

TRACT 19236

BEING A SUBDIVISION OF A PORTION OF LOTS 2 AND 3 OF THE CHURCH SUBDIVISION, AS SHOWN ON MAP RECORDED IN BOOK 6 PAGE 55, OF MAPS, RECORDS OF RIVERSIDE COUNTY, LOCATED IN SECTION 36 T.2 S., R.5 W., S.8 M.

J.F. DAVIDSON ASSOCIATES RIVERSIDE, CALIFORNIA

JUNE 1984

RECORDER'S CERTIFICATE

Filed this 13th day of November 1984 at 12:30 PM in Book 146 of Maps at Pages 38+39 at the request of the CITY CLERK Fee: \$800 No. 245019 WILLIAM E. CONERLY, County Recorder By: Santa Regan, Deputy FIRST AMERICAN TITLE INS. CO. Subdivision Guarantee

CITY COPY

OWNER'S CERTIFICATE

We hereby certify that we are the owners of or have some right, title or interest in the land included within the land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Subdivision Map as shown within the distinctive border line. We hereby dedicate to public use for street and public utility purposes, Lot "A" through "D" inclusive. We hereby dedicate for the construction and maintenance of slope and drainage facilities, the easement designated as "SLOPE & DRAINAGE EASEMENT." We further hereby dedicate for construction and maintenance of electrical energy facilities, the easements designated as "5' P.U.E."

THE ROBERT E. OSBORNE CO., a California corporation

Signature of Robert E. Osborne, President

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS COUNTY OF ORANGE)

On this 18th day of October, 1984, before me, Priscilla A. Benz, a Notary Public in and for said State, personally appeared ROBERT E. OSBORNE (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President, and OSBORNE CO. 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 the 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.

My commission expires AUGUST 9, 1985

Witness my hand and official seal.



Signature of Priscilla A. Benz, Notary Public in and for said State

SIGNATURE OMISSION

In accordance with Section 66436 (c) (1) of the Subdivision Map Act of the State of California, the signature of the following Easement Holders have been omitted since their interest cannot ripen into fee.

AN EASEMENT IN FAVOR OF BERTHA G. CHURCH FOR WATER DITCHES, PIPELINES, AND FLUMES RECORDED JUNE 5, 1909 IN BK 249 PG 18 OF DEEDS RECORDED RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORDS.

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 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 Nov. 1, 1984

FRED KRAY

Director of Public Utilities

By Fred Kray

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 19236 which was approved by the Riverside City Planning Commission on MAY 3, 1984 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; that I am satisfied that the map is technically correct; that the easements for sewers and 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 Department of Public Works 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.

Dated 11/2/84

ROBERT C. WALES, R.C.E. 18793 City Engineer

By Robert C. Wales

CITY TREASURER'S CERTIFICATE

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 Oct. 24, 1984

H. E. BREWER City Treasurer

By H.E. Brewer

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 19236 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 6th day of Nov. 1984.



ALICE A. HARE City Clerk of the City of Riverside, California

By Alice A. Hare

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ has been executed and filed with the Board of Supervisors of the County of Riverside, State of 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

GERALD B. MALONEY Clerk of the Board of Supervisors

By Deputy

TAX COLLECTOR 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.

Dated October 31, 1984

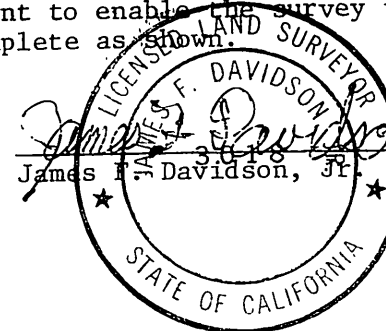
R. WAYNE WATTS County Tax Collector

By Maria R. Torres

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of TWO (2) sheets correctly represents a survey made under my supervision during APRIL 3, 1984 and that all monuments shown thereon actually exist and their positions are correctly shown or will be in place within one year from the 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 10-18-84



JAMES F. DAVIDSON, S.L.S. 3018

UTILITIES EASEMENTS

The City of Riverside, being the owner of the following described easements hereby consents to the preparation and recordation of the annexed map.

A right of way reserved to the Riverside Water Company, and its assigns, for the construction and maintenance of all necessary water ditches, pipes, flumes and apparatus for the purposes of irrigation and domestic use by Deeds recorded April 26, 1882 in Book 26, Page 631 and August 14, 1885 in Book 42, Pages 294 and 296, both of Deeds, Records of San Bernardino County, California.

The exact location thereof not being disclosed by the records.

Date Nov. 1, 1984

FRED KRAY Director of Public Utilities

By Fred Kray

SOIL REPORT

A preliminary soil report was prepared by C.H.J. INCORPORATED on the 1ST day of JUNE, 1984 as required by the Health and Safety Code. OF CALIFORNIA SECTION 17953.

TRACT 19236

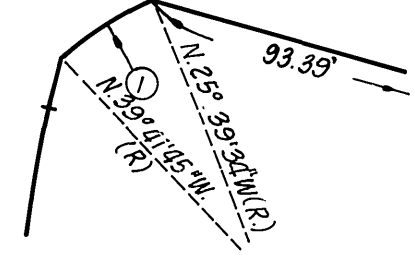
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J.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

JUNE 1984

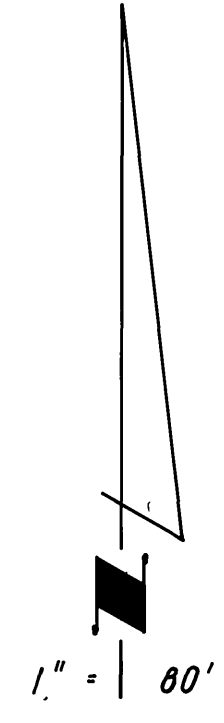
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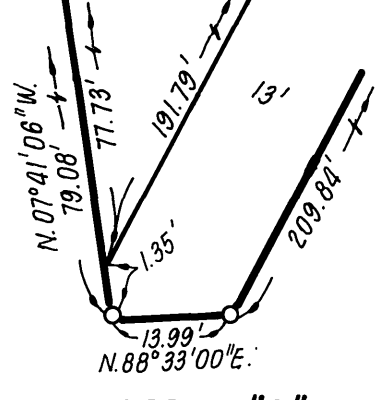


DETAIL "B"
NO SCALE

DETAIL "A"
NO SCALE



DETAIL "C"
NO SCALE



SURVEYOR'S NOTES

- BEARINGS ARE BASED UPON THE CENTERLINE OF HOWE AVE. AS SHOWN ON M.B. 47/62-64 RECORDS OF RIVERSIDE CO., CA. BEING N.88°33'00"E.
- INDICATES SET 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018, FLUSH, UNLESS OTHERWISE NOTED.
- INDICATES FOUND MONUMENT AS NOTED.
- SET 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
- SET NAIL AND L.S. 3018 TAG IN CURB AT PROLONGATION OF SIDE LOT LINES IN LIEU OF FRONT LOT CORNERS
- () INDICATES RECORD DATA PER TRACT 2623, M.B. 47/62-64, RECORDS OF RIVERSIDE CO.
- [] INDICATES RECORD DATA PER CHURCH SUBDIVISION, M.B. 6/55, RECORDS OF RIVERSIDE CO., CA., UNLESS OTHERWISE NOTED.

THIS TRACT CONTAINS 11.29 ACRES.

CHURCH SUBDIVISION

CURVE DATA

- ① R=29.50' D=15°00'00" L=7.23' T=3.63'
 - ② R=103' D=15°00'00" L=26.97' T=13.56'
 - ③ R=29.50' D=12°56'17" L=6.66' T=3.34'
- TOTAL R/W CURVE
R=267' D=36°10'09" L=168.55' T=87.19'

FOUND CONC. MON. W/ PIN, NO TAG, PER M.B. 6/55, DN. 1.3', REPLACED W/ 1" I.P., L.S. 3018 PLASTIC PLUG, FLUSH, AFTER CONST.

① CURVE DATA
R=300' D=36°10'09" L=189.38' T=97.97'

FD CONC. MON. W/ PIN, NO TAG, PER M.B. 6/55, DN. 0.8', REPLACED W/ 1" I.P., L.S. 3018 PLASTIC PLUG, FLUSH, AFTER CONST.

① CURVE DATA
R=300' D=08°29'22" L=44.45' T=22.27'

FD 3/4" I.P. TAGGED, RCE 9876, FLUSH, N.08°21'56"W, 0.09' OF E, NO REF.

FD 3/4" I.P. TAGGED, RCE 9876, DN. 0.1', PER M.B. 47/62-64.

