

OWNERSHIP STATEMENT

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 AND WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE, FOR OPEN SPACE PURPOSES TO BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, FENCING, EQUIPMENT OR EARTH-FILL OR DEPOSIT, THE AREAS SHOWN AS "OPEN SPACE EASEMENT". SUCH OPEN SPACE EASEMENTS DO NOT INCLUDE ANY RIGHT OF ACCESS AND THE CITY OF RIVERSIDE SHALL NOT HAVE ANY RESPONSIBILITY FOR MAINTENANCE OF SUCH OPEN SPACE EASEMENTS; FOR ELECTRICAL ENERGY FACILITIES THE AREA SHOWN AS "BLANKET P.U.E."

H & L HAWARDEN GROUP LIMITED, A CALIFORNIA LIMITED PARTNERSHIP  
Yang-Chang Hong 2/11/1994  
YANG-CHANG HONG

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED JANUARY 7, 1988, AS INSTRUMENT NO. 4084 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

John M. Gibson Asst. Vice President  
[Signature] Asst. Secretary

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 23664-1

BEING A SUBDIVISION OF A PORTION OF THE NORTH QUARTER OF THE WEST HALF OF THE SOUTHWEST QUARTER AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, T. 3 S., R. 5 W., S. B. M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

OCTOBER, 1991

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. 23664, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON JULY 3, 1991, 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 TH 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 HAS BEEN CHECKED AND APPROVED; AND THAT A ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AND AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATED: Sept. 6, 1994 BARRY BECK, R.C.E. 20900  
CITY ENGINEER, EXPIRES 9/30/97  
[Signature]

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )  
ON Sept. 6 BEFORE ME, BARRY BECK  
PERSONALLY APPEARED BARRY BECK  
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY (IES), AND THAT BY HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.  
WITNESS MY HAND  
NOTARY PUBLIC IN AND FOR SAID STATE IS IN RIVERSIDE COUNTY.  
MY COMMISSION EXPIRES June 13, 1997

CITY TREASURER 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: 4-19 1994 BARBARA J. STECKEL, CITY TREASURER  
BY: [Signature]

SIGNATURE OMISSION CERTIFICATE

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. A RIGHT OF WAY FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND OPERATING ALL NECESSARY DISTRIBUTING FLUMES, PIPES, WATER-WAYS OR CONDUITS AND CONNECTIONS AND SUCH APPLIANCES AS MAY BE PROPER TO BE CONSTRUCTED FROM THE RIVERSIDE TRUST COMPANY, RECORDED JUNE 28, 1910 IN BOOK 305 PAGE 9 & ON SEPTEMBER 25, 1911 IN BOOK 339 PAGE 104, RESPECTIVELY, OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 2. AN EASEMENT FOR WATER MAINS IN FAVOR OF C.K. ADAMS ET UX IN INSTRUMENT RECORDED NOVEMBER 8, 1962 AS INSTRUMENT NO. 103726, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND CANNOT BE LOCATED FROM THE RECORDS.
- 3. BLANKET AVIGATION EASEMENT AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, IN INSTRUMENT RECORDED APRIL 8, 1993 AS INSTRUMENT NO. 132334 OF OFFICAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 4. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF PACIFIC BELL, IN INSTR. REC. FEB. 22, 1994 AS INSTR. NO. 074441 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

RECORDER'S STATEMENT

FILED THIS 21<sup>ST</sup> DAY OF SEPTEMBER, 1994 AT 8:00 A.M.  
IN BOOK 250 OF MAPS AT PAGES 191-21 AT THE REQUEST  
OF THE CITY CLERK. FRANK K. JOHNSON  
FEE \$10.00  
NUMBER 363693  
COUNTY RECORDER

BY: [Signature] DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

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 23664-1, AND THE EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC 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 20<sup>TH</sup> DAY OF September, 1994.

KAREN E. LINDQUIST  
CITY CLERK OF THE CITY OF RIVERSIDE  
BY: [Signature]



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 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 \$ 4100.00.

DATED 4-18-94, 1994

R. WAYNE WATTS  
COUNTY TAX COLLECTOR  
BY: [Signature] DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 4100.00 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 Sept 21, 1994

GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND  
R. WAYNE WATTS  
COUNTY TAX COLLECTOR  
BY: [Signature] DEPUTY

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 AUG 30, 1994

BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES  
BY: [Signature]

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 2ND DAY OF MARCH 1989, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953, BY: EBERHART & STONE, INC.

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF FOUR (4) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JANUARY, 1990; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE (1) YEAR FROM RECORD-ATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED SEPT 15, 1993

[Signature]  
MATTHEW E. WEBB, L.S. 5529  
L.S. EXPIRES: SEPT. 30, 1996



M.B. 250/20

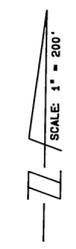
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 23664-1

BEING A SUBDIVISION OF A PORTION OF THE NORTH QUARTER OF THE WEST HALF OF THE SOUTHWEST QUARTER AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, T. 3 S., R. 5 W., S. B. M.

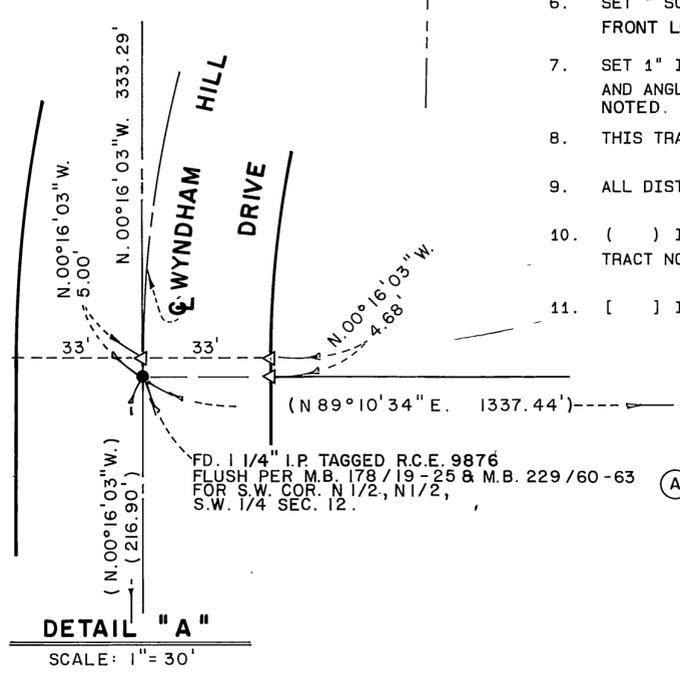
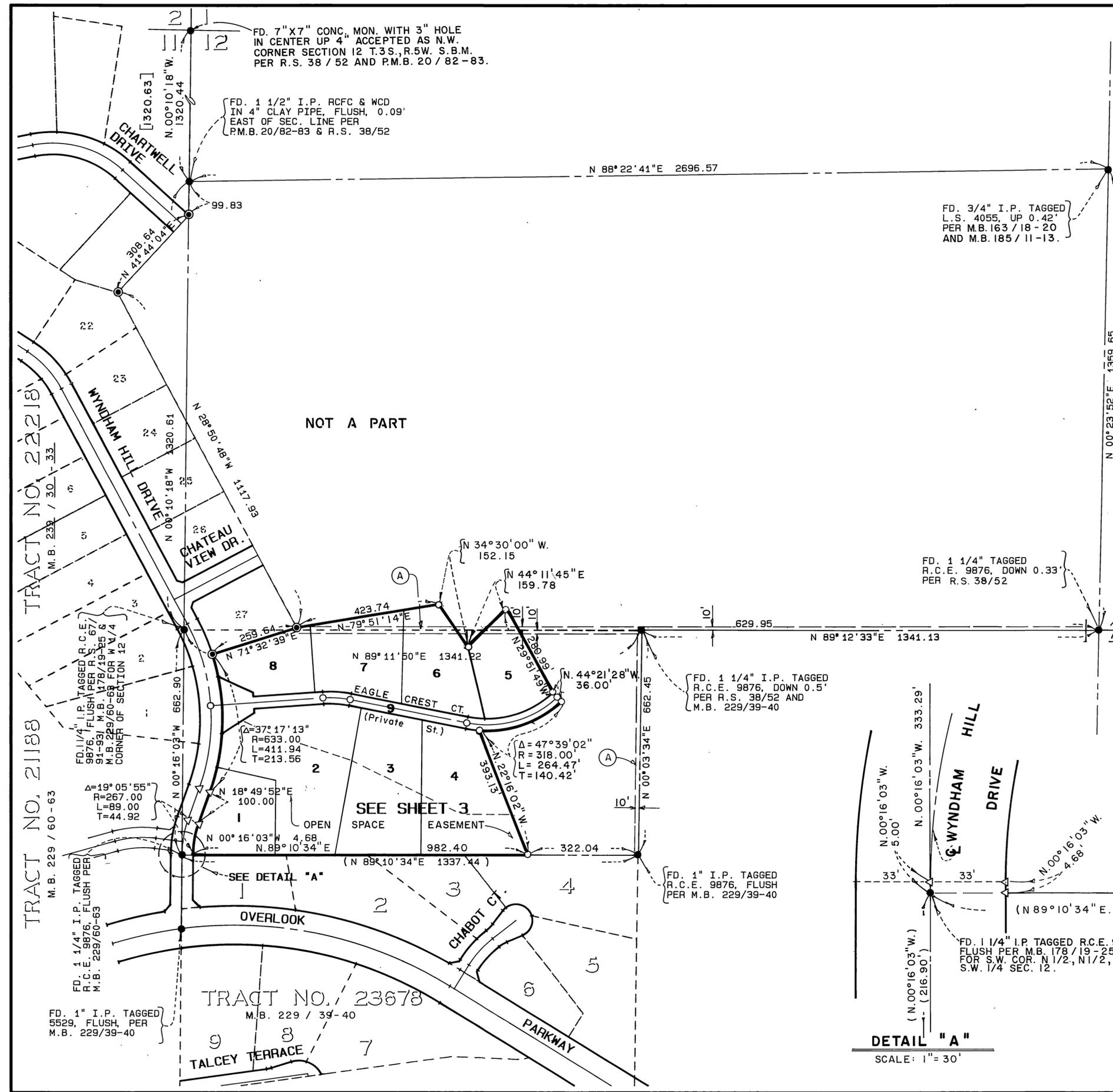
OCTOBER, 1991 SCALE: 1" = 200'

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA



## SURVEYOR'S NOTES:

- BASIS OF BEARINGS IS THE NORTH LINE OF TRACT NO. 23678 RECORDED IN BOOK 229 OF MAPS, PAGES 39 AND 40, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. TAKEN AS N 89°10'34"E.
- INDICATES FOUND MONUMENTS AS NOTED.
- △ INDICATES 1" O.D. IRON PIPE TAGGED R.C.E. 21740, FLUSH, TO BE SET PER TRACT NO. 21188, M.B. 229/60-63.
- ⊙ INDICATES 1" IRON PIPE TAGGED L.S. 5529, FLUSH, TO BE SET PER TRACT NO. 22218, M.B. 239 / 30 - 33.
- INDICATES SET 1" IRON PIPE TAGGED L. S. 5529, FLUSH.
- SET " SURE - FIRE " STUDS TAGGED L.S. 5529 IN TOP OF CURB AT ALL FRONT LOT CORNERS.
- SET 1" IRON PIPE TAGGED L. S. 5529, FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.
- THIS TRACT CONTAINS 13.947 ACRES.
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS.
- ( ) INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER TRACT NO. 23678 M. B. 239, PAGES 39 - 40.
- [ ] INDICATES RECORD DISTANCE PER RECORD OF SURVEY R.S. 38, PAGE 52.



M.B. 250/20

250/21

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 23664-1

BEING A SUBDIVISION OF A PORTION OF THE NORTH QUARTER OF THE WEST HALF OF THE SOUTHWEST QUARTER AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, T. 3 S., R. 5 W., S. B. M.

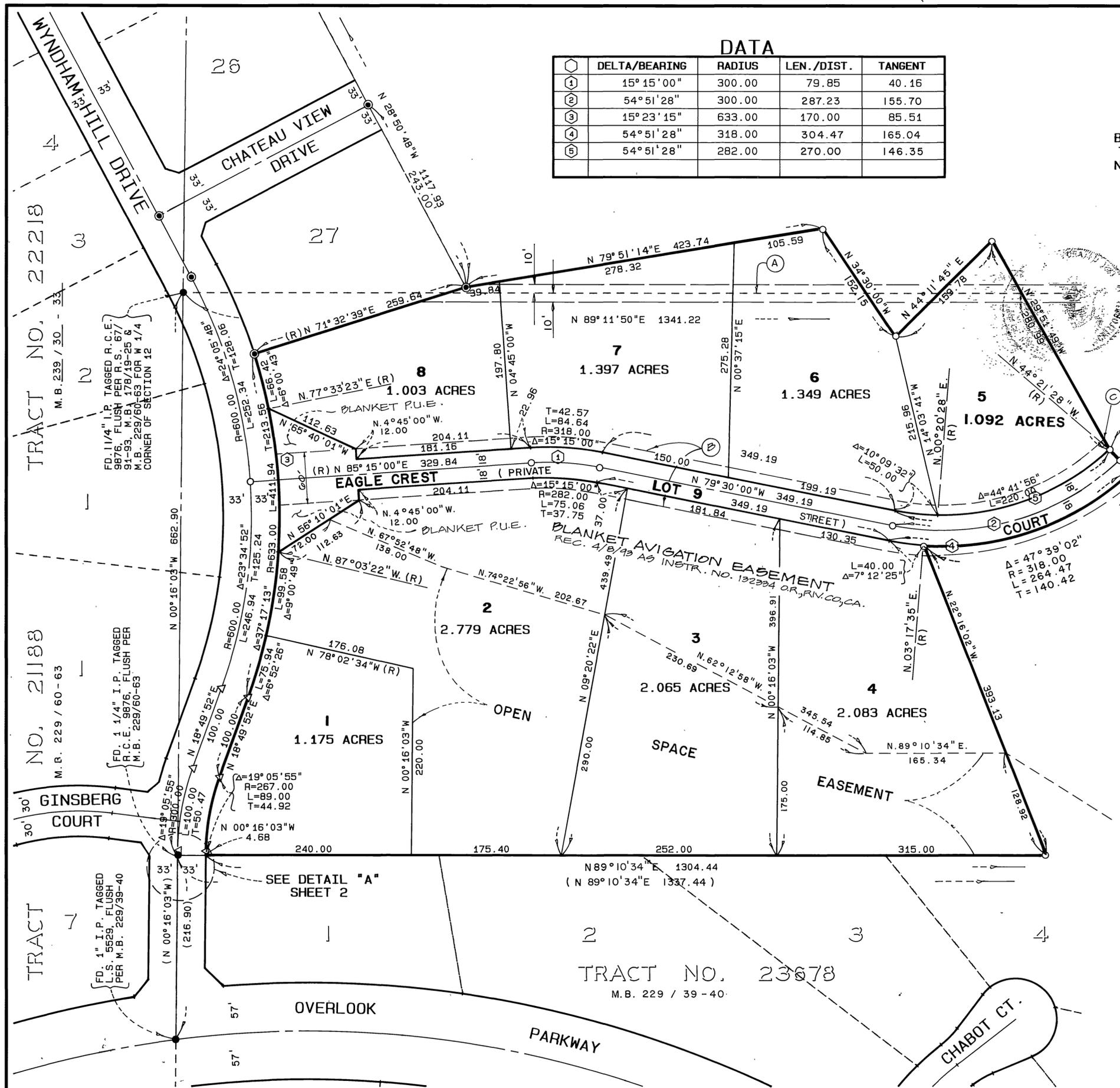
OCTOBER, 1991

SCALE: 1" = 80'

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

M.B. 250/21

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
①	15° 15' 00"	300.00	79.85	40.16
②	54° 51' 28"	300.00	287.23	155.70
③	15° 23' 15"	633.00	170.00	85.51
④	54° 51' 28"	318.00	304.47	165.04
⑤	54° 51' 28"	282.00	270.00	146.35



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- THIS TRACT CONTAINS 13.947 ACRES.
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS.
- ( ) INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER TRACT NO. 23678 M. B. 239, PAGES 39 - 40.
- [ ] INDICATES RECORD DISTANCE PER RECORD OF SURVEY R.S. 38, PAGE 52.
- (A) AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED JANUARY 9, 1959 AS INSTRUMENT NO. 2050 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR A DOMESTIC WATER MAIN, ELECTRIC LINES, UNDERGROUND CONDUITS, TELEPHONE LINES AND A GRADED AND OILED ROAD FOR PUBLIC ROAD PURPOSES.
- (B) AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED JUNE 11, 1993 AS INSTRUMENT NO. 221173 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR A DOMESTIC WATER MAIN, ELECTRIC LINES AND UNDERGROUND CONDUITS.
- (C) AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF PACIFIC BELL, IN INSTR. REC. FEB. 22, 1994 AS INSTR. NO. 074441 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

1053/238-244

91-241

M.B. 250/21