

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 11838

BEING A SUBDIVISION OF PORTIONS OF LOTS 1 AND 16 IN SECTION 19, T. 2 S., R. 4 W. OF EAST RIVERSIDE LAND CO. PER M.B. 6/44 SAN BERNARDINO CO. RECORDS AND A PORTION OF THE N. 1/2 OF THE N.W. 1/4 OF SECTION 20, T. 2 S., R. 4 W., S.B.M., AND A PORTION OF MASSACHUSETTS AVE. VACATED.

**FILED**  
ON DEC 3, 1979

AT 2:30 P.M.  
DONALD D. SULLIVAN  
COUNTY RECORDER

BY: Debbie Ann Steger  
FEE \$9.00

NR 256949  
FILED BY City Clerk

SUB'DN G'TEE: QUALITY TITLE Co.

M.B. 109/57

## FOR CONDOMINIUM PURPOSES

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA  
FEBRUARY 1979

### OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE COLORED BORDERLINE. AND FURTHER, THE UNDERSIGNED OWNERS, OUR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR ACCESS RIGHTS BETWEEN POINTS "A" - "F" INCLUSIVE AND BETWEEN "G" AND "H" AND WAIVER OF PEDESTRIAN ACCESS RIGHTS BETWEEN POINTS "A" AND "B", "C" AND "D", "E" AND "F" AND "G" AND "H", APPURTENANT TO LOT 1 ON, OVER AND ACROSS WATKINS DRIVE ADJOINING SAID LOT, AS SHOWN ON THE ANNEXED MAP.

Bruce T. Mulhearn  
BRUCE T. MULHEARN

Dale E. Lawrence  
DALE E. LAWRENCE

CASTLEHEAD INC.  
A CALIFORNIA CORPORATION, AS TRUSTEE  
J. J. Conaslimo  
PRESIDENT

Bruce T. Mulhearn  
SECRETARY

SOUTHERN CITIES ESCROW COMPANY,  
A CALIFORNIA CORPORATION AS TRUSTEE.

George Mansley  
VICE PRESIDENT

Joan M. Moor  
VICE PRESIDENT

TITLE INSURANCE AND TRUST COMPANY,  
A CALIFORNIA CORPORATION AS TRUSTEE.

Robert C. Wright  
PRESIDENT

Asst. Secretary  
SECRETARY

STEWART TITLE CO., OF RIVERSIDE COUNTY,  
A CALIFORNIA CORPORATION AS TRUSTEE.

Robert C. Wright  
VICE-PRESIDENT

Asst. Secretary  
SECRETARY

SO-CAL TRUST DEED CORPORATION,  
A CALIFORNIA CORPORATION AS TRUSTEE.

Alan J. Quinn  
PRESIDENT

Asst. Secretary  
SECRETARY

### 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 11838, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON JANUARY 5, 1978, 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 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 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: Nov 16, 1979

ROBERT C. WALES, R.C.E. 18793  
DIRECTOR OF PUBLIC WORKS

Robert C. Wales

### 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 Nov. 14, 1979

EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES

BY: Everett C. Ross

### 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 Nov. 14, 1979

H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

### SOIL REPORT

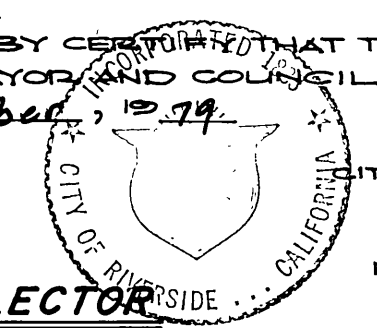
A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 1ST DAY OF OCTOBER, 1971, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, BY GALLAHER AND BOVEY.

### 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 11838, 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 27th DAY OF November, 1979.



ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare

### 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.

DATED Nov 13th, 1979

DONNA BOUER BABCOCK  
COUNTY TAX COLLECTOR

BY: Handwritten Name  
DEPUTY

### 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 \_\_\_\_\_, 1979

DONALD D. SULLIVAN  
COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS

BY: \_\_\_\_\_

### 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 APRIL, 1971; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION 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 Feb 15, 1979

ERNEST N. WEBB, R.C.E. 9872

BY: Ernest N. Webb

M.B. 109/57

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TRACT NO. 11838

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FOR CONDOMINIUM PURPOSES

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE CALIFORNIA

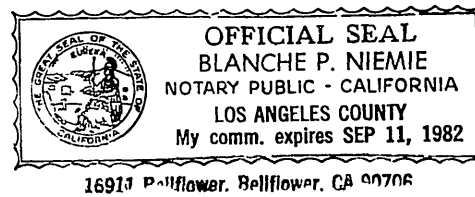
FEBRUARY 1979

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S. COUNTY OF LOS ANGELES

ON THIS 27th DAY OF Sept., 1979, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, RESIDING THEREIN AND DULY COMMISSIONED AND SWORN PERSONALLY APPEAR BRUCE T. MULHEARN AND DALE E. LAWRENCE KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.



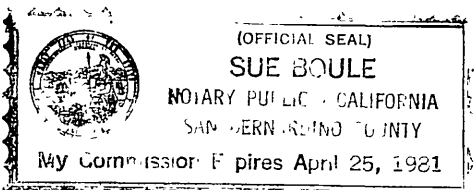
Blanche P. Niemie NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES Sept. 11, 1982

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S. COUNTY OF SAN BERNARDINO

ON THIS 5th DAY OF OCTOBER, 1979, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GEORGIA MAUDSLEY KNOWN TO ME TO BE THE VICE-PRES. AND JOAN MARION KNOWN TO ME TO BE THE VICE-PRES. OF SOUTHERN CITIES ESCROW COMPANY THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF OF 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 AS TRUSTEE.

WITNESS MY HAND AND OFFICIAL SEAL.



Sue Boule NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES 4-25-81

UTILITIES EASEMENTS

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

PERMANENT EASEMENTS AND RIGHTS OF WAY, AND RESERVING THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, REMOVE, RENEW AND ENLARGE LINES OF PIPE, CONDUITS, CABLES, WIRES, POLES AND OTHER CONVENIENT STRUCTURES, EQUIPMENT AND FIXTURES, FOR THE TRANSPORTATION AND DISTRIBUTION OF ELECTRIC ENERGY, WATER AND INCIDENTAL PURPOSES, INCLUDING ACCESS, IN, UPON AND OVER THE SOUTH 33.00 FT. DESCRIBED PORTION OF THE VACATED STREET, AS SET OUT IN RESOLUTION NO 9930 OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, VACATING MASSACHUSETTS AVENUE, RECORDED MARCH 13, 1964 AS INSTRUMENT NO 32097 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EVERETT C. ROSS DIRECTOR OF PUBLIC UTILITIES

DATED Nov 14, 1979

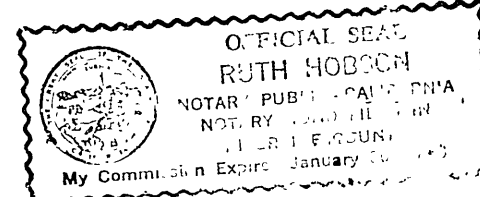
BY: Everett C. Ross

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } COUNTY OF RIVERSIDE

ON THIS 4th DAY OF October, 1979, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Robert C. Wright KNOWN TO ME TO BE THE Asst Secretary AND KNOWN TO ME TO BE THE OF TITLE INSURANCE AND TRUST COMPANY THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF 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 AS TRUSTEE.

WITNESS MY HAND AND OFFICIAL SEAL.



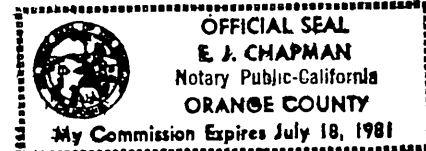
Ruth Hobson NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES ON 1-30-83

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S. COUNTY OF ORANGE

ON THIS 23rd DAY OF October, 1979, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED R. J. HAGAN KNOWN TO ME TO BE THE vice President AND KNOWN TO ME TO BE THE OF STEWART TITLE CO., OF RIVERSIDE COUNTY, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF 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 AS TRUSTEE.

WITNESS MY HAND AND OFFICIAL SEAL.



E. J. Chapman NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES ON 7-18-81

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S. COUNTY OF Los Angeles

ON THIS 27th DAY OF Sept., 1979, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED S. J. Consolino KNOWN TO ME TO BE THE President AND Bruce T. Mulhern KNOWN TO ME TO BE THE Secretary OF CASTLEHEAD INC., A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF 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, AS TRUSTEE.

WITNESS MY HAND AND OFFICIAL SEAL.

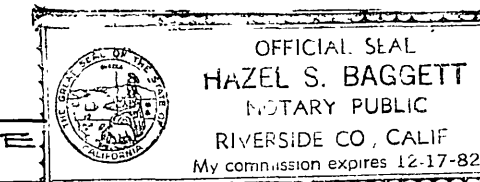
Blanche P. Niemie NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES ON Sept 11, 1982

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S. COUNTY OF RIVERSIDE

ON THIS 3rd DAY OF October, 1979, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Alan S. [Signature] KNOWN TO ME TO BE THE President AND Robert B. [Signature] KNOWN TO ME TO BE THE Secretary OF SO-CAL TRUST DEED CORPORATION THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF 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 AS TRUSTEE.

WITNESS MY HAND AND OFFICIAL SEAL.

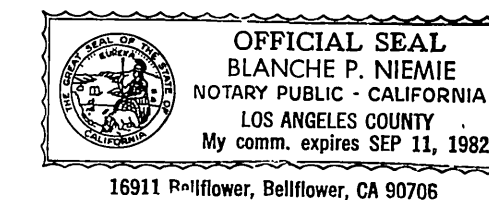


Hazel S. Baggett NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES ON 12/17/82

SIGNATURE OMISSION

UNDER THE PROVISIONS OF SECTION 66436 (C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED.

PERMANENT EASEMENTS AND RIGHTS OF WAY TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, REMOVE AND RENEW SANITARY SEWERS AND STORM DRAINS AND APPURTENANT STRUCTURES, AND RESERVING THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, REMOVE, RENEW AND ENLARGE LINES OF PIPE, CONDUITS, CABLES, WIRES, POLES AND OTHER CONVENIENT STRUCTURES, EQUIPMENT AND FIXTURES, FOR THE OPERATION OF GAS PIPE LINES, TELEGRAPHIC AND TELEPHONE LINES, PETROLEUM AND ITS PRODUCTS, INCLUDING ACCESS, AND THE RIGHT TO KEEP THE PROPERTY FREE FROM INFLAMMABLE MATERIALS AND WOOD GROWTH, AND OTHERWISE, PROTECT THE SAME FROM HAZARDS, IN, UPON AND OVER THE SOUTH 33.00 FT. DESCRIBED PORTION OF THE VACATED STREET, AS SET OUT IN RESOLUTION NO 9930 OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, VACATING MASSACHUSETTS AVENUE, RECORDED MARCH 13, 1964 AS INSTRUMENT NO 32097 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



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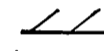
## FOR CONDOMINIUM PURPOSES

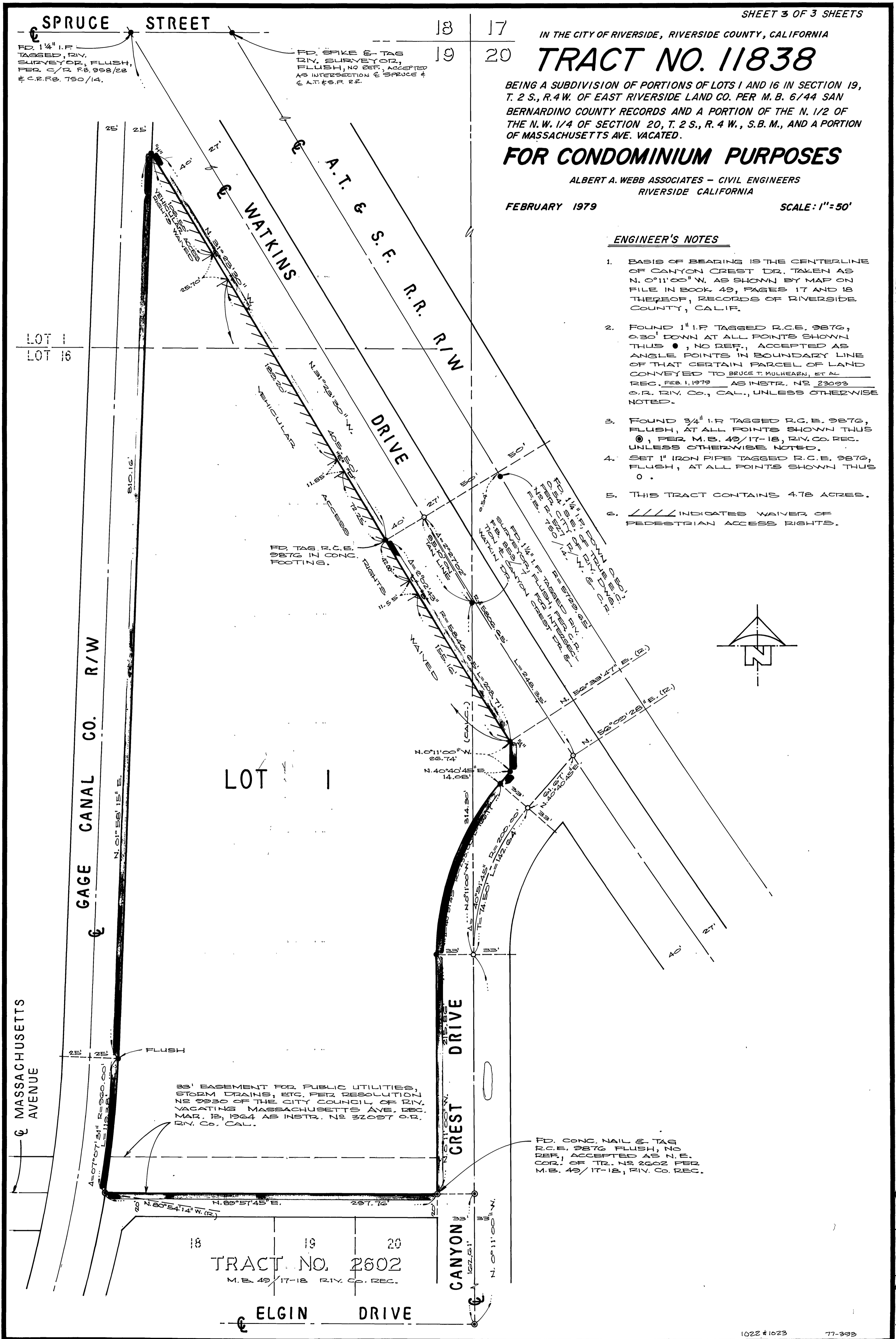
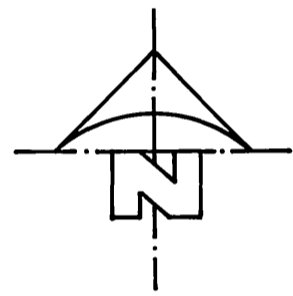
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

FEBRUARY 1979

SCALE: 1" = 50'

### ENGINEER'S NOTES

1. BASIS OF BEARING IS THE CENTERLINE OF CANYON CREST DR. TAKEN AS N. 0°11'00" W. AS SHOWN BY MAP ON FILE IN BOOK 49, PAGES 17 AND 18 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIF.
2. FOUND 1" I.P. TAGGED R.C.E. 9876, 0.30' DOWN AT ALL POINTS SHOWN THIS ○, NO REF., ACCEPTED AS ANGLE POINTS IN BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO BRUCE T. MULHEARN, ET AL REC. FEB. 1, 1979 AS INSTR. NO. 23023 O.R. RIV. CO., CAL., UNLESS OTHERWISE NOTED.
3. FOUND 3/4" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THIS ⊙, PER M.B. 49/17-18, RIV. CO. REC. UNLESS OTHERWISE NOTED.
4. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THIS ○.
5. THIS TRACT CONTAINS 4.78 ACRES.
6.  INDICATES WAIVER OF PEDESTRIAN ACCESS RIGHTS.



TRACT NO. 2602  
M.B. 49/17-18 RIV. CO. REC.

CITY'S COPY 109/59