

TRACT NO. 18763

BEING A SUBDIVISION OF A PORTION OF SECTIONS 1 AND 2, T.3S., R.5W., S.B.M.

SEPTEMBER, 1977

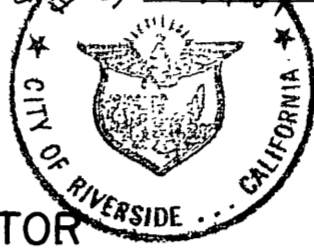
G.V.W. ASSOCIATES, INC. WALNUT, CALIFORNIA

RECORDER'S CERTIFICATE

Filed this 8th day of JUNE 1984, at 11:50 A.M. in Book 141 of Maps, at Page 12, 13 + 14, at the request of the City Clerk. Fee: 10.00. William E. Conerly, County Recorder. No. 123279. By: Denis S. Jones, Deputy. Subdn. G'ee First American Title Insurance Co.

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. 18763, 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 adopted by the Mayor and Council of the City of Riverside, this 15th 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 now a lien but not yet payable, which are estimated to be \$6,400.00.

Dated May 10, 1984

R. Wayne Watts, County Tax Collector

By: Marie R. Torres, Deputy

TAX BOND

I hereby certify that a bond in the sum of \$6,400.00 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 June 7, 1984

Gerald A. Maloney, Clerk of the Board of Supervisors. By: R. D. Oliver, Deputy

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 10, 1984

H.E. Brewer, City Treasurer

By: H.E. Brewer

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 has 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 14, 1984

Fred Kray, Director of Public Utilities

By: Fred Kray

SOIL REPORT

A preliminary soil report was prepared on the 11th day of March, 1977 as required by the Health and Safety Code of California, Section 17353 by: Pioneer Consultants.

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, 1977, 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 20, 1984

GARRY N. VANDER WENDE, REG. CIVIL ENGR. NO. 13116

By: Garry N. Vander Wendt



UTILITIES EASEMENT

The City of Riverside, being the owner of the following described easement, does hereby consent to the preparation and recordation of the annexed map: an easement recorded in Book 533, page 519 of Deeds, of Official Records of Riverside County for construction and maintenance of water pipe lines.

Date May 14, 1984

Director of Public Utilities

By: 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 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 dedicate to public use, for street and public utility purposes, Lots "A" through "B" inclusive. We hereby dedicate to public use for construction and maintenance of electrical facilities, the areas designated as "6' P.U.E.", "6'x40' P.U.E.", "6'x105' P.U.E." and "BLANKET P.U.E."

DE ANZA NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 8, 1984, AS INSTRUMENT NO. 518184.

Neil F. Hatcher, PRESIDENT

HAWARDEN ESTATES, LTD., A California Limited Partnership

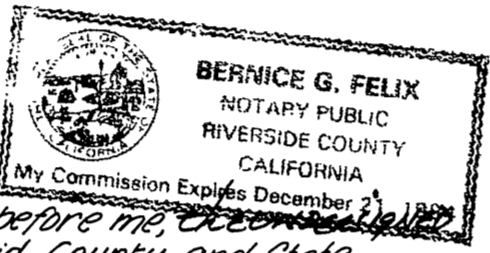
Roger D. Chaussee, General Partner

PIEDMONT ESTATES, LTD., A California Limited Partnership

Roger D. Chaussee, General Partner

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE



On this 9th day of May, 1984, before me, Bernice G. Felix, a Notary Public in and for said County and State, personally appeared Roger D. Chaussee, known to me to be the General Partner of HAWARDEN ESTATES, LTD., a California Limited Partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

Witness my hand and Official Seal

Signature: Bernice G. Felix, Name: Bernice G. Felix

Notary Public in and for said County and State, My Commission Expires 12-21-84

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

On this 9th day of May, 1984, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Roger D. Chaussee and known to me to be the General Partner of PIEDMONT ESTATES, LTD., a California Limited Partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

Witness my hand and Official Seal

Signature: Bernice G. Felix, Name: Bernice G. Felix

Notary Public in and for said County and State, My Commission Expires 12-21-84

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

ON THIS 11th DAY OF May, 1984, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Neil F. Hatcher AND N/A KNOWN TO ME TO BE THE President AND N/A OF DE ANZA NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE ASSOCIATION, THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH ASSOCIATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL

Signature: Diane Kay Kline, Name: Diane Kay Kline

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, MY COMMISSION EXPIRES 09-11-87

SIGNATURE OMISSION

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO A FEE-GAGE CANAL COMPANY, A CALIFORNIA CORPORATION, BY DEED RECORDED IN BOOK 463, PAGE 315 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, FLUMES AND APPARATUS FOR THE PURPOSE OF IRRIGATION AND DOMESTIC USE, AND CANNOT BE LOCATED FROM RECORDS, SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, AND SOUTHERN COUNTIES GAS COMPANY, A CALIFORNIA CORPORATION, BY RIGHT OF WAY RECORDED IN BOOK 1233, PAGE 507 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY FOR CONSTRUCTION AND MAINTENANCE OF GAS PIPE LINE AND APPARATUS.

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within map; that the subdivision as shown hereon is substantially the same as it appeared on the tentative map of Tract No. 18763, which was approved by the Riverside City Planning Commission at its meeting held September 9, 1982, 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; and I am satisfied that this map is technically correct; that the easements for sewers and drainage facilities shown on said map have been approved; that the plans for drains, sewers and drainage works sufficient to protect all lots in said 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 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 14, 1984

Robert C. Wales, R.C.E. 18793, Director of Public Works

By: Robert C. Wales

M.B. 141/12

COPY

TRACT NO. 18763

BEING A SUBDIVISION OF A PORTION OF SECTIONS 1 AND 2, T.3 S., R.5 W., S.B.M.

APRIL, 1977

SCALE: 1" = 60'

G.V.W. ASSOCIATES, INC.
WALNUT, CALIFORNIA

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF HAWARDEN DR. N. 33° 52' 00" E. AS SHOWN ON MAP OF PIEDMONT HILLS M.B. 30 PAGE 80-81, RECORDS OF RIVERSIDE COUNTY, CAL.
2. • INDICATES FOUND MONUMENTS AS NOTED.
3. ○ INDICATES SET 3/4" I.P. TAGGED R.C.E. 1311G, FLUSH UNLESS OTHERWISE NOTED.
4. SET 3/4" I.P. TAGGED R.C.E. 1311G AT ALL REAR LOT CORNERS AND SET QUICKSET NAIL AND TAG MARKED R.C.E. 1311G IN CURB ON PROLONGATION OF SIDE LOT LINES.
5. THIS TRACT CONTAINS 21.44 ACRES.

Approximate Location of 4" Water Line, Esm't. Conveyed to City of Riverside by Deed, Recorded Aug. 2, 1920 in Bk. 533, Pg. 519 of Deeds Riv. Co.

Approximate Location of 6" Gas Line, Esm't. Conveyed to So. Counties Gas Co. by Deed, Recorded June 8, 1951 in Bk. 1233, Pg. 307 of D.E. Riv. Co.

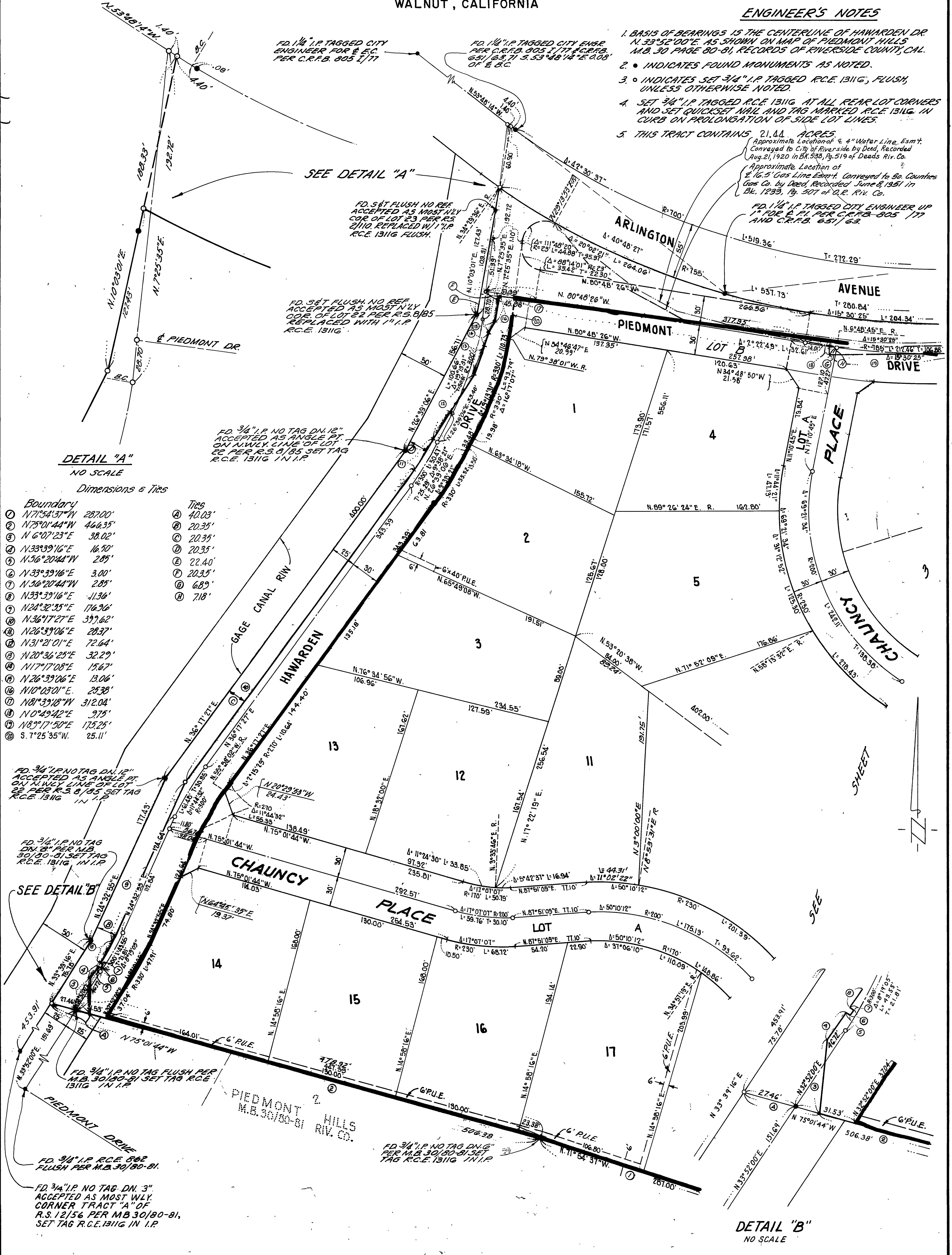
FD. 1/4" I.P. TAGGED CITY ENGINEER UP 1" FOR E. FL. PER C.R.F.B. 805 1/77 AND C.R.F.B. 651/63.

Copy

M.B. 141/13

DETAIL "A"
NO SCALE
Dimensions & Ties

Boundary	Ties
① N71°54'37"W 287.00'	① 40.03'
② N75°01'44"W 466.35'	② 20.35'
③ N 6°07'23"E 38.02'	③ 20.35'
④ N33°39'16"E 16.50'	④ 20.35'
⑤ N56°20'44"W 2.85'	⑤ 22.40'
⑥ N33°39'16"E 3.00'	⑥ 20.35'
⑦ N56°20'44"W 2.85'	⑦ 6.89'
⑧ N33°39'16"E 11.36'	⑧ 7.18'
⑨ N24°32'35"E 176.96'	
⑩ N36°17'27"E 379.62'	
⑪ N26°39'06"E 283.27'	
⑫ N31°21'01"E 72.64'	
⑬ N20°36'25"E 32.29'	
⑭ N17°17'08"E 15.67'	
⑮ N26°39'06"E 13.06'	
⑯ N10°03'01"E 25.38'	
⑰ N81°39'18"W 312.04'	
⑱ N0°49'42"E 9.75'	
⑳ N89°17'50"E 175.25'	
㉑ S. 7°25'35"W. 25.11'	



DETAIL "B"
NO SCALE

TRACT NO. 18763

BEING A SUBDIVISION OF A PORTION OF SECTIONS 1 AND 2, T.3 S., R.5 W., S.B.M.

APRIL, 1977

SCALE: 1" = 60'

G.V.W. ASSOCIATES, INC.
WALNUT, CALIFORNIA

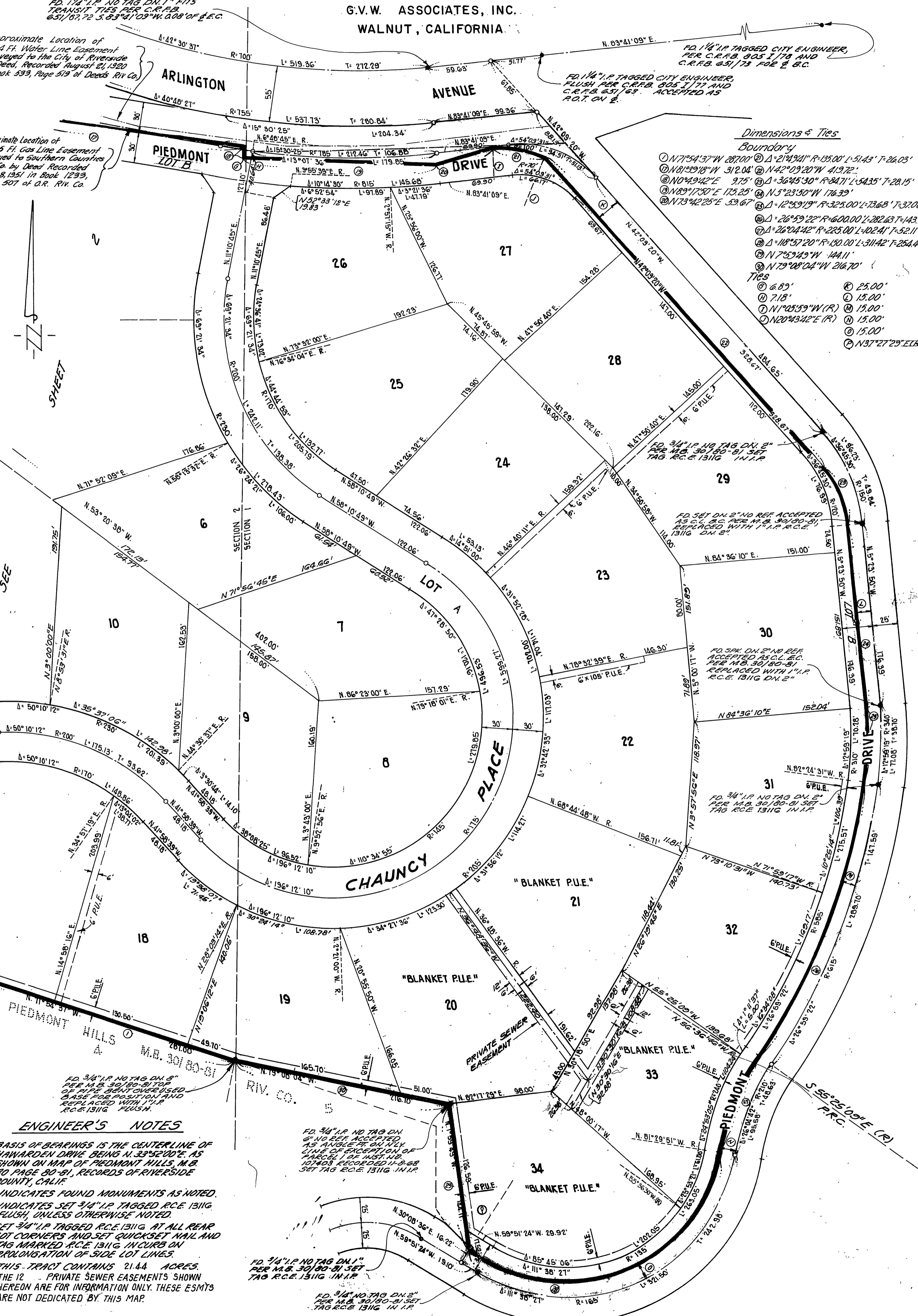
FD. 1 1/4" I.P. NO TAG DN. 1" FITS
TRANSIT TIES PER C.R.F.B.
651/67, 72 S. 83°41'09"W. 0.08' OF E.C.

Approximate Location of
& A.F. Water Line Easement
Conveyed to the City of Riverside
by Deed, Recorded August 21, 1920
in Book 339, Page 519 of Deeds Riv. Co.

FD. 1 1/4" I.P. TAGGED CITY ENGINEER,
FLUSH PER C.R.F.B. 805 I/77 AND
C.R.F.B. 651/73 FOR E & C.

Approximate Location of
16.5 Ft. Gas Line Easement
Conveyed to Southern Counties
Gas Co. by Deed Recorded
June 8, 1951 in Book 1239,
Page 507 of O.R. Riv. Co.

- Dimensions & Ties**
- Boundary**
- ① N71°54'37"W 287.00' ② Δ-21°41'31" R-135.00' L-51.43' T-26.03'
 - ③ N81°59'18"W 312.04' ④ N42°09'20"W 413.72'
 - ⑤ N0°49'42"E 97.5' ⑥ Δ-36°45'30" R-84.71' L-54.35' T-28.15'
 - ⑦ N89°17'50"E 175.25' ⑧ N5°23'50"W 176.39'
 - ⑨ N73°42'25"E 53.67' ⑩ Δ-12°59'19" R-325.00' L-73.68' T-37.00'
 - ⑪ Δ-26°59'22" R-600.00' L-282.63' T-143.99'
 - ⑫ Δ-26°04'42" R-225.00' L-102.41' T-52.11'
 - ⑬ Δ-18°57'20" R-180.00' L-311.42' T-254.42'
 - ⑭ N7°59'49"W 144.11'
 - ⑮ N79°08'04"W 216.70'
- TIES**
- ⑰ 6.83'
 - ⑱ 7.18'
 - ⑲ N1°25'59"W (R)
 - ⑳ 15.00'
 - ㉑ 15.00'
 - ㉒ 15.00'
 - ㉓ 15.00'
 - ㉔ N37°27'29"E (R)



ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF HAWARDEN DRIVE BEING N. 33°52'00"E. AS SHOWN ON MAP OF PIEDMONT HILLS, M.B. 30 PAGE 80-81, RECORDS OF RIVERSIDE COUNTY, CALIF.
2. • INDICATES FOUND MONUMENTS AS NOTED.
3. ○ INDICATES SET 3/4" I.P. TAGGED R.C.E. 1311G. FLUSH, UNLESS OTHERWISE NOTED.
4. SET 3/4" I.P. TAGGED R.C.E. 1311G AT ALL REAR LOT CORNERS AND SET QUICKSET NAIL AND TAG MARKED R.C.E. 1311G IN CURB ON PROLONGATION OF SIDE LOT LINES.
5. THIS TRACT CONTAINS 21.44 ACRES.
6. THE 12 PRIVATE SEWER EASEMENTS SHOWN HEREON ARE FOR INFORMATION ONLY. THESE ESM'TS ARE NOT DEDICATED BY THIS MAP.

FD. 3/4" I.P. NO TAG DN. 1" NO REF. ACCEPTED AS C.L. E.C. AS INDICATED BY CHAIN LINE OF EXCEPTED OF PARCEL 1 OF INST. N.B. 107408 RECORDED 11-21-68 SET TAG R.C.E. 1311G IN I.P.

FD. 3/4" I.P. NO TAG DN. 1" NO REF. ACCEPTED AS C.L. E.C. AS INDICATED BY CHAIN LINE OF EXCEPTED OF PARCEL 1 OF INST. N.B. 107408 RECORDED 11-21-68 SET TAG R.C.E. 1311G IN I.P.

COPY

SHEET

SEE

M.B. 141/14