

FILED
ON MAY 4, 1984

AT 3:00 P.M.
WILLIAM E. CONERLY
COUNTY RECORDER

BY: Sanita Ragan

FEE \$800

NR 94616

FILED BY CITY CLERK

SUB'DN GTEE FIRST AMERICAN
TITLE INSURANCE COMPANY

UTILITIES EASEMENT CERTIFICATE

The City of Riverside being the owner of the below described easements, hereby consents to the making and filing of the annexed map.

- 1. 6' easement in favor of So. Calif. Edison Co. for aerial purposes only per Inst. No. 34760 rec. April 19, 1960 O.R. Riv. Co. Calif.
- 2. 10' easement in favor of the City of Riverside for water pipelines per Inst. No. 76687 rec. July 13, 1971 O.R. Riv. Co. Calif.
- 3. 6' easement in favor of the City of Riverside for public utilities purposes per Inst. No. 76688 rec. July 13, 1971 O.R. Riv. Co. Calif.

Fred Kray
Director of Public Utilities

Dated April 30, 1984 Fred Kray

OWNERSHIP

WE HEREBY CERTIFY 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 COLORED BORDER LINE. WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "BLANKET P.U.E."

LINCOLN BANBURY LIMITED PARTNERSHIP

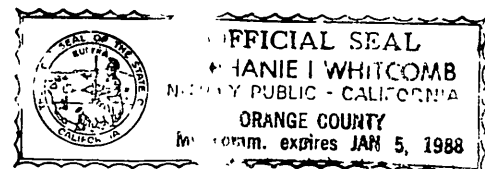
William W. Hirsch
WILLIAM W. HIRSCH

NOTARY ACKNOWLEDGEMENT

State of California } ss.
County of Orange }

on April 25, 1984, before me, STEPHANIE I. WHITCOMB,
a Notary Public in and for said state, personally appeared WILLIAM W. HIRSCH

(personally known to me / proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as the General Partner of LINCOLN BANBURY LIMITED PARTNERSHIP, the California Limited Partnership that executed the within instrument and acknowledged to me that such partnership executed the same.
My commission expires JAN 5, 1988 Witness my hand and official seal.



Stephanie I. Whitcomb
Notary Public in and for said state

FIRST AMERICAN TITLE INSURANCE COMPANY, as trustee under a deed of trust rec. April 29, 1984 as Inst. No. 89303.

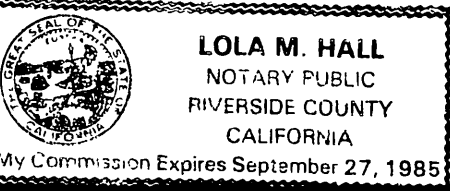
Roderick J. Hunter and Steve Mustin
ASST. VP. ASST. SECRETARY

NOTARY ACKNOWLEDGEMENT

State of California } ss.
County of RIVERSIDE }

On this 27 day of APRIL, 1984, before me, LOLA M. HALL,
a Notary Public in and for said state, personally appeared RODERICK J. HUNTER and STEVE MUSTIN

(personally known to me and / or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as ASST. VP. and ASST. SECRETARY of FIRST AMERICAN TITLE, a California corporation, 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 said corporation executed the same.
My commission expires SEPT. 27, 1985 Witness my hand and official seal.



Lola M. Hall
Notary Public in and for said state

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 19265

BEING A SUBDIVISION OF PARCELS 1 AND 2 OF MAP RECORDED IN BOOK 3 PAGE 66 OF PARCEL MAPS AND PARCELS 2 AND 3 OF MAP RECORDED IN BOOK 3 PAGE 67 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

OCTOBER, 1983
FOR CONDOMINIUM PURPOSES
ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

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. 19265, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON MAY 9, 1983, 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: APRIL 30, 1984 ROBERT C. WALES, R.C.E. 15793
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 April 30, 1984 FRED KRAY
DIRECTOR OF PUBLIC UTILITIES

BY: Fred Kray

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 April 27, 1984 H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 31st DAY OF MAY, 1983, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY ASSOCIATED SOILS ENGINEERING, INC.

SIGNATURE OMISSION

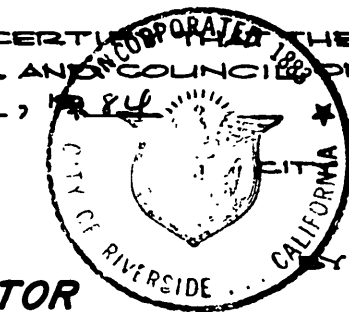
Under the provisions of Section 66436 of the Subdivision Map Act, the following signature has been omitted:

- 1. An easement in favor of J.C. Penny Prop. for sewer lines per Inst. No. 31301 rec. March 8, 1972 O.R. Riv. Co. Calif.

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 NO. 19265, 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 1st DAY OF May, 1984.



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, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$23,800.00.

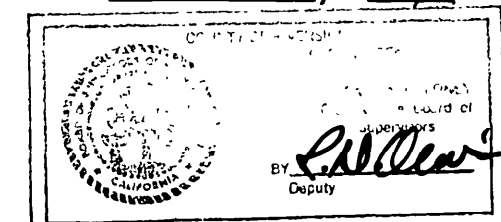
DATED 4-27, 1984 R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Larry Knowles
DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$23,800.00 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 5-3, 1984 GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS



BY: R. D. Olivas

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING MAY, 1983; 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 Nov. 29, 1983

BY: John H. Staaf
JOHN H. STAAF, L.S. 3481
1018/196-198 89-53

M.B. 140/10

M.B. 140/10

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IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 19265

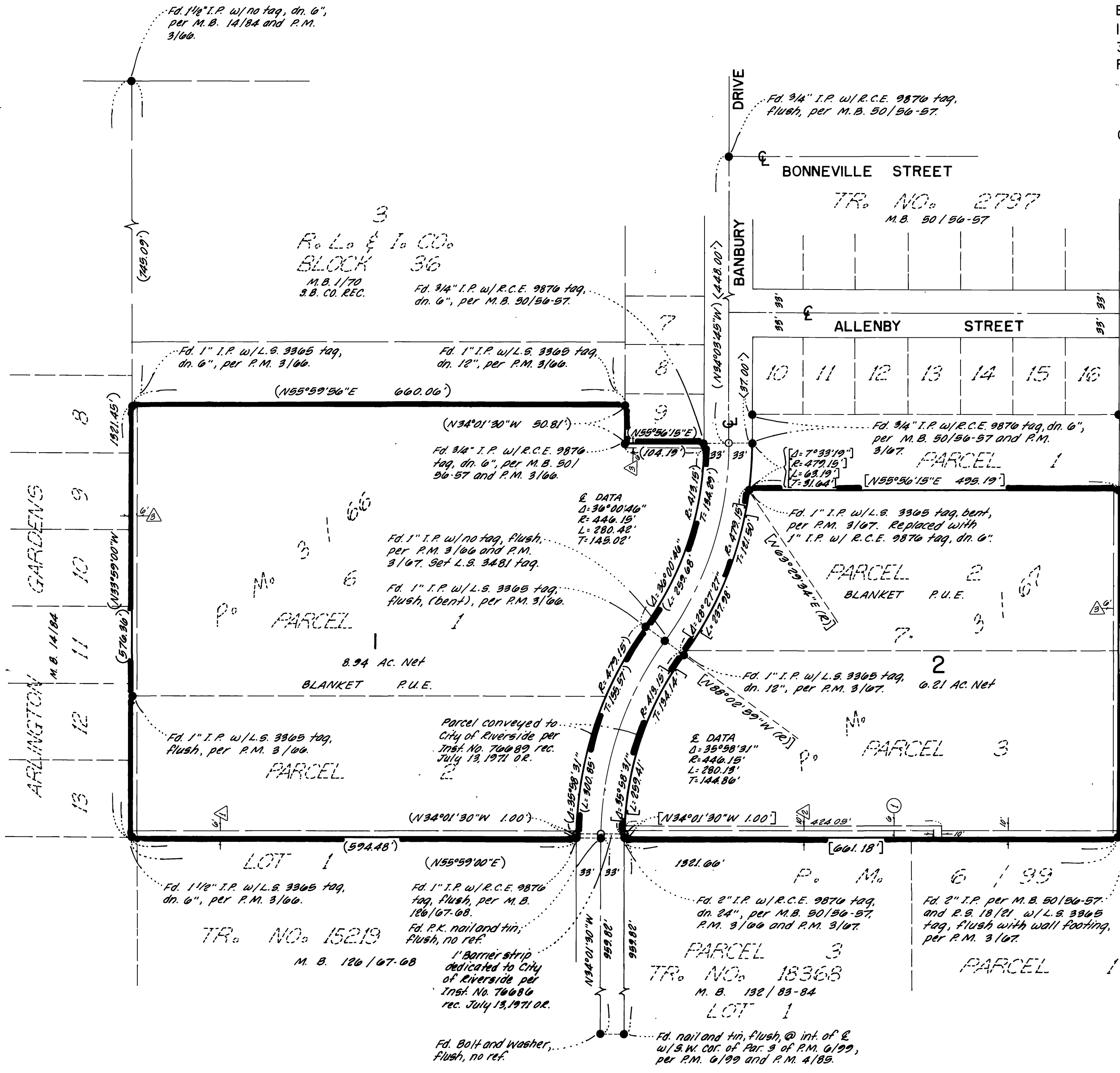
BEING A SUBDIVISION OF PARCELS 1 AND 2 OF MAP RECORDED IN BOOK 3 PAGE 66 OF PARCEL MAPS AND PARCELS 2 AND 3 MAP RECORDED IN BOOK 3 PAGE 67 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FOR CONDOMINIUM PURPOSES ALBERT A. WEBB ASSOCIATES

CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

OCTOBER, 1983

SCALE: 1" = 100'

140
11
M.B. 140/11



SURVEYOR'S NOTES

- The Basis of Bearings for this survey is the centerline of Banbury Drive being (N34°03'45"W) per P.M. 3/66, Riverside County Records.
- Indicates set 1" I.P. w/ L.S. 3481 tag, flush.
 - Indicates found monuments as noted.
 - ()-- Indicates record and measured data per P.M. 3/66, Riverside County Records.
 - []-- Indicates record and measured data per P.M. 3/67, Riverside County Records.
 - < >-- Indicates record and measured data per M.B. 50/56-57, Riverside County Records.
 - △ ○--- See sheet 1 for Easement Notes.

M.B. 140/11

M.B. 140/11