

In the City of Riverside, County of Riverside, State of California TRACT NO. 10953

being a subdivision of Lot 36 of Castleman's Addition to Riverside as shown by map on file in Book 3 page 19 of Maps, Riverside County Records.

June, 1978 Scale: 1" = 40' Esqate, Lansing & Assoc.

FILED
on May 16, 1979
at 3:28 P.M.

Donald D. Sullivan
County Recorder

PK 104 pgs.
\$92.10

By: James L. McClellan
Fee: \$ 9.00
N^o: 102639
Filed by: City Clerk
Sub'd'n Cite: First American Title Insurance Company

Ownership

We hereby certify that we are the owners or have right, title 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 colored border line and we hereby offer for dedication for street purposes, Lots "A" through "E" inclusive, and for the maintenance of electrical distribution facilities those easements designated as 5'x25' R.U.E., 5'x35' R.U.E., 8' R.U.E. and 4' R.U.E. we further dedicate the 4' tree planting easement, for planting and maintaining street trees.

Montalvo Development Corp.

Pedro Montalvo PRESIDENT
Peter Montalvo 2nd VICE PRESIDENT

City Engineer's Certificate

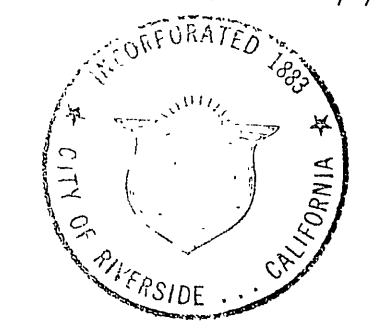
I hereby certify that I have examined the within map; that the subdivision shown hereon is substantially the same as it appeared on the tentative map of Tract No. 10953 which was approved by the Riverside City Planning Commission on Sept. 22, 1977 and any approved alterations thereof; that all provisions 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 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 have been filed with the public works department and that the same have been checked and approved; and that all improvements have been completed in accord 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: May 10, 1979

Robert C. Wales R.C.E. 18793
Director of Public Works
By: Robert C. Wales

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 10953, 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 15th day of May, 1979.



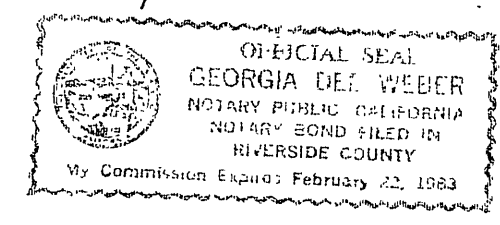
Alice A. Hare
City Clerk of the City of Riverside
By: Alice A. Hare

Notary Acknowledgement

State of California }
County of Riverside } S.S.
On this 1st day of May, 1979, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Pedro Montalvo known to me to be the President and Peter Montalvo known to me to be the 2nd Vice President of the corporation that executed the within instrument and acknowledged to me that such corporation executed the same.

Witness my hand and official seal

My commission expires February 22, 1983
Georgia Dee Weber
Notary Public in and for said County and State



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: May 8, 1979

Everett C. Ross
Director of Public Utilities
By: Don Campbell for E.C. Ross

Tax Collector's Certificate

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 1250.00.

Dated: May 16, 1979

Donna Bauer Babcock
County Tax Collector
By: Kenneth E. Kevin
Deputy

Notary Acknowledgement

State of California }
County of Riverside } S.S.
On this 7th day of May, 1979, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Pedro Montalvo and Peter Montalvo known to me to be the President and 2nd Vice President respectively of the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said corporation 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 commission expires February 22, 1983
Notary Public in and for said County and State

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: May 7, 1979

H.E. Brewer, City Treasurer
By: H.E. Brewer

Signature Omission

In accordance with Section 66430 (c)(1) 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. Riverside Canal Company and Riverside Water Company, their successors or assigns, owners of a right of way for construction and maintenance of all necessary water ditches, pipes or flumes for irrigation or domestic purposes, in deeds recorded April 26, 1932 in Book 23, Page 235 and August 14, 1935 in Book 42, Page 294 and 296, respectively, Deeds, Records of San Bernardino County, the exact location is not disclosed by the records.

Engineer's Certificate

I hereby certify that I am a Registered Civil Engineer of the State of California, and that this map consisting of three (3) sheets correctly represents a true and complete survey made under my supervision during October, 1978, that all monuments of the character and location shown hereon are in place or will be in place within one (1) year from the recording date of this map, and that said monuments are sufficient to enable the survey to be retraced.

Dated: April 12, 1979

Lawrence D. Lansing R.C.E. 27105
By: Lawrence D. Lansing

Tax Bond

I hereby certify that a bond in the sum of \$ 1250.00 has been executed and filed with the Board of Supervisors of the County of Riverside, California, conditioned upon 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 May 15, 1979

Donald D. Sullivan
County Clerk and Ex-Officio Clerk
of the Board of Supervisors
By: Maury Romano

Soil Report

A preliminary soil report was prepared on the 5th day of December, 1977 as required by the Health and Safety Code of California, Section 17953: By John R. Byerly, Inc., RCE 15871, of Bloomington, Calif.

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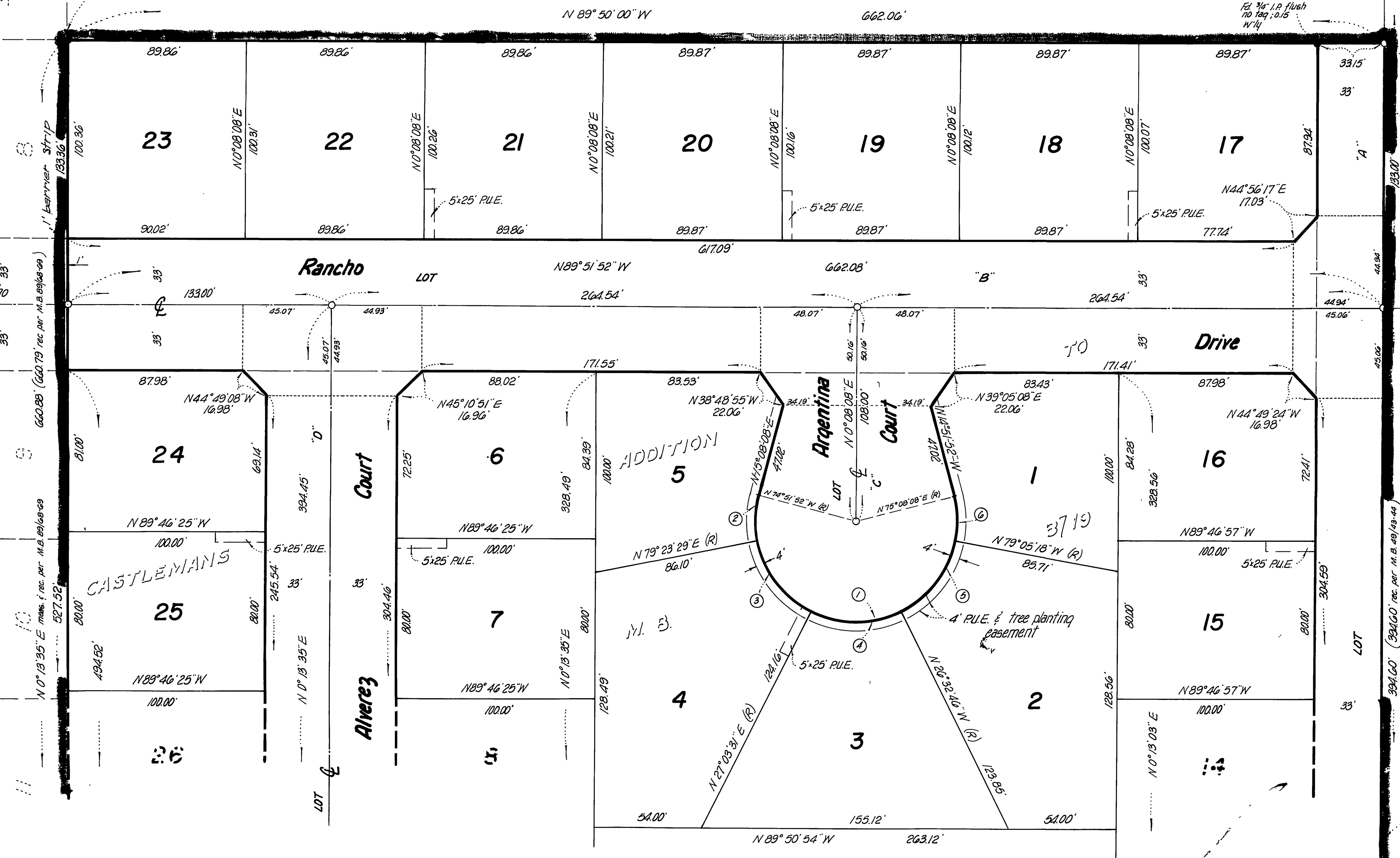
Set R.R. spike flush w/ punch mark & nail 1" ties from CRFB 71146

Engineer's Notes

1. Basis of bearings is the west line of Lot 36 of Castleman's Addition as shown on Tract 7819 recorded in Book 89, Pages 68-69 of Maps, Riverside County Records, being N0°13'35"E.
2. ● Indicates monuments found as noted.
3. ○ Indicates set 1" I.P. flush tagged RCE 21884 at street centerline control points.
4. Set stud and RCE 21884 tag in top of curb at all side lot lines projected.
5. This tract contains 10.04 acres.
6. Set 1" I.P. flush tagged RCE 21884 at all rear lot corners, angle points in side lot lines and B.C.'s & E.C.'s in front lot lines.

M.B. 104/9 TRACT 29/68-69 NO. 10

Set 3/4" I.P. flush tagged RCE 9101 per R.S. 39/50, M.B. 79/25-26, & M.B. 89/68-69



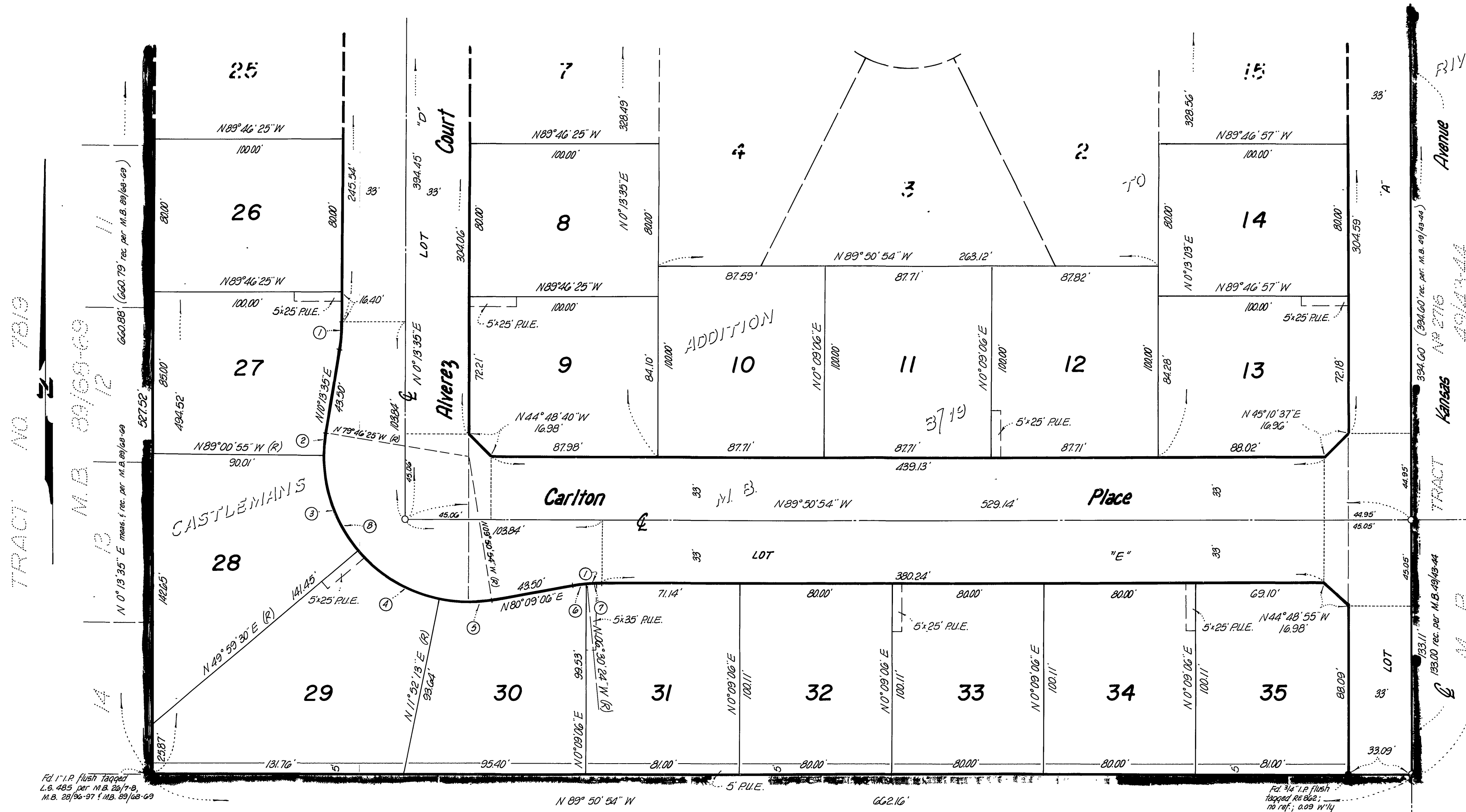
CURVE DATA				
No.	Δ	R	L	T
1	210°00'00"	48'	173.93'	-
2	25°44'39"	48'	21.57'	10.97'
3	52°19'58"	48'	43.84'	23.58'
4	53°36'17"	48'	44.91'	24.25'
5	52°32'32"	48'	44.02'	23.69'
6	25°46'34"	48'	21.59'	10.98'

M.B. 104/9

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Engineer's Notes

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2. ● Indicates monuments found as noted.
3. ○ Indicates set 1" I.P. flush tagged RCE 21884 at street centerline control points.
4. Set stud and RCE 21884 tag in top of curb at all side lot lines projected.
5. This tract contains 10.04 acres.
6. Set 1" I.P. flush tagged RCE 21884 at all rear lot corners, angle points in side lot lines and B.C.'s & E.C.'s in front lot lines.

CURVE DATA

No.	Δ	R	L	T
1	10° 00' 00"	85'	14.84'	7.44'
2	09° 14' 30"	76'	12.26'	6.14'
3	40° 59' 35"	76'	54.37'	28.41'
4	38° 07' 17"	76'	50.57'	26.26'
5	21° 43' 07"	76'	28.81'	14.58'
6	05° 20' 30"	85'	4.96'	2.48'
7	06° 39' 30"	85'	9.88'	4.94'
8	110° 04' 28"	76'	146.01'	108.69'

TRACT NO. 7819

M.B. 89/69-69
69-69-69
12

Set 1" I.P. flush tagged L.C. 485 per M.B. 26/7-8, M.B. 28/96-97 & M.B. 89/68-69

Set 3/4" I.P. flush tagged RE 862; no ref.; 009 W/14

M.B. 104/10

M.B. 104/10