

City Copy 233/98

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

TRACT NO. 24082-1

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN

OWNER'S STATEMENT

WE HEREBY STATE 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 BORDERLINE, AND WE HEREBY DEDICATE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" THROUGH "C" INCLUSIVE. WE FURTHER DEDICATE FOR PUBLIC USE FOR OPEN SPACE PURPOSES, TO BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, EQUIPMENT OR EARTH-FILL OR DEPOSIT, THE AREA SHOWN AS OPEN SPACE EASEMENT. SUCH OPEN SPACE EASEMENT DOES NOT INCLUDE ANY RIGHT OF ACCESS AND THE CITY OF RIVERSIDE SHALL NOT HAVE ANY RESPONSIBILITY FOR MAINTENANCE OF SUCH OPEN SPACE EASEMENT. WE ALSO FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS IS P.U.E.

VISTA VALLEY COMPANY, A CALIFORNIA GENERAL PARTNERSHIP.

President, Hawarden Development Corp. Andrew M. Bodewin

RIVERSIDE NATIONAL BANK A NATIONAL BANK ASSOCIATION, AS BENEFICIARY UNDER DEED OF TRUST RECORDED April 11, 1991 AS INSTRUMENT NO. 118666 O.R., RIVERSIDE COUNTY.

James F. Cochran Jr. VICE PRESIDENT
Karen L. Horner ASST. VICE PRESIDENT

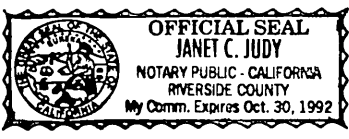
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

ON July 25, 1991 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ANDREW M. BODEWIN, President Hawarden Development Corp. PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE GENERAL PARTNER(S) OF THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMISSION EXPIRES 10-30-92

Janet C. Judy
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
My PRINCIPAL PLACE OF BUSINESS IS RIVERSIDE, CAL.



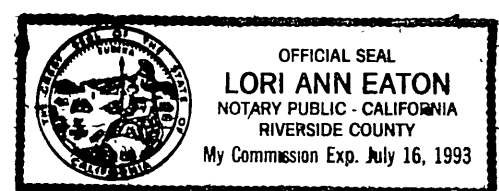
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

ON 7-25-91 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JAMES F. COCHRAN, JR. AND KAREN L. HORNER 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 ASST. CASHER UPON BEHALF OF RIVERSIDE NATIONAL BANK, A NATIONAL BANK ASSOCIATION, 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.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMISSION EXPIRES 7-16-93

Paula E. Eaton
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



INTEGRA ENGINEERING, INC.
SAN BERNARDINO, CA. JULY, 1990

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 24082 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON MAY 3, 1990 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 THIS MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT THE 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 DEPARTMENT OF PUBLIC WORKS 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: 8/12, 1991. BARRY BECK, R.C.E. 20900 CITY ENGINEER EXPIRES 9/30/93

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 ON SAID MAP ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: AUG 12, 1991. BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Witzfeld

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: 7-23, 1991. BARBARA J. STECKEL CITY TREASURER

BY: Barbara Steckel

SOILS REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY C.H.J. INCORPORATED, ON THE 7th DAY OF OCTOBER, 1988 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION NO. 17953.

SHEET 1 OF 2 SHEETS
RECORDER'S STATEMENT

FILED THIS 22nd DAY OF August, 1991.
AT 8:30 AM IN BOOK 233 OF MAPS, AT PAGES
98-99 AT THE REQUEST OF THE CITY CLERK
NO. 291045
FEE \$8.25

WILLIAM E. CONERLY, COUNTY RECORDER
BY: Anna Huntley, DEPUTY
SUBDIVISION GUARANTEE BY FIRST AMERICAN TITLE INSURANCE CO.

TAX COLLECTOR'S STATEMENT

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE 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 1,400.00

DATED: July 24, 1991. R. WAYNE WATTS COUNTY TAX COLLECTOR

BY: Debi Taylor, DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF 1,400.00 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: 7-24, 1991. GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND
R. WAYNE WATTS
BY: Curtis L. Shale, DEPUTY

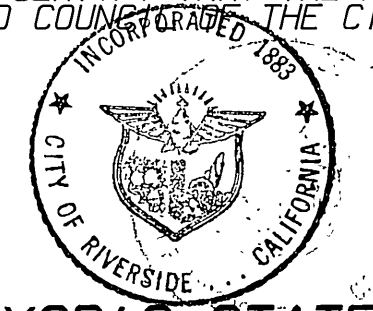
CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 24082-1 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS EXCEPT LOT "C" WHICH IS HEREBY ACCEPTED AS A 1' BARRIER STRIP TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "B",

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 20th DAY OF August, 1991.

KAREN E. LINDQUIST
CITY CLERK OF THE CITY OF RIVERSIDE

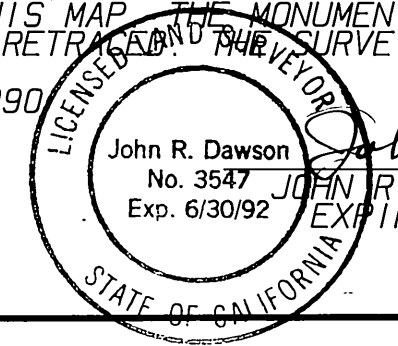
BY: Karen E. Lindquist



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 SURVEY MADE UNDER MY SUPERVISION DURING APRIL, 1988, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE (1) YEAR FROM RECORDEATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: 7-26, 1990. John R. Dawson L.S. NO. 3547 EXPIRATION DATE: 6/30/92



M.B. 233/98

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

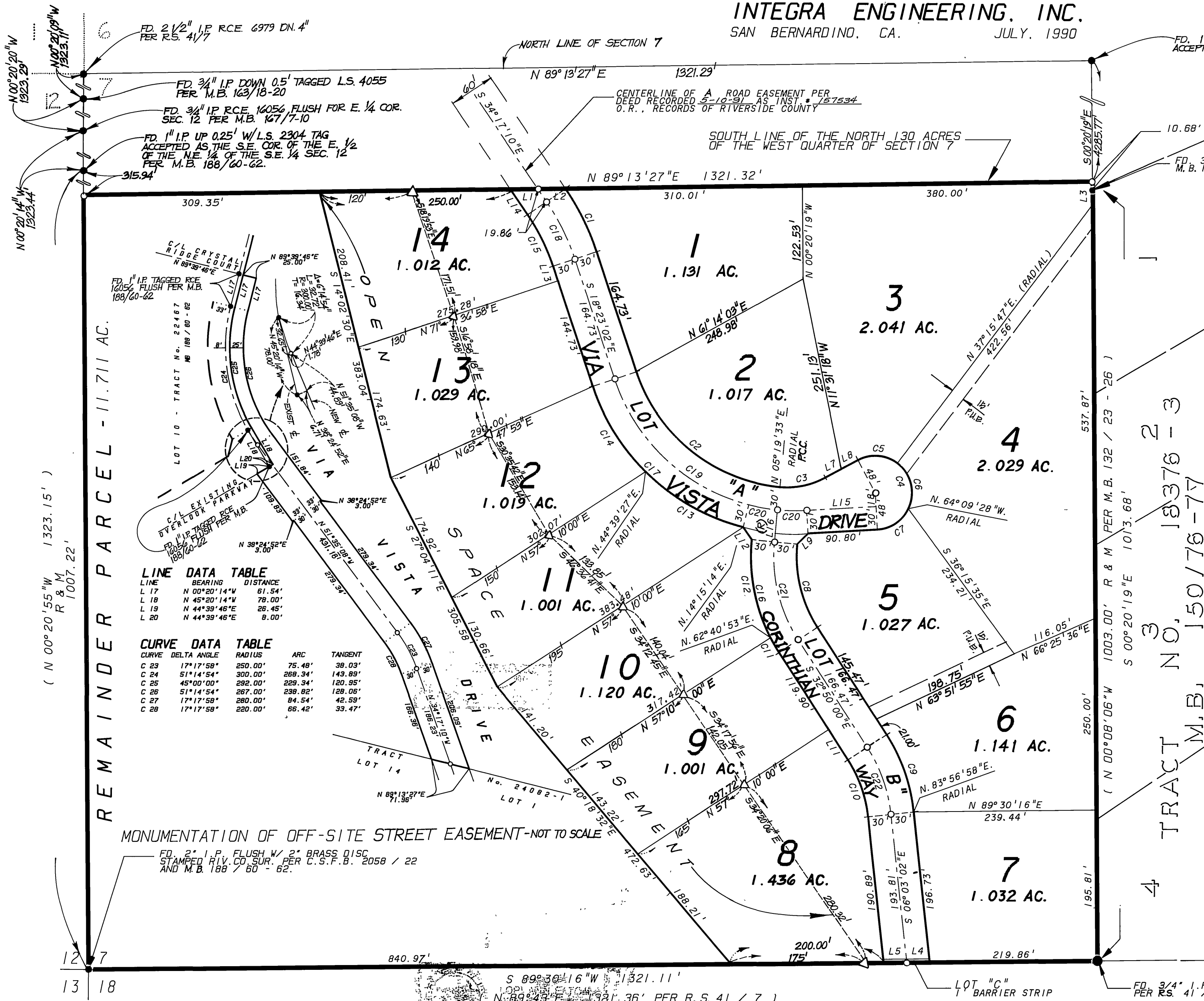
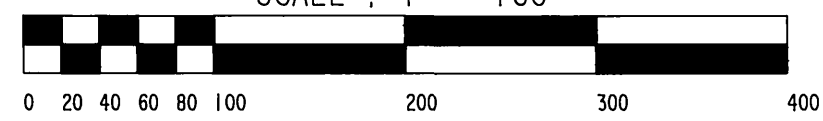
TRACT NO. 24082-1

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN

INTEGRA ENGINEERING, INC.
SAN BERNARDINO, CA. JULY, 1990



SCALE: 1" = 100'



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:

- SOMBOON VONG CHANPHEN, HOLDER OF AN EASEMENT FOR INGRESS, EGRESS AND ROAD PURPOSES PER DEED RECORDED NOVEMBER 17, 1978 AS INSTRUMENT NO. 242737, O.R. OF RIVERSIDE COUNTY.
- ANDREW M. BODEWIN, ET AL., HOLDER OF AN EASEMENT FOR PUBLIC ROADWAY AND UTILITIES PER DEED RECORDED APRIL 25, 1988 AS INSTRUMENT NO. 108585, O.R. OF RIVERSIDE COUNTY.

SURVEYOR'S NOTES

- THE BASIS OF BEARINGS FOR THIS MAP IS THE WEST LINE OF THE S.W. QUARTER OF SECTION 7 BEING N.00°20'55"W. PER M.B. 188 / 60 - 62, RIVERSIDE COUNTY RECORDS.
- INDICATES FOUND MONUMENTS AS NOTED.
- INDICATES SET 1" I.P. TAGGED L.S. 3547 FLUSH.
- SET 1" I.P. TAGGED L.S. 3547, FLUSH, AT REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES, UNLESS NOTED OTHERWISE.
- SET NAIL AND L.S. 3547 TAG, IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
- THIS TRACT CONTAINS 18.936 ACRES.
- (XX.XX) INDICATES RECORD INFORMATION PER M.B. 188 / 60 - 62, UNLESS NOTED OTHERWISE.
- △ INDICATES SET 1" I.P. TAGGED L.S. 3547 ON LINE AT OPEN SPACE EASEMENT LINE IN LIEU OF REAR PROPERTY CORNERS.

LINE DATA

LINE	BEARING	DISTANCE
L 1	N 89°13'27"E	35.98'
L 2	N 89°13'27"E	35.98'
L 3	S 00°20'19"E	30.00'
L 4	S 89°30'16"W	30.14'
L 5	S 89°30'16"W	30.14'
L 7	N 61°56'55"E	25.00'
L 8	N 61°56'55"E	24.67'
L 9	S 46°05'33"W	19.53'
L 11	N 32°50'00"W	46.57'
L 12	N 35°07'59"W	19.53'
L 13	N 18°23'02"W	20.00'
L 14	N 34°17'10"W	39.73'
L 15	N 86°42'19"E	90.80'
L 16	N 05°28'47"E	41.55'

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT
C 1	15°54'08"	330.00'	91.59'	46.09'
C 2	66°17'25"	220.00'	254.54'	143.66'
C 3	33°22'38"	103.00'	60.00'	30.88'
C 4	204°45'25"	48.00'	171.54'	-----
C 5	65°18'53"	48.00'	54.72'	30.77'
C 6	78°34'45"	48.00'	65.83'	39.27'
C 7	60°51'47"	48.00'	50.99'	28.20'
C 8	38°18'47"	170.00'	113.68'	59.06'
C 9	26°46'58"	230.00'	107.51'	54.76'
C 10	26°46'58"	170.00'	79.47'	40.47'
C 11	05°30'53"	230.00'	22.14'	11.08'
C 12	32°47'54"	230.00'	131.66'	67.69'
C 13	30°24'13"	280.00'	148.58'	76.08'
C 14	26°57'31"	280.00'	131.75'	67.12'
C 15	15°54'08"	270.00'	74.94'	37.71'
C 16	38°18'47"	230.00'	153.80'	79.90'
C 17	57°21'44"	280.00'	280.32'	153.18'
C 18	15°54'08"	300.00'	83.26'	41.90'
C 19	74°54'39"	250.00'	326.86'	191.52'
C 20	08°46'27"	250.00'	38.29'	19.18'
C 21	38°18'47"	200.00'	133.74'	69.48'
C 22	26°46'58"	200.00'	93.49'	47.62'

LINE DATA TABLE

LINE	BEARING	DISTANCE
L 17	N 00°20'14"W	61.54'
L 18	N 45°20'14"W	78.00'
L 19	N 44°39'46"E	26.45'
L 20	N 44°39'46"E	8.00'

CURVE DATA TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT
C 23	17°17'58"	250.00'	75.48'	38.03'
C 24	51°14'54"	300.00'	268.34'	143.89'
C 25	45°00'00"	292.00'	229.34'	120.95'
C 26	51°14'54"	267.00'	239.82'	128.08'
C 27	17°17'58"	280.00'	84.54'	42.59'
C 28	17°17'58"	220.00'	66.42'	33.47'

MONUMENTATION OF OFF-SITE STREET EASEMENT - NOT TO SCALE

FD. 2" I.P. FLUSH W/ 2" BRASS DISC
STAMPED RIV. CO. SUR. PER C.S.F.B. 2058 / 22
AND M.B. 188 / 60 - 62.

M.B. 233/99

M.B. 233/99

T.3 S., R.5 W. T.3 S., R.4 W.