

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD OF TITLE OR INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE. WE HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES THE EASEMENT DESIGNATED AS "12' DRAINAGE EASEMENT". WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "BLANKET P.U.E.". FURTHER, WE THE UNDERSIGNED OWNERS AND OUR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, ALL VEHICULAR ACCESS RIGHTS APPURTENANT TO PARCELS 1 AND 2 ON, OVER AND ACROSS OVERLOOK PARKWAY AND OCOTILLO DRIVE ADJOINING SAID PARCELS.

* WE FURTHER HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITIES PURPOSES LOT "A". PER CERTIFICATE OF CORRECTION NO. 50.

Neil C. Hansen Jr. Sandra K. Hansen

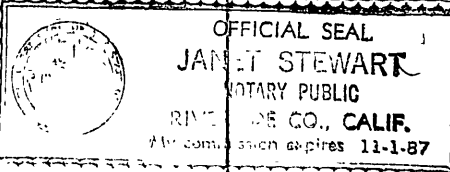
HALART ESCROW COMPANY, INC., A CALIFORNIA CORP. AS TRUSTEE IN DEED OF TRUST REC. SEPT 20, 1983 AS INSTR. NO. 191259, R.V. CO.

Mechanics National Bank, A CALIFORNIA CORP. AS BENEFICIARY IN DEED OF TRUST REC. OCT 23, 1984 AS INSTR. NO. 228919, R.V. CO.

J. Denis Watts, Pres. Lesley Risko, Asst. Sec.

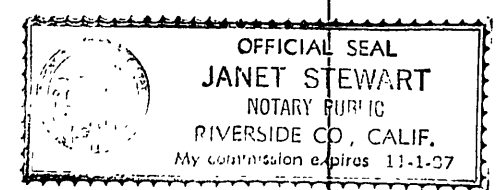
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF RIVERSIDE } s.s. ON THIS 15th DAY OF AUGUST, 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED NEIL C. HANSEN JR. AND SANDRA K. HANSEN (PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) DESCRIBED IN AND WHOSE NAME(S) (IS/ARE) SUBSCRIBED TO THE WITHIN INSTRUMENT, AND (HE/SHE/THEY) ACKNOWLEDGED TO ME THAT (HE/SHE/THEY) EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL.



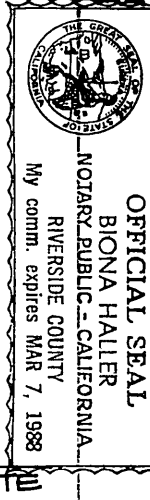
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF LOS ANGELES } s.s. ON THIS 9th DAY OF JULY, 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED J. DENIS WATTS AND LESLEY RISKO (PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND ASST. SECRETARY OF MECHANICS NATIONAL BANK, A CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL.



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF RIVERSIDE } s.s. ON THIS 1st DAY OF AUGUST, 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Janet Stewart (PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS THE PRESIDENT AND SECRETARY OF Halart Escrow Co., A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL.



IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 20486

BEING A DIVISION OF A PORTION OF LOT "A" (OCOTILLO DR.) VAC., LOT 8 AND LOT 9A OF OSBORNE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 12 OF MAPS AT PAGES 39-41, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 11, T.3 S., R.5 W., S.B.M.

DECEMBER, 1984

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS RIVERSIDE, CALIFORNIA

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

DATED October 1, 1985 R. WAYNE WATTS COUNTY TAX COLLECTOR

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 Sept 19, 1985 GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS

CITY TREASURER

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS 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 Oct 1, 1985 H. E. BREWER CITY TREASURER

SIGNATURE OMISSION

PURSUANT TO SECTION 66430 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

- (1) A RIGHT OF WAY RESERVED TO THE GAGE CANAL COMPANY, ITS SUCCESSORS OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSE OF IRRIGATION AND DOMESTIC USE. THE EXACT LOCATION NOT BEING DISCLOSED BY THE RECORDS.
(2) EASEMENT FOR GAS LINE FACILITIES AS RESERVED IN VACATION OF OCOTILLO DRIVE.
(3) EASEMENTS AND RIGHTS OF WAY OVER AND ACROSS THE LAND HEREINABOVE DESCRIBED FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, RENEWING AND OPERATING ALL NECESSARY DISTRIBUTING FLUMES, PIPES, WATERWAYS OR CONDUITS AND CONNECTIONS AND SUCH APPLIANCES AS MAY BE PROPER TO BE CONSTRUCTED, MAINTAINED OR USED IN CONNECTION THEREWITH, AND ALSO SUCH RIGHTS AND RESERVATIONS AS ARE SPECIFIED UPON THE MAP OF ARLINGTON HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 11/20,21 OF MAPS, S.B. CO. RECS.

RECORDER'S CERTIFICATE

FILED THIS 10th DAY OF OCTOBER, 1985 AT 12:40 P.M. IN BOOK 131 OF PARCEL MAPS AT PAGES 54-55 AT THE REQUEST OF THE CITY CLERK.

FEE \$80 WILLIAM E. CONERLY COUNTY RECORDER

NO. 229269 BY: Santa Regan

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INS. CO.

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 3rd DAY OF OCTOBER, 1985 FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

ROBERT C. WALES, R.C.E. 18793 CITY ENGINEER

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

TENTATIVE MAP APPROVED: OCT. 18, 1984

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF HANSEN CONST. CO. ON DECEMBER 7, 1984. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I ALSO HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN (1) YEAR FROM THE RECORDING DATE OF THIS MAP AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED Sept 20, 1985 BY: John H. Staaf, L.S. 3481

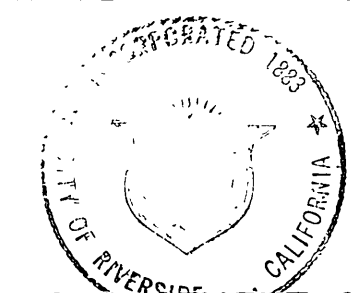
CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 20486 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 8th DAY OF October, 1985.

ALICE A. HARE CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare



UTILITIES EASEMENT CERTIFICATE

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

- (1) A RIGHT OF WAY OVER SAID LAND FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES OR FLUMES FOR IRRIGATION OR DOMESTIC PURPOSES, AS GRANTED TO RIVERSIDE CANAL CO. AND RIVERSIDE WATER CO., THEIR SUCCESSORS OR ASSIGNS IN DEEDS REC. 4/26/1882 IN BOOK 28/633 AND 8/14/1885 IN BOOK 42/294,296 RESPECTIVELY, OF DEEDS, R.V. CO. RECS.
(2) EASEMENT FOR WATERLINE FACILITIES CONVEYED TO THE CITY OF RIVERSIDE BY INSTR. NO. 25785, REC. 2/24/85, OR., R.V. CO., CA.

DATED: 10/2/85 BY: Fred Kray, Director of Public Utilities

C.C. 55 CERTIFICATE OF CORRECTION REC. NOV. 22, 1985

PMB 131/54

PMB 131/54

TRACT NO. 3116-1 M.B. 89/94, 95 RIV. CO. REC.

TRACT NO. 2490 M.B. 49/5-8 RIV. CO. REC.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 20486
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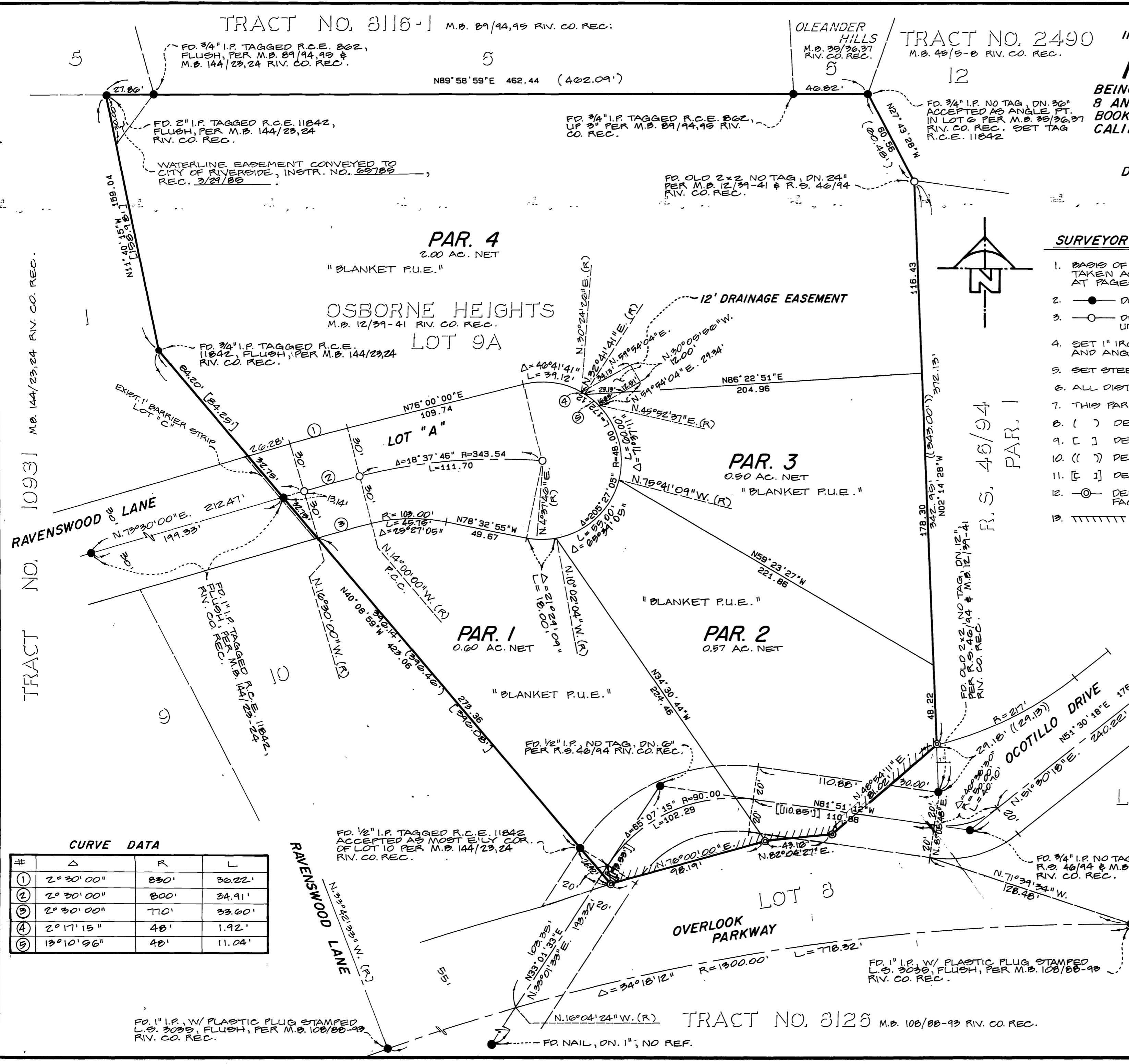
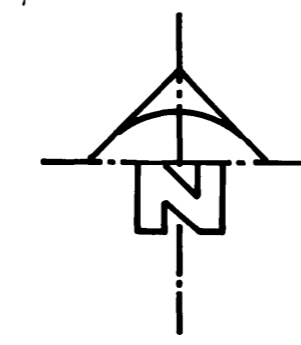
DECEMBER 1984

SCALE 1" = 40'

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE NELY LINE OF LOT 1 OF TRACT NO. 10931 TAKEN AS N. 11°40'15" W. AS SHOWN BY MAP ON FILE IN BOOK 144 OF MAPS AT PAGES 23 AND 24 THEREOF, RECORDS OF RIVERSIDE COUNTY, CA.
2. ● DENOTES FOUND MONUMENTS AS NOTED.
3. ○ DENOTES SET 1" IRON PIPE, TAGGED R.C.E. 11842, FLUSH, UNLESS OTHERWISE NOTED.
4. SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
5. SET STEEL PIN IN TOP OF CURB TAGGED R.C.E. 11842 FOR SIDE LOT LINES PROJECTED.
6. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
7. THIS PARCEL MAP CONTAINS 4.01 ACRES GROSS.
8. () DENOTES RECORD DATA PER M.B. 12/39-41, RIV. CO. REC.
9. [] DENOTES RECORD DATA PER M.B. 144/23,24, RIV. CO. REC.
10. (() DENOTES RECORD DATA PER R.S. 46/94, RIV. CO. REC.
11. [(] DENOTES RECORD DATA PER M.B. 108/88-93, RIV. CO. REC.
12. ⊙ DENOTES SET NAIL AND TAG R.C.E. 11842, UP 12" ON INSIDE FACE OF REAR WALL IN LIEU OF 1" IRON PIPE.
13. TTTTTT INDICATES VEHICULAR ACCESS RIGHTS WAIVED.



CURVE DATA

#	Δ	R	L
①	2° 30' 00"	830'	36.22'
②	2° 30' 00"	800'	34.91'
③	2° 30' 00"	770'	33.60'
④	2° 17' 15"	48'	1.92'
⑤	13° 10' 56"	48'	11.04'

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES
FRONTAGE FEES, WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCELS #1, #2, #3 AND #4.

ELECTRIC FACILITIES
ELECTRIC FEES HAVE BEEN PAID AND ARRANGEMENTS HAVE BEEN MADE BUT THE DEVELOPER INSTALLED FACILITIES HAVE NOT BEEN INSTALLED FOR PARCELS #1, #2, #3 AND #4.

EASEMENTS
ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER AND ELECTRIC DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: 10/2/84
FRED KRAY
DIRECTOR OF PUBLIC UTILITIES

BY: *Thomas K. Clark*

FD. 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 3035, FLUSH, PER M.B. 108/88-93 RIV. CO. REC.

TRACT NO. 3125 M.B. 108/88-93 RIV. CO. REC.

PMB 131/55