

Copy

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 10249

BEING A SUBDIVISION OF A PORTION OF LOT 1 OF MARTIN AND ORMAN TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 84, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. AND A PORTION OF LOT 3 AND LOT 6 OF LA COLINA TRACT AS SHOWN BY MAP ON FILE IN BOOK 9 OF MAPS AT PAGE 31, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

NESTE, BRUDIN & STONE, Incorporated.....CIVIL ENGINEERS
SAN BERNARDINO, CALIFORNIA.

FEBRUARY, 1981

RECORDER'S CERTIFICATE
Filed this 30th day of July,
1984, at 2:00 P.M. in Book 143 of
Maps at Pages 160+61 at the
request of the City Clerk.

Fee: 48.00 WILLIAM E. CONERLY
County Recorder
No. 164952 By: Santa Ragan
Deputy

Subdn Gitee FIRST AMERICAN INS. CO.

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 on the annexed map; that we are the only persons whose consent is necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the colored border line and that we hereby dedicate for public use for street and Public Utility purposes Lots "A" thru "G". We further hereby dedicate for construction and maintenance of storm drain facilities, the easements designated as "12' drainage easement". We further hereby dedicate for construction and maintenance of electrical distribution facilities, the easements designated as "5'x25' P.U.E."

CRESTVIEW ESTATES, A Limited Partnership
[Signature]
Coast Bank, A CALIFORNIA CORP.
[Signature]
Secretary

STATE OF CALIFORNIA }
COUNTY OF ORANGE } s.s.
On this 10th day of JULY, 1984, before me THE UNDERSIGNED,
a notary public in and for said county and state, personally
appeared KENNETH C. KALLMAN, known to me to be the GEN. PARTNER
and ROBERT J. DUNN, known to me to be the GEN. PARTNER of
Crestview Estates, a California Limited Partnership
the Partnership that executed the within instrument, and known to me
to be the persons who executed the within instrument on behalf of
said partnership, and acknowledged to me that such partnership
executed the same.

My Commission expires 8/8/86 Witness my hand and official seal
[Signature]
Notary Public in and for said
County and State
LINDA MONNIG

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } s.s.
On this 1st day of July, 1984, before me Wendie L. Smith,
a notary public in and for said County and state, personally
appeared David E. Clary, known to me to be the Vice President,
and John L. Junitich, known to me to be the Secretary of
Coast Bank, 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 2-2-80 Witness my hand and official Seal
[Signature]
Notary public in and for said
county and state

SIGNATURE OMISSIONS

UNDER THE PROVISIONS OF SECTION 66436 (a)(1)(2) OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIF. THE SIGNATURES OF MATTHEW GAGE AS RECORDED IN BOOK 70, PAGE 66 OF DEEDS, FOR CANAL, FLUME OR PIPE LINE, RECORDS OF SAN BERNARDINO CO. AND THAT DEED, FOR PIPE LINE, FROM R. J. SPOONER AND WIFE RECORDED IN NOV. 30, 1909 IN BOOK 294 PAGE 84 OF DEEDS AND THAT DEED FOR ROAD PURPOSES, IN FAVOR OF WILLIAM H. BURNHAM RECORDED NOV. 19 1913 IN BOOK 352 PAGE 238 OF DEEDS AND INSTR. NO. 10, TO LAY, MAINTAIN OR REPAIR PIPE LINES AND APPURTENANCES, IN FAVOR OF SOUTHERN CALIF. GAS CO. RECORDED AUG. 1, 1947 O.R. AND PARCL NO. 3, FOR ROADWAY SLOPES, IN THAT FINAL ORDER OF CONDEMNATION, IN FAVOR OF THE CITY OF RIVERSIDE, A MUNICIPAL CORP. RECORDED AS INSTR. NO. 49452 ON MAY 27, 1968, ALL RECORDS OF RIVERSIDE COUNTY, HAVE BEEN OMITTED, THEIR INTEREST CAN NOT RIPEN INTO A FEE.

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. 10249, which was approved by the Riverside City Planning Commission at its meeting held August, 18th, 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 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 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 7-0, 1984.
ROBERT C. VALES R.C.E. 18793
DIRECTOR OF PUBLIC WORKS
By: [Signature]

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 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 utilities 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 July 18, 1984.
FRED KRAY, Director of Public Utilities
By: [Signature]

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 which have not become a lien upon said property.

Dated July 13, 1984.
H.E. BREWER, City Treasurer
By: [Signature]

SOIL REPORT

A preliminary soil report was prepared on the 22nd day of JUNE, 1972, as required by the Health and Safety Code of California, Section 17953, by 2R ENGINEERING INC.

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. 10249 and the streets and easements are hereby accepted as public streets and easements and the City clerk is here by 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 24th day of July, 1984
ALICE A. HARE, City Clerk of the City of Riverside, California
By: [Signature]

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 and 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 \$ 11,900.00.

Dated July 18, 1984.
R. WAYNE WATTS, County Tax Collector
By: [Signature], Deputy

TAX BOND

I hereby certify that a bond in the sum of \$ 11,900.00 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 July 26, 1984.
GERALD A. MALONEY, County Clerk
of the Board of Supervisors
By: [Signature], Deputy

CIVIL ENGINEER

I hereby certify that I am a Registered Civil Engineer 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 APRIL, 1978; that all monuments of the character and locations shown hereon are in place or will be in place within one year from the recording date of this map; and that said monuments are sufficient to enable the survey to be retraced.

Dated AUG 12, 1981.
JOHN B. BRUDIN, RCE 12116
[Signature]

M.B. 143/60

M.B. 143/60

MB 143/60

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RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 10249

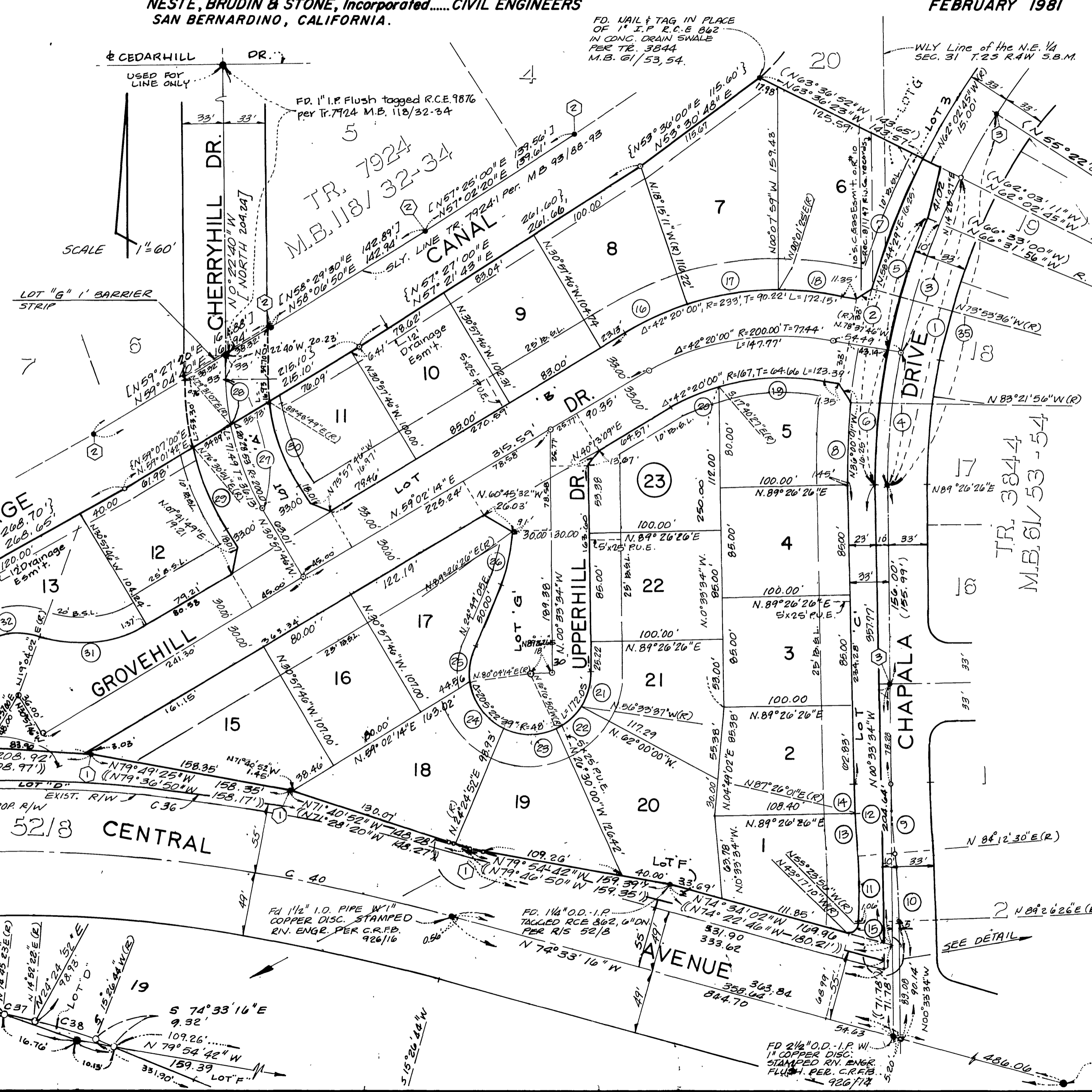
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NESTE, BRUDIN & STONE, Incorporated..... CIVIL ENGINEERS
SAN BERNARDINO, CALIFORNIA.

FEBRUARY 1981

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH
1	28°30'40"	500'	127.05'	248.83'
2	24°01'38"	510'	108.53'	213.87'
3	16°35'01"	500'	72.87'	144.72'
4	11°55'48"	500'	52.24'	104.11'
5	12°05'50"	510'	54.04'	107.68'
6	11°55'48"	510'	53.29'	106.19'
7	11°50'51"	533'	55.30'	110.21'
8	07°11'38"	533'	39.51'	66.92'
9	05°13'56"	600'	27.41'	54.79'
10	05°13'56"	600'	27.41'	54.79'
11	05°13'56"	567'	25.91'	51.78'
12	05°13'56"	633'	28.92'	57.81'
13	05°13'56"	633'	28.92'	57.81'
14	02°00'25"	633'	11.04'	22.17'
15	12°06'46"	39.50'	4.19'	8.35'
16	12°42'35"	233'	25.95'	51.69'
17	18°16'36"	233'	37.48'	74.32'
18	11°20'49"	233'	23.15'	46.14'
19	29°02'41"	167'	43.26'	84.66'
20	13°17'19"	167'	19.45'	38.73'
21	33°59'57"	48'	14.67'	28.48'
22	40°16'47"	48'	17.60'	33.74'
23	40°41'42"	48'	17.80'	34.09'
24	55°39'22"	48'	25.34'	46.63'
25	34°44'51"	48'	15.02'	29.11'
26	25°22'39"	103'	23.19'	45.62'
27	30°35'06"	200'	54.69'	106.76'
28	10°06'13"	200'	17.68'	35.27'
29	17°28'37"	233'	35.81'	71.07'
30	24°46'35"	167'	36.68'	72.21'
31	52°01'48"	103'	48.06'	89.94'
32	51°37'44"	48'	23.22'	43.25'
33	162°27'02"	48'	48'	136.09'
35	33°11'34"	500'	158.57'	307.11'
36	17°56'21"	1455'	229.66'	455.56'
37	00°07'00"	1455'	148'	2.96'
38	00°34'22"	1455'	727'	14.54'
39	18°37'43"	1449'	237.65'	471.11'
40	18°37'43"	1400'	229.62'	455.18'



ENGINEER'S NOTES

BASIS OF BEARINGS ARE BASED ON THE CENTERLINE OF CHAPALA DRIVE AS BEING N 0° 33' 34" W PER M.B. 61/54, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- INDICATES FOUND MONUMENTS AS NOTED.
 - ① FD. 1 1/4" O.D. I.P. TAGGED RCE 862 (BENT) PER R/S 52/B REPLACED, W/ 1 1/2" O.D. I.P. TAGGED RCE 12116, IN ORIGINAL POSITION, FLUSH.
 - ② FD. 1 1/4" O.D. I.P. TAGGED RCE 9876, FLUSH PER M.B. 93/88-93.
 - ③ FD. 1 1/4" O.D. I.P. NO TAG REF. M.B. 61/54 FLUSH, SET TAG RCE 12116.
- INDICATES 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED RCE 12116, SET FLUSH, UNLESS OTHERWISE NOTED.
- SET NAIL AND RCE 12116 TAG IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
- SET 3/4" IRON PIPE TAGGED RCE 12116, FLUSH, AT ALL REAR LOT CORNERS UNLESS OTHERWISE NOTED.
- THIS SUBDIVISION CONTAINS 7.05 ACRES.
- BEARINGS AND DISTANCES SHOWN THUS (), [], { }, AND () REFER TO THOSE RECORDED IN MAP BOOK AND PAGE AS NOTED, RECORDED IN RIVERSIDE COUNTY, CALIFORNIA.
 - () RECORD DATA PER M.B. 61/54
 - [] RECORD DATA PER M.B. 93/88-93 & TRACT 7924
 - { } RECORD DATA PER M.B. 61/54
 - () RECORD DATA PER R/S 52/B
- SLOPE EASEMENT CONVEYED TO CITY OF RIVERSIDE, AS PAR. 3 OF INST. NO. 44452, REC. 5/27/68, OR, RIV. CO., CA.