

TRACT 19235

BEING A SUBDIVISION OF LOT 1, AND A PORTION OF LOT 7, ALSO A PORTION OF CORNWELL AVENUE (FORMERLY LAWRENCE AVENUE) AS SHOWN ON MAP OF CHURCH SUBDIVISION, RECORDED IN BOOK 6 OF MAPS, AT PAGE 55, ALSO A PORTION OF LOTS 4 AND 6, AS SHOWN ON MAP OF THE MARTIN AND ORMAND TRACT, RECORDED IN BOOK 6 OF MAPS, AT PAGE 84, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND A PORTION OF GOVERNMENT LOT 3, IN THE SOUTHWEST 1/4 OF SECTION 31, T.2S., R.4W., S.B.M.

U.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 40-42 at the request of the CITY CLERK. Fee: \$1000. No. 245022. WILLIAM E. CONERLY, County Recorder. By: Linda Regan, Deputy. FIRST AMERICAN TITLE INSURANCE 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, Lots "A" through "G" inclusive. We hereby dedicate for the construction and maintenance of slopes, the easement designated as "SLOPE EASEMENT". And we hereby dedicate for construction and maintenance of electrical public utility facilities, the easements designated as 6' P.U.E.

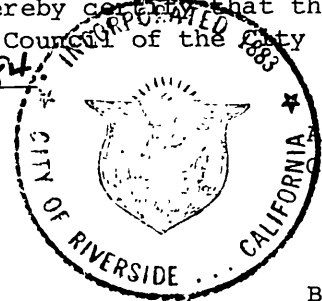
THE ROBERT E. OSBORNE CO., a California corporation

Signature of Robert E. Osborne, President

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 19235 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 A. MALONEY, Clerk of the Board of Supervisors

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

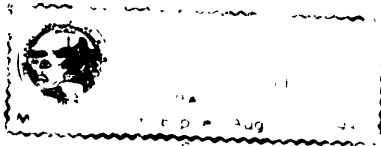
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) COUNTY OF ORANGE) SS

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 (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Secretary of THE ROBERT E. 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



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 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 19235 which was approved by the Riverside City Planning Commission on August 18, 1983 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

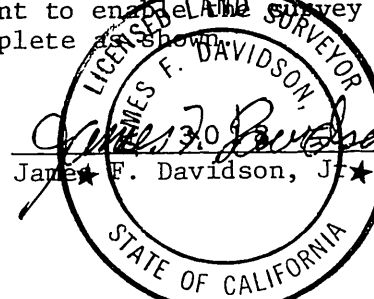
SOIL REPORT

A preliminary soil report was prepared by C.H.U. INCORPORATED on the 1st day of June, 1984 as required by the Health and Safety Code of California, Section 17953.

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of THREE (3) sheets correctly represents a survey made under my supervision during APRIL, 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.

Dated 10-18-84. James F. Davidson, Jr., 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.

- 1 An easement in favor of the City of Riverside, successor in interest to California Electric Co., for the construction and maintenance of electrical facilities, recorded November 3, 1953 in Book 1522, page 266 of Official Records of Riverside County, California.

Dated Nov 1, 1984. FRED KRAY, Director of Public Utilities

By: Fred Kray

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.

- 2 An easement in favor of the City of Riverside, for the purpose of maintaining drainage structures and excavating slopes, shown as lots "G" and "H" on the map of Tract 2880 on file in Book 54 of Maps, at pages 41 through 43 inclusive, Records of Riverside County, California.
- 3 An easement in favor of the City of Riverside, for the construction and maintenance of storm drain and sanitary sewer facilities, recorded September 15, 1961 as Instrument No. 79598, of Official Records of Riverside County, California.

An easement in favor of Orange Lands Investment, for road purposes, recorded January 18, 1915 in Book 408, page 398, of Deeds, Records of Riverside County, California. Said easement is 40 feet wide and 600 feet long, and can not be located from the records.

Easements in favor of Bertha G. Church, for the construction and maintenance of water ditches, pipe lines and flumes, recorded February 5, 1909 in Book 273, page 127, and recorded March 20, 1911 in Book 316, page 253, both of Deeds, Records of Riverside County, California. Said easements can not be located from the records.

TRACT 19235

BEING A SUBDIVISION OF LOT 1, AND A PORTION OF LOT 7,
 ALSO A PORTION OF CORNWALL AVENUE (FORMERLY LAWRENCE
 AVENUE) AS SHOWN ON MAP OF CHURCH SUBDIVISION, RECORDED
 IN BOOK 6 OF MAPS, AT PAGE 55, ALSO A PORTION OF LOTS 4 AND 6 OF
 THE MARTIN and ORMAND TRACT, RECORDED IN BOOK 6 OF MAPS, AT
 PAGE 84, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND
 A PORTION OF GOVERNMENT LOT 3, IN THE S.W. 1/4 OF SECTION 31, T.29, R.4W, S.B.M.

J. F. DAVIDSON ASSOCIATES JUN 1984 SCALE: 1"=80'
 RIVERSIDE, CALIFORNIA

SURVEYOR'S NOTES

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE
 CENTERLINE OF HOWE AVE. AS SHOWN ON M.B. 47/62-64
 REC. OF RIVERSIDE CO., CA. AS BEING N.88°33'00"E.

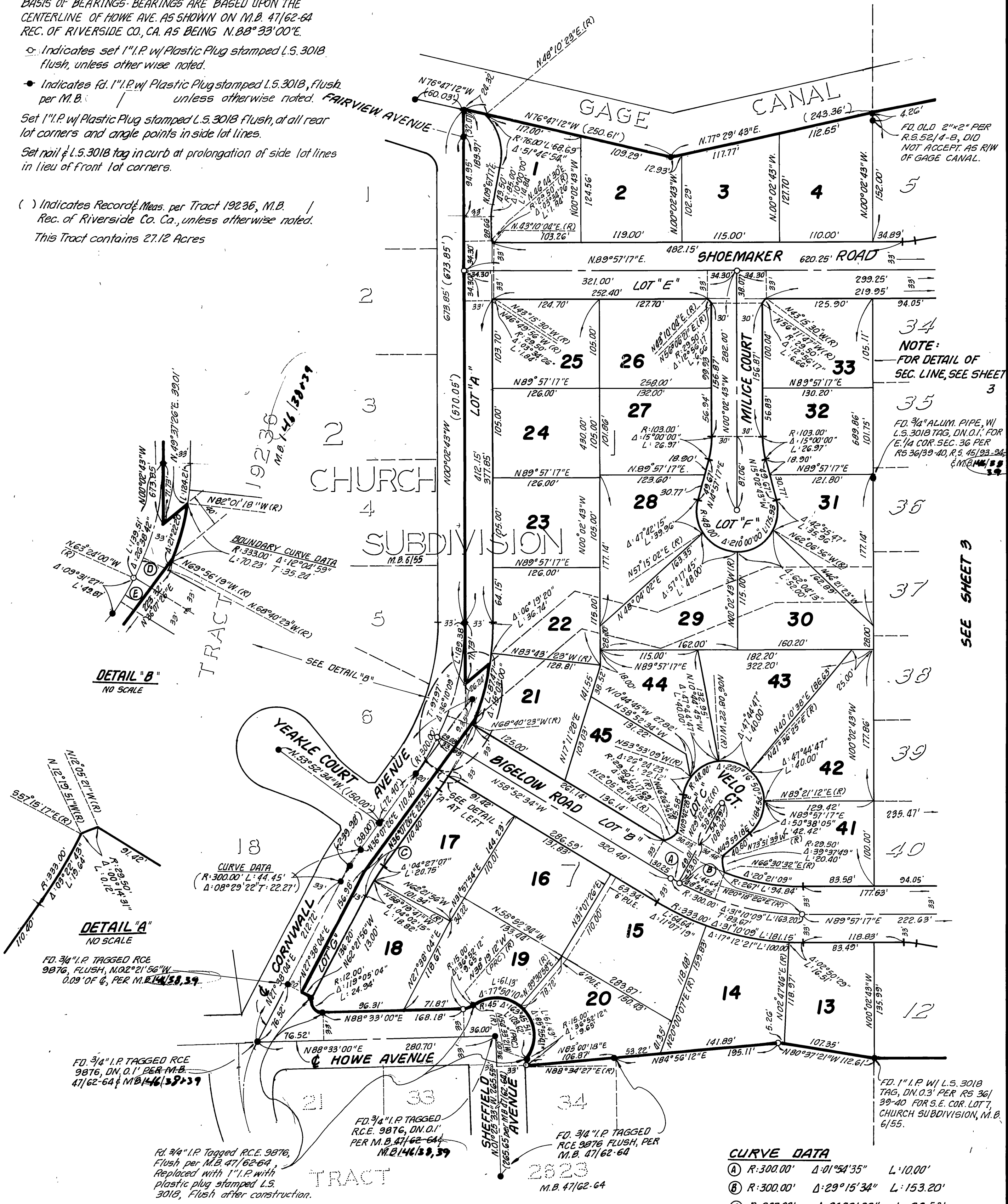
- Indicates set 1" I.P. w/ Plastic Plug stamped L.S. 3018
flush, unless otherwise noted.
- Indicates fd. 1" I.P. w/ Plastic Plug stamped L.S. 3018, flush
per M.B. unless otherwise noted.

Set 1" I.P. w/ Plastic Plug stamped L.S. 3018 flush, at all rear
lot corners and angle points in side lot lines.

Set nail & L.S. 3018 tag in curb at prolongation of side lot lines
in lieu of front lot corners.

() Indicates Record Meas. per Tract 19236, M.B.
Rec. of Riverside Co. Ca., unless otherwise noted.

This Tract contains 27.12 Acres



CURVE DATA

(A)	R: 300.00'	Δ: 01°54'35"	L: 10.00'
(B)	R: 300.00'	Δ: 29°15'34"	L: 153.20'
(C)	R: 267.00'	Δ: 8°29'22"	L: 39.56'
(D)	R: 300.00'	Δ: 5°16'23"	L: 27.61'
(E)	R: 300.00'	Δ: 6°08'44"	L: 32.18'

copy

SEE SHEET 3

NOTE:
FOR DETAIL OF
SEC. LINE, SEE SHEET
3

FD. 3/4" ALLUM. PIPE, W/
L.S. 3018 TAG, DN. O.I. FOR
E. 1/4 COR. SEC. 36 PER
RS 36/39-40, R.S. 45/23-24,
M.B. 146/39

FD. 1" I.P. W/ L.S. 3018
TAG, DN. O.I. PER RS 36/
39-40 FOR S.E. COR. LOT 7,
CHURCH SUBDIVISION, M.B.
6155.

FD. 3/4" I.P. TAGGED R.C.E.
9876, DN. O.I. PER M.B.
47/62-64 & M.B. 146/39, 39

FD. 3/4" I.P. TAGGED
R.C.E. 9876, DN. O.I.
PER M.B. 47/62-64
M.B. 146/39, 39

FD. 3/4" I.P. TAGGED R.C.E. 9876,
Flush per M.B. 47/62-64,
Replaced with 1" I.P. with
plastic plug stamped L.S.
3018, Flush after construction.

FD. 3/4" I.P. TAGGED R.C.E.
9876, FLUSH, M.O. 21'56" W/
0.09' OF Δ, PER M.B. 146/39, 39

FD. 3/4" I.P. TAGGED R.C.E.
9876, DN. O.I. PER M.B.
47/62-64 & M.B. 146/39, 39

DETAIL "B"
NO SCALE

DETAIL "A"
NO SCALE

BOUNDARY CURVE DATA
R: 333.00' Δ: 12°04'59"
L: 70.23' T: 35.24'

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M.B. 146/39, 39

TRACT 19235
M.B. 146/39, 39

TRACT 19234
M.B. 146/39, 39

TRACT 19233
M.B. 146/39, 39

TRACT 19232
M.B. 146/39, 39

TRACT 19231
M.B. 146/39, 39

TRACT 19230
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TRACT 19228
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TRACT 19219
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TRACT 19218
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TRACT 19217
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TRACT 19216
M.B. 146/39, 39

TRACT 19215
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TRACT 19214
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TRACT 19213
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TRACT 19212
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TRACT 19211
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TRACT 19210
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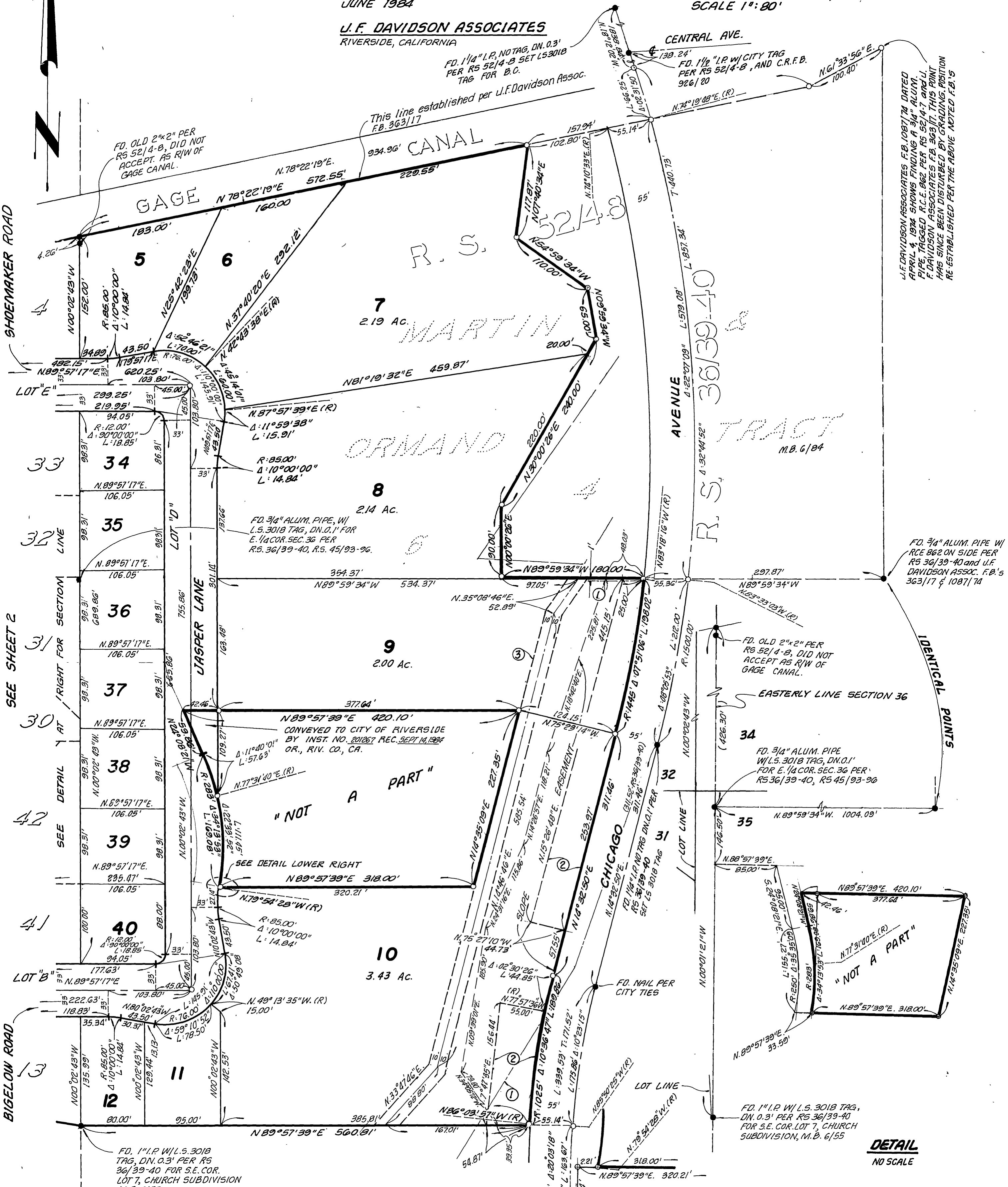
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U.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

CENTRAL AVE.

CITY Copy



SURVEYOR'S NOTES

BASIS OF BEARINGS - BEARINGS ARE BASED UPON THE CENTERLINE OF HOWE AVENUE, AS SHOWN ON M.B. 47162-64 REC. OF RIVERSIDE CO., CA. AS BEING N. 88° 33' 00" E.

⊙ Indicates set 1" I.P. w/ Plastic Plug stamped L.S. 3018 flush, unless otherwise noted.

● Indicates fd. 1" I.P. w/ Plastic Plug stamped L.S. 3018, flush per M.B. 146/38, 39 unless otherwise 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.

Set nail & L.S. 3018 Tag in curb at prolongation of side lot lines in lieu of front lot corners.

DETAIL

NO SCALE
FD. NAIL PER CITY OF RIVERSIDE TAG FLUSH, PER CITY TIES

() Indicates Recorded Meas. per Tract 19236, M.B. 146/38, 39 Rec. of Riverside Co., Ca.

This Tract contains 27.12 Acres

DETAIL
NO SCALE

U.F. DAVIDSON ASSOCIATES FB 1087174 DATED APRIL 4, 1974 SHOWS FINDING A 3/4" ALUM. PIPE TAGGED R.C.E. 862 PER RS 52/4-8 AND U.F. DAVIDSON ASSOCIATES FB 363117 THIS POINT HAS SINCE BEEN DISTURBED BY GRADING. POSITION RE-ESTABLISHED PER THE ABOVE NOTED F.B.'S

FD. 3/4" ALUM. PIPE W/ RCE 862 ON SIDE PER RS 36/39-40 and U.F. DAVIDSON ASSOC. F.B.'S 363117 & 1087174

FD. OLD 2" x 2" PER RS 52/4-8, DID NOT ACCEPT AS R/W OF GAGE CANAL.

EASTERLY LINE SECTION 36

FD. 3/4" ALUM. PIPE W/ L.S. 3018 TAG, DN. 0.1' FOR E. 1/4 COR. SEC. 36 PER RS 36/39-40, RS 45/93-96

FD. 1" I.P. W/ L.S. 3018 TAG, DN. 0.3' PER RS 36/39-40 FOR S.E. COR. LOT 7, CHURCH SUBDIVISION, M.B. 6/55