

### OWNERSHIP CERTIFICATE

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 HEREBY DEDICATE FOR STREET PURPOSES AND PUBLIC UTILITY FACILITIES LOTS "A" THRU "D".

AND FURTHER BY THE RECORDATION OF THIS MAP WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR PUBLIC SEWER FACILITIES THOSE EASEMENTS DELINEATED AS "12' AND 20' SEWER EASEMENTS".

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 AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOT 13, ON, OVER AND ACROSS OVERLOOK PARKWAY ADJOINING SAID LOT 13.

### THE CASHMAN GROUP, INC.

A CALIFORNIA CORPORATION  
*James M. Cashman* PRESIDENT  
*Ethel G. Cashman* SECRETARY

### CASHMAN DEVELOPMENT CORPORATION

A CALIFORNIA CORPORATION  
*James C. Cashman* PRESIDENT  
*Ethel G. Cashman* SECRETARY

### MERCURY SAVINGS AND LOAN ASSOCIATION

A CALIFORNIA CORPORATION  
*George Robertson* VICE PRESIDENT  
*Elsie M. Warden* ASSISTANT SECRETARY

### CALIFORNIA LAND TITLE COMPANY

A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED MARCH 12, 1981, AS INSTRUMENT NO. 47371.  
*Joyle Loyd* ASST. SECRETARY

### SAFECO TITLE INSURANCE COMPANY

A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED OCTOBER 22, 1981, AS INSTRUMENT NO. 199133, AND UNDER DEED OF TRUST RECORDED SEPTEMBER 20, 1982, AS INSTRUMENT NO. 182531.  
*Sharon A. Quisada* ASST. SECRETARY

### NOTARY ACKNOWLEDGEMENT

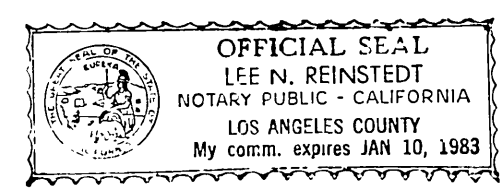
STATE OF CALIFORNIA } ss  
 COUNTY OF LOS ANGELES

ON THIS 4 DAY OF AUGUST 1981, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED JAMES C. CASHMAN KNOWN TO ME TO BE THE PRESIDENT, AND ETHEL G. CASHMAN KNOWN TO ME TO BE THE SECRETARY OF CASHMAN DEVELOPMENT CORPORATION, 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 SUCH CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES JANUARY 10, 1983

WITNESS MY HAND AND OFFICIAL SEAL

*Lee N. Reinstedt*  
 NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



# TRACT MAP 9006-1

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA  
 BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP 15771 AS SHOWN BY MAP ON FILE IN BOOK 25, PAGES 51 & 52, OF PARCEL MAPS AND A PORTION OF LOTS 3 A, 11, 20 AND LOT 'A' (COCOTILLO DRIVE VACATED) OF OSBORNE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 12 OF MAPS, PAGES 39 THRU 41, ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

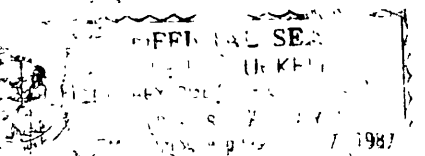
L.A. WAINSCOTT & ASSOCIATES INC.  
 LAND PLANNERS - CIVIL ENGINEERS - LAND SURVEYORS  
 GRAND TERRACE - CALIFORNIA  
 JULY 2, 1982

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss  
 COUNTY OF RIVERSIDE

ON THIS 19th DAY OF July, IN THE YEAR 1983, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES M. CASHMAN AND ETHEL G. CASHMAN PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED IT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL.



*Leanie Duckett*  
 NOTARY PUBLIC IN AND FOR SAID STATE

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss  
 COUNTY OF LOS ANGELES

ON THIS 4 DAY OF AUGUST 1981, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED GEORGE ROBERTSON KNOWN TO ME TO BE THE VICE PRESIDENT AND ELSIE M. WARDEN KNOWN TO ME TO BE THE ASSISTANT SECRETARY OF MERCURY SAVINGS AND LOAN ASSOCIATION, 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 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.

WITNESS MY HAND AND OFFICIAL SEAL.

*Lee N. Reinstedt*  
 NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

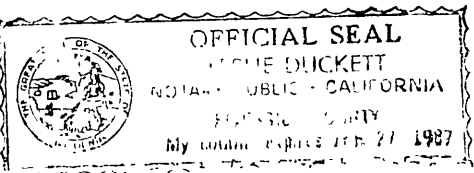


### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss  
 COUNTY OF RIVERSIDE

ON THIS 20th DAY OF July, IN THE YEAR 1983, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED SCOTT C. KOBLER AND JOYLE LOYD PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT AND ASST. SECRETARY, RESPECTIVELY, OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED IT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL.



*Leanie Duckett*  
 NOTARY PUBLIC IN AND FOR SAID STATE

### RECORDER'S CERTIFICATE

FILED THIS 11th DAY OF May 1984 AT 3:20 P.M. IN BOOK 140 AT PAGES 43-45 OF MAPS RECORDS OF RIVERSIDE COUNTY CALIFORNIA AT THE REQUEST OF THE CITY CLERK.

FEE \$10.00  
 NO. 99957 WILLIAM E. COVERLY COUNTY RECORDER

BY *Serita Rogan* DEPUTY

SUBDN G'TEE: CALIFORNIA LAND TITLE COMPANY

### 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 JUNE 1982, THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN (1) ONE YEAR FROM THE RECORDING DATE OF THIS MAP, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

6-28 1982 *L. A. Waincott*  
 DATE L.A. WAINSCOTT REGISTERED CIVIL ENGINEER

### 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 9006-1 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON 3-3-77, 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 APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT THE EASEMENTS FOR 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.

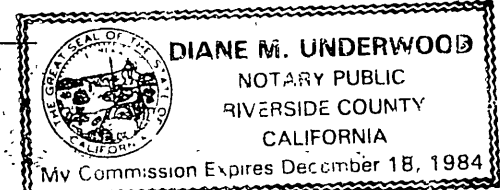
DATED: May 13 1984 ROBERT C. WALES, R.C.E. 18703 CITY ENGINEER  
*Robert C. Wales*

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss  
 COUNTY OF RIVERSIDE

ON THIS 10th DAY OF August, IN THE YEAR 1983, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED SCOTT C. KOBLER AND JOYLE LOYD PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT AND ASST. SECRETARY, RESPECTIVELY, OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED IT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL.



*Diane M. Underwood*  
 NOTARY PUBLIC IN AND FOR SAID STATE

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT MAP 9006-1

BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP 15771 AS SHOWN BY MAP ON FILE IN BOOK 95, PAGES 51 & 52, OF PARCEL MAPS, AND A PORTION OF LOTS 9A, 11, 20 AND LOT 'A' (OCOTILLO DRIVE VACATED) OF OSBORNE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 12 OF MAPS, PAGES 39 THRU 41, ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

LA WAINSCOTT & ASSOCIATES, INC.  
LAND PLANNERS - CIVIL ENGINEERS - LAND SURVEYORS  
GRAND TERRACE - CALIFORNIA  
JULY, 1982

### SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436(c) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

OIL AND MINERAL RIGHTS AS CONVEYED TO HERBERT D. TOBIN, LIBBY TOBIN, W.J. BORTNER AND HELEN B. BORTNER, RECORDED APRIL 15, 1957 IN BOOK 2072, PAGE 246 AND AMENDED SEPT. 10, 1958 IN BOOK 2330, PAGE 583, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT IN FAVOR OF HETTY J. JAMESON et al, RECORDED MAY 28, 1925 IN BOOK 640, PAGE 235, OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR ROAD PURPOSES.

AN EASEMENT IN FAVOR OF C.K. ADAMS AND CECILIA A. ADAMS RECORDED NOV. 8, 1962 IN BOOK 3256, PAGE 260, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR WATER MAINS.

AN EASEMENT IN FAVOR OF RIVERSIDE ORANGE CO. LIMITED, A CORPORATION RECORDED FEB. 6, 1925 IN BOOK 629, PAGE 94 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR ROAD PURPOSES.

### 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 ESTIMATING TO BE \$2,100.00

4-16-84  
DATED ~~4-16-84~~ 1983 R. WAYNE WATTS  
COUNTY TAX COLLECTOR

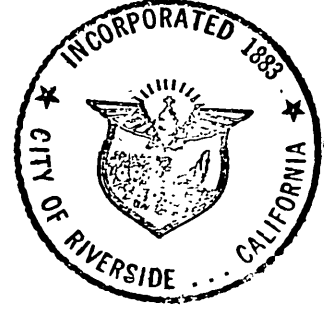
BY Lanfear DEPUTY

### 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 9006-1, 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 1st DAY OF May 19 84.

ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE

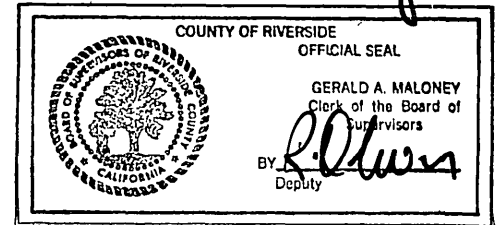


BY Alice A. Hare DEPUTY

### TAX BOND

Cash deposit  
I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$2,100.00 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 8 1984



GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

BY R. W. Olson DEPUTY

### 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 THE 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 Feb 7 1984 FRED KRAY  
DIRECTOR OF PUBLIC UTILITIES

BY Fred Kray

### 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.

AN EASEMENT IN FAVOR OF RIVERSIDE LAND AND IRRIGATING COMPANY RECORDED AUG. 10, 1884 IN BOOK 42, PAGE 296 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. SAID EASEMENT IS FOR WATER LINES.

AN EASEMENT FOR WATER MAINS, WATER LINES AND INCIDENTAL PURPOSES AS PROVIDED IN INSTRUMENT RECORDED NOVEMBER 20, 1962 AS INSTRUMENT NO. 104177.

THOSE EASEMENTS DESIGNATED AS "5' WATERLINE EASEMENTS" AND "20' WATERLINE EASEMENT" DEDICATED TO THE CITY OF RIVERSIDE BY PARCEL MAP 15771 RECORDED IN BOOK 95, PAGES 51 AND 52 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE RECORDED OCT. 26, 1962 AS INST. NO. 99712, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR WATER LINES.

A WATERLINE EASEMENT RESERVED TO THE CITY OF RIVERSIDE OVER A PORTION OF OCOTILLO DRIVE. (VACATED) A

20' EASEMENT TO THE CITY OF RIVERSIDE, RECORDED JANUARY 9, 1959, BOOK 2394, PAGE 90, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR WATER LINES, ELECTRIC AND TELEPHONE LINES AND ROAD PURPOSES.

DATED Feb 7 1984 FRED KRAY  
DIRECTOR OF PUBLIC UTILITIES  
BY Fred Kray

### SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 27th DAY OF OCTOBER 1971, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953 BY: ASSOCIATED SOILS ENGINEERING, INC.

### 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 2/3 1984 H.E. BREWER, CITY TREASURER

BY Elton E. Andersen

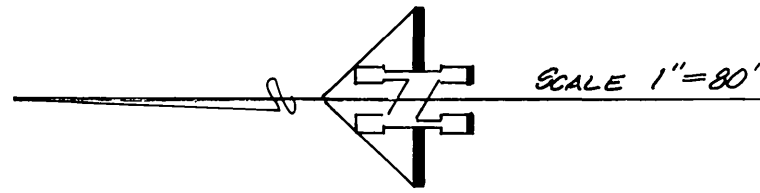


# TRACT MAP 9006-1

BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP 15771 AS SHOWN BY MAP ON FILE IN BOOK 95, PAGES 51 & 52 OF PARCEL MAPS, AND A PORTION OF LOTS 9 A, 11, 20 AND LOT A (COCOTILLO DRIVE VACATED) OF OSBORNE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 12 OF MAPS, PAGES 39 THRU 41, ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

L.A. WAINSCOTT & ASSOCIATES, INC.  
 LAND PLANNERS - CIVIL ENGINEERS - LAND SURVEYORS  
 GRAND TERRACE - CALIFORNIA  
 JULY, 1982

	RADIUS	DELTA	LENGTH	TANGENT
①	533.00'	07°24'07"	68.86'	34.48'
②	500.00'	07°24'07"	64.59'	32.34'
③	467.00'	07°24'07"	60.33'	30.21'
④	76.00'	90°34'50"	120.15'	76.77'
⑤	1107.06'	2°03'14"	39.68'	19.84'



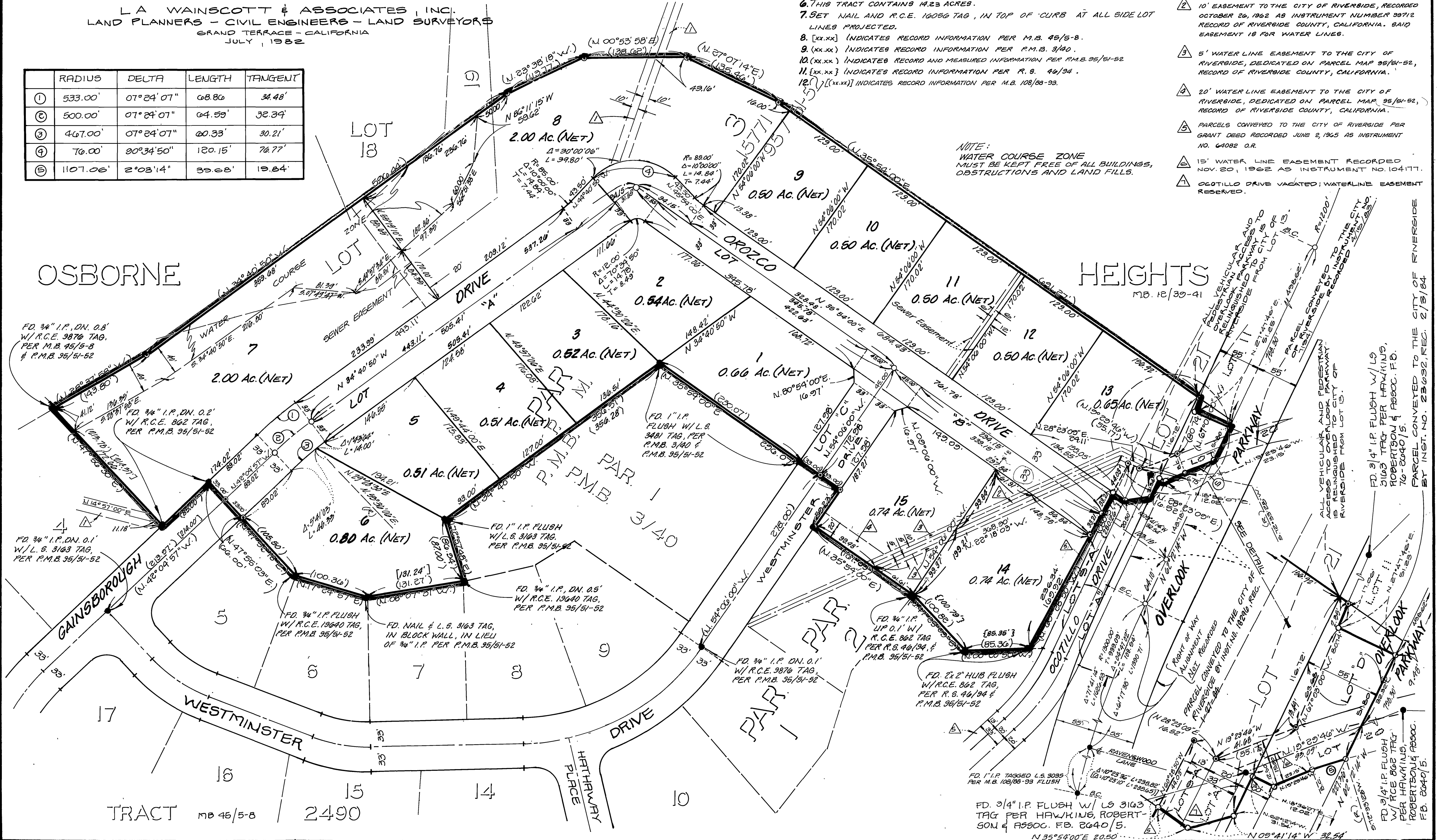
## ENGINEER'S NOTES

- BEARINGS ARE BASED ON THE CENTERLINE OF WESTMINSTER DRIVE, BEING N 54°06'00" W PER P.M.B. 95/51-52 RECORD OF RIVERSIDE COUNTY, CALIFORNIA.
- INDICATES MONUMENTS FOUND AS NOTED.
- INDICATES FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 3163 FLUSH, PER P.M.B. 95/51-52.
- SET 1/4" IRON PIPE TAGGED R.C.E. 16056, FLUSH, AT ALL POINTS SHOWN THUS ○.
- SET 1/4" IRON PIPE TAGGED R.C.E. 16056, FLUSH, AT REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
- THIS TRACT CONTAINS 14.23 ACRES.
- SET NAIL AND R.C.E. 16056 TAG, IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
- [xx.xx] INDICATES RECORD INFORMATION PER M.B. 45/5-B.
- [xx.xx] INDICATES RECORD INFORMATION PER P.M.B. 3/40.
- [xx.xx] INDICATES RECORD AND MEASURED INFORMATION PER P.M.B. 95/51-52.
- [xx.xx] INDICATES RECORD INFORMATION PER R.S. 40/94.
- [xx.xx] INDICATES RECORD INFORMATION PER M.B. 108/35-33.

## EASEMENT NOTES

- 20' EASEMENT TO THE CITY OF RIVERSIDE, RECORDED JANUARY 9, 1959, BOOK 2394, PAGE 90, RECORD OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR WATER LINES, ELECTRIC AND TELEPHONE LINES AND ROAD PURPOSES.
- 10' EASEMENT TO THE CITY OF RIVERSIDE, RECORDED OCTOBER 26, 1962 AS INSTRUMENT NUMBER 9512 RECORD OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR WATER LINES.
- 5' WATER LINE EASEMENT TO THE CITY OF RIVERSIDE, DEDICATED ON PARCEL MAP 95/51-52, RECORD OF RIVERSIDE COUNTY, CALIFORNIA.
- 20' WATER LINE EASEMENT TO THE CITY OF RIVERSIDE, DEDICATED ON PARCEL MAP 95/51-52, RECORD OF RIVERSIDE COUNTY, CALIFORNIA.
- PARCELS CONVEYED TO THE CITY OF RIVERSIDE PER GRANT DEED RECORDED JUNE 2, 1965 AS INSTRUMENT NO. 64082 O.R.
- 15' WATER LINE EASEMENT RECORDED NOV. 20, 1962 AS INSTRUMENT NO. 104177.
- COCOTILLO DRIVE VACATED; WATERLINE EASEMENT RESERVED.

NOTE:  
 WATER COURSE ZONE  
 MUST BE KEPT FREE OF ALL BUILDINGS,  
 OBSTRUCTIONS AND LAND FILLS.



M.B. 140/45

M.B. 140/45

140  
45

PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY INST. NO. 23092, REC. 2/5/84.

FD. 3/4" I.P. FLUSH W/ L.S. 3163 TAG, PER P.M.B. 95/51-52.

FD. 3/4" I.P. FLUSH W/ L.S. 3163 TAG, PER P.M.B. 95/51-52.

FD. 3/4" I.P. FLUSH W/ L.S. 3163 TAG, PER P.M.B. 95/51-52.