

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT MAP NO 9704

BEING A DIVISION OF PARCEL 2 OF PARCEL MAP BOOK 24, PAGE 58.
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. ALSO LYING IN SECTION 31
T.2 S., R.4 W., S.B.M.

JULY, 1980 L.D. LANSING & ASSOCIATES, INC.
SAN BERNARDINO, CA.

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OR HAVE RIGHTS, TITLE 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 AND WE HEREBY DEDICATE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS A, B.

NICHOLAS E. TAVAGLIONE
Nicholas E. Tavaglione

STEWART TITLE CO., OF RIVERSIDE COUNTY, A CALIFORNIA CORPORATION,
AS TRUSTEE UNDER DEED RECORDED 5-25-84 AS DOCUMENT NO. 28532

Robert J. Hagan
Robert J. Hagan
VICE - PRESIDENT

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION,
TRUSTEE UNDER DEED RECORDED 5-25-84 AS DOCUMENT NO. 112218

Robert J. Hagan
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA, } S.S.
COUNTY OF Riverside

ON August 2nd, 1984, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Nicholas E. Tavaglione (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON DESCRIBED IN, AND WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

John J. Soti
NOTARY PUBLIC IN AND FOR SAID STATE.

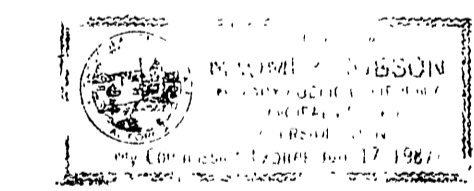
MY COMMISSION EXPIRES 1-25-88.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA, } S.S.
COUNTY OF Riverside

ON THIS 16th DAY OF August, 1984, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Robert J. Hagan, KNOWN TO ME, TO BE THE Vice President RESPECTIVELY OF 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 WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL.



MY COMMISSION EXPIRES July 9, 1987
Naomi R. Carlson
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

UTILITIES EASEMENT

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP:

- (1) AN EASEMENT FOR WATERLINE FACILITIES BY DEED RECORDED APRIL 30, 1976, AS INSTRUMENT NO. 58862, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- (2) AN EASEMENT FOR WATERLINE FACILITIES AND INCIDENTAL PURPOSE BY DEED RECORDED JUNE 12, 1964, AS INSTRUMENT NO. 72655, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

DATED: August 15, 1984

FRED KRAY
DIRECTOR OF PUBLIC UTILITIES
BY: Fred Kray

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 24th DAY OF APRIL, 1978, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: C.H.J. MATERIALS LABORATORY, INC.

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 9704 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON MAY 19, 1977, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAPACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND OF TITLE 18 OF 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 SEWER AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT ALL 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 HAVE BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED, AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE 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.

ROBERT C. WALES R.C.E. 18793
CITY ENGINEER

DATED: 8/17/84

BY: 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 DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: August 15, 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 BOND

DATED: Aug. 3, 1984

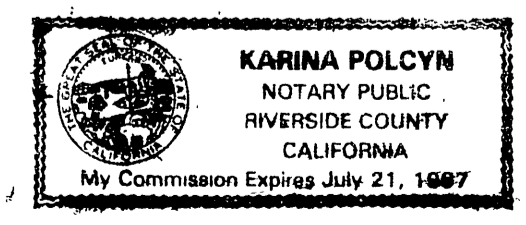
H.E. BREWER, CITY TREASURER
BY: H.E. Brewer

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF Riverside

ON THIS 16th DAY OF August, 1984, BEFORE ME, the undersigned, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Roderick W. Johnston AND Hal Thomas, (PERSONALLY KNOWN TO ME/PROVED ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS Vice President AND Asst. Secretary OF First American Title Insurance Company, 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, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL:



Karina Polcyn
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 7/21/87

RECORDERS CERTIFICATE

FILED THIS 23rd DAY OF August, 1984, AT 1:00 P.M. IN BOOK 144 OF MAPS AT PAGES 267-268 AT THE REQUEST OF THE CITY CLERK.

BY: Santa Regan DEPUTY

FEES: \$800

NO: 185080

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

WILLIAM E. CONERLY
COUNTY RECORDER

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 9704, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS EXCEPT LOT "C" WHICH IS HEREBY ACCEPTED AS A "BARRIER STRIP TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "B" AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERE TO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 21st DAY OF August, 1984.



Alice A. Hare
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare

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 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 \$ 4,500.00.

DATED: August 15, 1984

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Maná R. Torres
DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$4,500.00 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: 8/22/84

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: R.D. Olvera

ENGINEER'S CERTIFICATE

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 SURVEY MADE UNDER MY SUPERVISION DURING OCTOBER OF 19 80; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE 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.

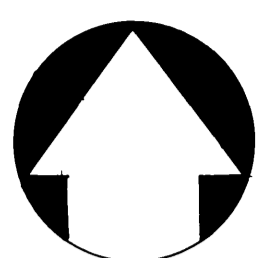
DATED: Dec. 16, 1980

Lawrence D. Lansing
LAWRENCE D. LANSING R.C.E. 27105

Copy

144/26

M.B. 144/26



SCALE: 1" = 50'

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT MAP NO 9704

BEING A DIVISION OF PARCEL 2 OF PARCEL MAP BOOK 24, PAGE 58. RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. ALSO LYING IN SECTION 31 T, 2 S., R. 4 W., S.B.M.

JULY, 1980

L.P. LANSING & ASSOCIATES, INC. SAN BERNARDINO, CA.

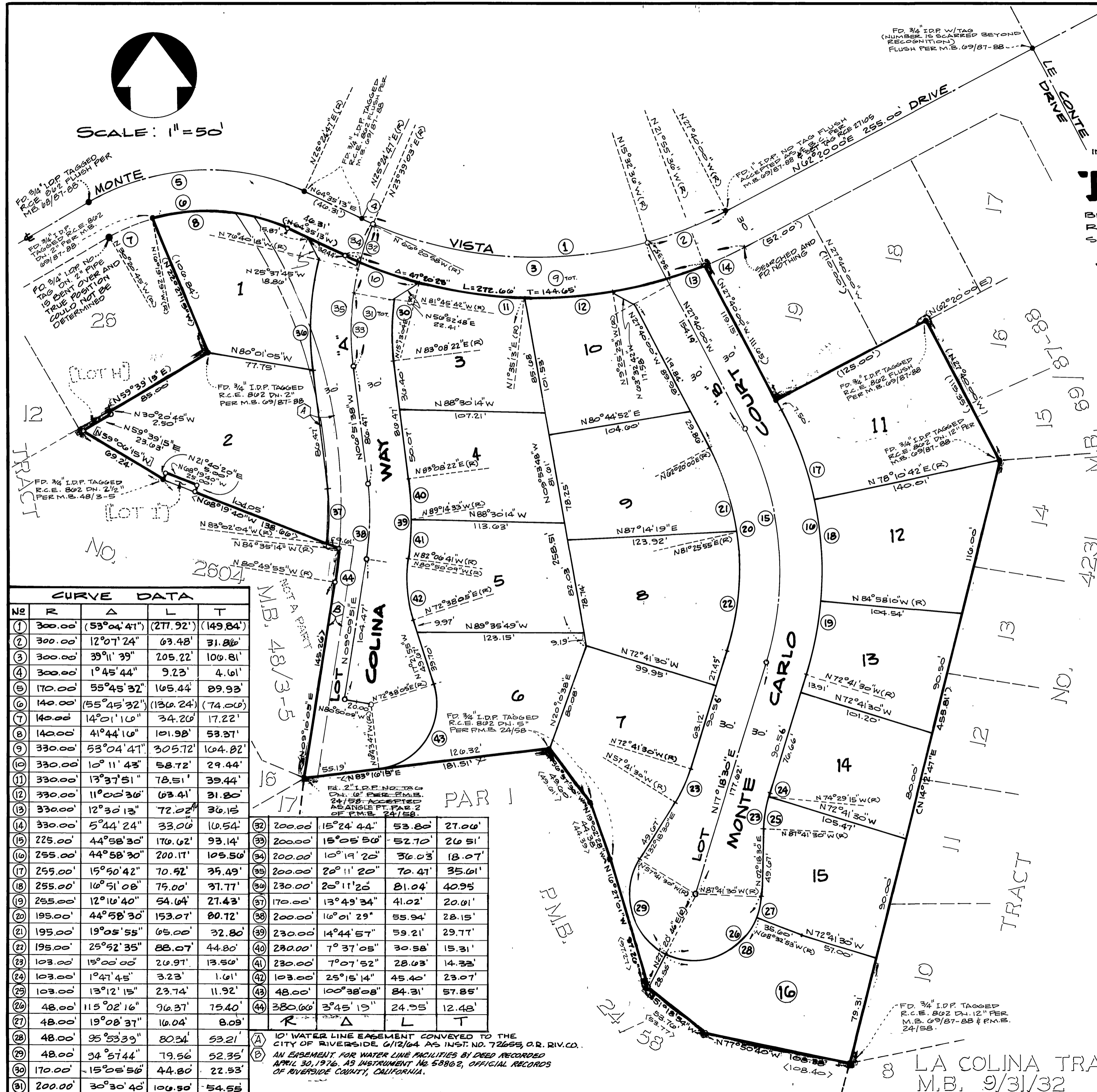
ENGINEERS' NOTES

1. THE BASIS OF BEARING IS THE CENTERLINE OF MONTE VISTA DRIVE, AS BEING N 02° 20' 00" E AS SHOWN BY M.B. 09/87-88, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENT AS NOTED
3. ○ INDICATES SET 1" INSIDE DIAMETER IRON PIPE TAGGED R.C.E. 27105 FLUSH UNLESS OTHERWISE NOTED.
4. 2"x2" REDWOOD STAKES PAINTED WHITE, TAGGED R.C.E. 27105, SET FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS UNLESS OTHERWISE NOTED.
5. NAIL AND TAG R.C.E. 27105 SET IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES IN LIEU OF FRONT LOT CORNERS UNLESS OTHERWISE NOTED.
6. () INDICATES RECORD AND MEASURED DATA PER M.B. 09/87-88 UNLESS OTHERWISE NOTED.
7. < > INDICATES RECORD AND MEASURED DATA PER P.M.B. 24/58 UNLESS OTHERWISE NOTED.
8. THIS TRACT CONTAINS 5.09 ACRES.
9. [] INDICATES RECORD AND MEASURED DATA PER M.B. 48/3-5 UNLESS OTHERWISE NOTED.
10. I.D.P. INDICATES INSIDE DIAMETER IRON PIPE.

SIGNATURE OMISSIONS

PURSUANT TO SECTION 00430 OF THE SUBDIVISION MAP ACT, THE SIGNATURE OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED.

1. AN EASEMENT IN FAVOR OF FRANK N. TETLEY FOR A STEEL PIPELINE PER INST. RECORDED MARCH 30, 1916 IN BOOK 441 PAGES 89 AND 93 OF DEEDS RIV. CO. O.R.
2. AN EASEMENT IN FAVOR OF A.N. JACK FOR ROAD PURPOSES PER INST. RECORDED JULY 17, 1926 IN BOOK 682, PAGE 402 OF DEEDS RIV. CO. O.R.
3. AN AGREEMENT BETWEEN ERIC W. EMTMAN, HILDA C. EMTMAN AND FRANK A. TETLEY, JR., RHEA TETLEY CONCERNING THE USE OF WATER PIPELINES AND WATER FROM BOOSTER PUMPS PER INST. RECORDED JUNE 4, 1936 IN BOOK 283, PAGE 43 RIV. CO. O.R.
4. AN EASEMENT IN FAVOR OF GERTRUDE L. SCHULTE ET AL FOR PIPELINES PER INST. RECORDED SEPT. 16, 1941 IN BOOK 513, PAGE 404 RIV. CO. O.R.
5. OIL, GAS, MINERAL AND HYDROCARBON RIGHTS RESERVED TO M & G PROPERTIES, INC. PER INST. RECORDED OCTOBER 1, 1963 AS INST. NO. 103460 RIV. CO. O.R.
6. ONE-HALF OF ALL OIL, GAS, AND OTHER MINERAL RIGHTS RESERVED TO SOUTHERN FINANCE SERVICE, A CORPORATION, PER INST. RECORDED OCTOBER 30, 1961 IN BOOK 3101, PAGE 71 AND INST. RECORDED MAY 29, 1962 IN BOOK 3149, PAGE 394 RIV. CO. O.R.



CURVE DATA			
No	R	Δ	L
1	300.00'	(53°04'41")	(277.92') (149.84')
2	300.00'	12°07'24"	63.48' 31.86'
3	300.00'	39°11'39"	205.22' 106.81'
4	300.00'	1°45'44"	9.23' 4.61'
5	170.00'	55°45'32"	165.44' 89.93'
6	140.00'	(55°45'32")	(136.24') (74.00')
7	140.00'	14°01'16"	34.26' 17.22'
8	140.00'	41°44'16"	101.98' 53.37'
9	330.00'	53°04'41"	305.72' 164.82'
10	330.00'	10°11'43"	58.72' 29.44'
11	330.00'	13°37'51"	78.51' 39.44'
12	330.00'	11°00'36"	63.41' 31.80'
13	330.00'	12°30'13"	72.02' 36.15'
14	330.00'	5°44'24"	33.06' 16.54'
15	225.00'	44°58'30"	176.62' 93.14'
16	255.00'	44°58'30"	200.17' 109.56'
17	255.00'	15°50'42"	70.92' 39.49'
18	255.00'	16°51'08"	79.00' 37.77'
19	255.00'	12°16'40"	54.64' 27.43'
20	195.00'	44°58'30"	153.07' 80.72'
21	195.00'	19°05'55"	65.00' 32.80'
22	195.00'	25°52'35"	88.07' 44.80'
23	103.00'	15°00'00"	26.97' 13.56'
24	103.00'	1°47'45"	3.23' 1.61'
25	103.00'	13°12'15"	23.74' 11.92'
26	48.00'	115°02'16"	96.37' 75.40'
27	48.00'	19°08'37"	16.04' 8.09'
28	48.00'	35°53'39"	80.34' 53.21'
29	48.00'	34°51'44"	79.56' 52.35'
30	170.00'	15°05'56"	44.80' 22.53'
31	200.00'	30°30'40"	106.50' 54.55'

(A) 10' WATER LINE EASEMENT CONVEYED TO THE CITY OF RIVERSIDE, 6/12/64 AS INST. NO. 72655, O.R. RIV. CO.
 (B) AN EASEMENT FOR WATER LINE FACILITIES BY DEED RECORDED APRIL 30, 1976, AS INSTRUMENT NO. 53862, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

FD. 3/4" I.D.P. W/TAG (NUMBER IS SCARRED BEYOND RECOGNITION) FLUSH PER M.B. 09/87-88.

FD. 1" I.D.P. NO TAG FLUSH (NUMBER IS SCARRED BEYOND RECOGNITION) FLUSH PER M.B. 09/87-88.

FD. 3/4" I.D.P. TAGGED R.C.E. 802 DN. 2" PER M.B. 09/87-88.

FD. 3/4" I.D.P. NO TAG FLUSH (NUMBER IS SCARRED BEYOND RECOGNITION) FLUSH PER M.B. 09/87-88.

FD. 3/4" I.D.P. TAGGED R.C.E. 802 DN. 2" PER M.B. 48/3-5.

FD. 3/4" I.D.P. TAGGED R.C.E. 802 DN. 2" PER M.B. 09/87-88.

FD. 3/4" I.D.P. TAGGED R.C.E. 802 DN. 2" PER M.B. 48/3-5.

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FD. 3/4" I.D.P. TAGGED R.C.E. 802 DN. 2" PER M.B. 09/87-88.

FD. 3/4" I.D.P. TAGGED R.C.E. 802 DN. 12" PER M.B. 09/87-88 & P.M.B. 24/58.

8 LA COLINA TRACT M.B. 9/31/32

M.B. 144/26