

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT NO. 19233-1

BEING A SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF SECTION 2  
T.3S., R.4W., S.B.B. & M.

### RECORDER'S CERTIFICATE

FILED THIS 7<sup>th</sup> DAY OF MAY, 1984  
AT 11:35 A.M. IN BOOK 140 OF MAPS,  
PAGES 14-17, AT THE REQUEST OF THE  
CLERK OF THE BOARD.

NO. 95457  
FEE \$ 12.00

WILLIAM E. CONERLY  
COUNTY RECORDER  
BY: Serita Regan, DEPUTY

SUBDIVISION GUARANTEE FIRST AMERICAN TITLE INSURANCE CO.

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS

JANUARY, 1984

### OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; AND THAT WE CONSENT TO THE MAKING AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" THROUGH "F" INCLUSIVE. WE HEREBY DEDICATE TO THE COUNTY OF RIVERSIDE (1) ONE FOOT BARRIER STRIPS LOTS "G" AND "H" FOR ROAD AND ACCESS CONTROL AS A CONDITION OF DEDICATION OF LOT "A" (IRONWOOD AVENUE), THE OWNERS OF LOTS 1 AND 32 THROUGH 40, INCLUSIVE, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

MORENO ASSOCIATES, A LIMITED PARTNERSHIP  
BY: RYDER HOMES, A CALIFORNIA CORPORATION, A GENERAL PARTNER

Ned Ryder  
NED RYDER PRESIDENT

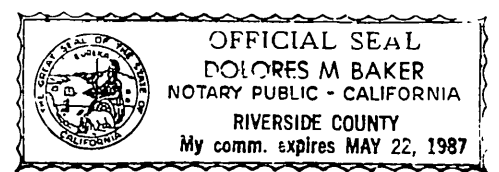
### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

ON THIS 19<sup>th</sup> DAY OF APRIL, 1984, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED NED RYDER PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT OF RYDER HOMES, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, SAID CORPORATION BEING A GENERAL PARTNER OF MORENO ASSOCIATES, THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AS SAID GENERAL PARTNER AND THAT SAID LIMITED PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES WITNESS MY HAND AND OFFICIAL SEAL

MAY 22, 1987  
Dolores M. Baker  
NOTARY PUBLIC IN AND FOR SAID SAID



### BOARD OF SUPERVISOR'S CERTIFICATE

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES.

DATED May 1, 1984

COUNTY OF RIVERSIDE  
STATE OF CALIFORNIA

BY: Patricia A. Larson  
CHAIRMAN OF THE BOARD  
OF SUPERVISORS

### ATTEST:

GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

BY: Jean Moody, DEPUTY

### COUNTY SURVEYOR'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND FOUND IT TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 19233 AS FILED, AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON OCTOBER 11, 1983, THE EXPIRATION DATE BEING OCTOBER 11, 1985; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED April 27, 1984

LeRoy D. Smoot  
LeRoy D. Smoot  
COUNTY SURVEYOR

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

ON THIS        DAY OF       , 1984, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED        AND        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        PRESIDENT AND        SECRETARY OF       , 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 WITNESS MY HAND AND OFFICIAL SEAL

        
NOTARY PUBLIC IN AND FOR SAID STATE

### 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 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 \$ 4,600.00.

DATED 4-25, 1984

R. WAYNE WATTS  
COUNTY TAX COLLECTOR

BY: Larry Knowlton, DEPUTY

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 4,000.00 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 May 1, 1984

GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

BY: Jean Moody, DEPUTY

### CIVIL ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF FOUR (4) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING NOVEMBER, 1977; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE (1) YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED JAN. 25, 1984

A. Hubert Webb  
A. HUBERT WEBB, R.C.E. 11842

### SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 18<sup>th</sup> DAY OF APRIL, 1980, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA:  
BY JOHN R. DYERLY, INC.

M.B. 140/14

M.B. 140/14

140/14

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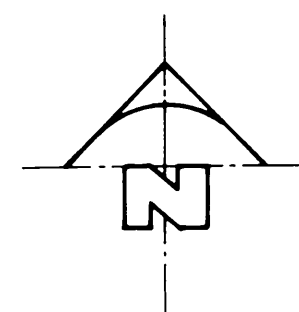
ENGINEER'S NOTES

SEE SHEET N<sup>o</sup> 3

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS

JANUARY, 1984

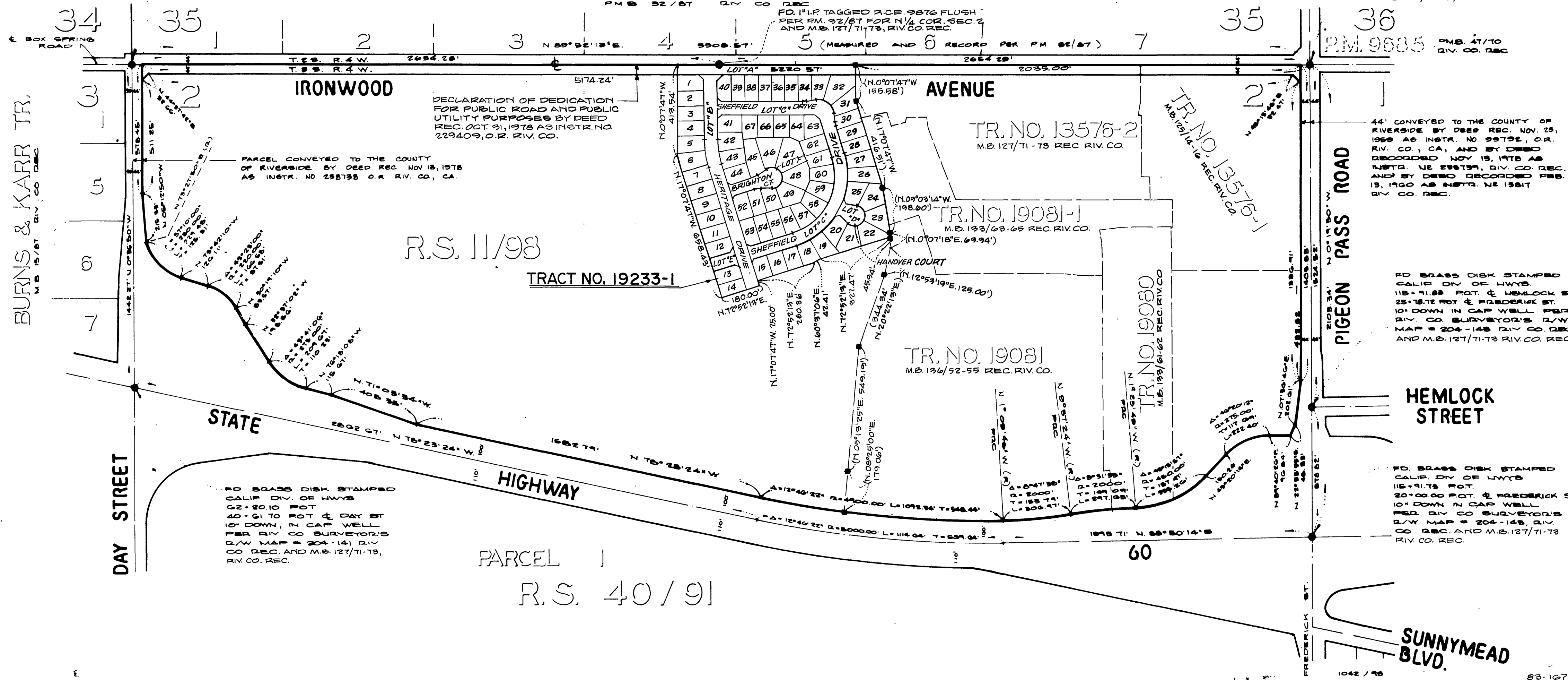
SCALE: 1" = 300'



FD. 2 1/2" P AND 1" BRASS DISK, FLUSH, STAMPED L.S. 5708, PER R/S 02/03-56 AND M.B. 127/71-73, REC. RIV. CO. IN PATCH, OVER A 2 1/2" P TAGGED R.C.E. 9876, 14" DOWN PER PM 02/07 DIV. CO. REC., ACCEPTED AS THE N.W. CORNER OF SEC 2, T.3S., R.4W.

FD GRANITE STONE DOWN 20" PER P.M.B. 02/07, R.S. 11/98 & M.B. 09/58, 59, RIV. CO. REC. FD. 3/8" X 1/8" COPPER COATED STEEL PIN WITH 1 1/2" BRASS CAP STAMPED R.C.E. 9876, FLUSH, PER M.B. 127/71-73, REC. RIV. CO.

## PARCEL MAP NO. 7249



PARCEL CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED REC. NOV 13, 1978 AS INSTR. NO. 238735 O.R. RIV. CO., CA.

DECLARATION OF DEDICATION FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES BY DEED REC. OCT. 31, 1978 AS INSTR. NO. 229409, O.R. RIV. CO.

44' CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED REC. NOV. 23, 1969 AS INSTR. NO. 23792, O.R. RIV. CO., CA, AND BY DEED RECORDED NOV. 13, 1978 AS INSTR. NO. 238735, RIV. CO. REC., AND BY DEED RECORDED FEB. 13, 1960 AS INSTR. NO. 15817 RIV. CO. REC.

FD BRASS DISK STAMPED CALIF. DIV. OF HWYS. 115+91.83 POT. @ HEMLOCK ST. 25+78.78 POT. @ FREDERICK ST. 10' DOWN IN CAP WELL PER RIV. CO. SURVEYOR'S D/W MAP # 204-148 RIV. CO. REC. AND M.B. 127/71-73 RIV. CO. REC.

FD BRASS DISK STAMPED CALIF. DIV. OF HWYS. 62+20.10 POT. @ DAY ST 40+61 TO POT. @ DAY ST 10' DOWN IN CAP WELL PER RIV. CO. SURVEYOR'S D/W MAP # 204-141 RIV. CO. REC. AND M.B. 127/71-73, RIV. CO. REC.

FD BRASS DISK STAMPED CALIF. DIV. OF HWYS. 115+91.78 POT. 20+00.00 POT. @ FREDERICK ST. 10' DOWN IN CAP WELL PER RIV. CO. SURVEYOR'S D/W MAP # 204-148, RIV. CO. REC. AND M.B. 127/71-73 RIV. CO. REC.

BURNS & KARR TR. M.B. 15/81 RIV. CO. REC.

M.B. 140/15

M.B. 140/15

M.B. 140/15

140

15