ	R	L
①	27° 48' 27"	51.00'	29.75'
②	20° 42' 25"	51.00'	26.44'
③	152° 29' 08"	51.00'	135.73'



SCALE: 1" = 30'

DETAIL F
SCALE: 1" = 10'



FD. 1" O.D. I.P. DN. 0.8" W/L.S. 3163
IN LIEU OF R.C.E. 862 TAG, PER
M.B. 23 / 9-10 0.06' WLY & 0.90' N
OF ACTUAL CORNER.

SURVEYOR'S NOTES

BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF OTTAWA AVENUE BEING N. 0° 18' 30" E. AS SHOWN BY MAP ON FILE IN BOOK 24, PAGE 88 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- DENOTES FOUND MONUMENTS AS NOTED.
- ⊙ DENOTES FOUND 1-1/4" O.D. I.P. FLUSH W/ PLASTIC PLUS STAMPED R.C.E. 21740 NO REF. UNLESS OTHERWISE NOTED
- ▲ DENOTES FOUND 1-1/2" O.D. I.P. FLUSH W/ R.C.E. 862 TAG PER J.F. DAVIDSON F.B. 876/1-9
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- — — DENOTES LIMITS OF 40' WIDE DRAINAGE EASEMENT"
- DENOTES LIMITS OF "WATER LINE EASEMENT"
- DENOTES LIMITS OF 10' WIDE SEWER EASEMENT
- — — DENOTES LIMITS OF "10' WIDE SEWER EASEMENT"

M.B. 194/49

M.B. 194/49