

CITY COPY

149/40  
M.B. 149/40

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 subdivision shown thereon: That we are the only persons whose consent is necessary to pass a clear title to said land; that we consent to the making and recording of this subdivision map as shown within the distinctive borderline. We hereby dedicate to public use for street and public utility purposes, Lots "A" through "D", inclusive. We further hereby dedicate for construction and maintenance of storm drain facilities, the easements designated as "10' storm drain easement", "12' storm drain easement" and "25' storm drain easement". We further hereby dedicate for construction and maintenance of electrical energy facilities, the easements designated as "5' x 25' PUE", "5' x 35' PUE", and "5' PUE".

BY: RICHWOOD DEVELOPMENT CO., a California Corporation (Owner)

Richard MacLeod  
President

Scott Tuttle  
Secretary

BY: SAFECO TITLE INSURANCE COMPANY (Trustee) of Deeds of Trust recorded October 4, 1984 as Instrument Numbers: 215819; 215820; 215821 and 215826.

Scott B. Mills  
Vice President

Robert L. Green  
Secretary

BY: TRANS CONTINENTAL TITLE COMPANY, (Trustee) of Deeds of Trust recorded October 4, 1984 as Instrument Numbers: 215835 and 215837.

Arthur L. Dootman  
VICE President

Robert L. Green  
Secretary

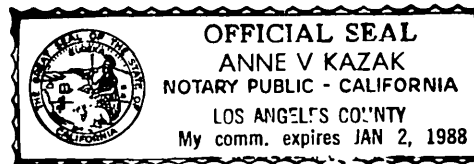
NOTARY ACKNOWLEDGEMENT:

State of California )  
County of San Diego ) SS

On March 21, 1985, before me, the undersigned, a Notary Public in and for said state, personally appeared Richard MacLeod and Scott Tuttle personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as President and Secretary, on behalf of Richwood Development Co., a California corporation, the corporation herein named, and acknowledged to me that said corporation executed the within instrument pursuant to its bylaws or a resolution of its Board of Directors.

Witness my hand and official seal.

Anne V. Kazak



STATE OF CALIFORNIA )  
COUNTY OF Riverside ) SS

On this 29th Day of March, 1985, before me, the undersigned, a Notary Public in and for said State, personally appeared Scott B. Mills and Robert L. Green personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as Vice President, and Secretary on behalf of Safeco Title Insurance Company, a California corporation, the corporation herein named, and acknowledged to me that said corporation that executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

Witness my hand and official seal

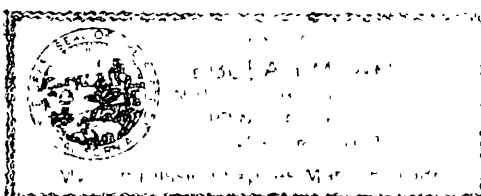
Kathy Dolis

STATE OF CALIFORNIA )  
COUNTY OF San Diego ) SS

On this March 29, 1985, before me, the undersigned, a Notary Public in and for said State, personally appeared Arthur L. Dootman and Robert L. Green personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as Vice President, and Secretary on behalf of Trans Continental Title Company, a California corporation, the corporation herein named, and acknowledged to me that said corporation that executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

Witness my hand and official seal

Deborah M. White



SIGNATURE OMISSIONS

The following signatures have been omitted under the provisions of Section 66436 of the Subdivision Map Act, their interest cannot ripen into a fee.

- 1) The Riverside Land and Irrigation Company, for pipe lines and ditches by Deed recorded June 1, 1894 in Book 26, Page 288 of Deeds, Riverside County Records.
- 2) Easements for sewer, stormdrains, gas lines and telephone, as reserved by Instrument No. 57119, Recorded June 30, 1967, Official Records Riverside County, California.

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

TRACT NO. 19825-1

BEING A SUBDIVISION OF A PORTION OF LOTS 11 AND 12 OF BLOCK 43 AND PORTION OF FILLMORE ST. VACATED, OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN ON THE MAP FILED IN BOOK 1 OF MAPS, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ENGINEER: McCUTCHAN CO., INC. PASADENA, CA.

OCTOBER, 1984

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 19825 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: 4/5/85

Robert C. Wales, R.C.E. 18793  
City Engineer

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 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: APRIL 5, 1985

Fred Kray  
Director of Public Utilities

By: Fred Kray

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: April 2, 1985

H. E. Brewer  
City Treasurer

By: H.E. Brewer

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.

Easements for waterlines and electrical facilities reserved in the instrument recorded June 30, 1967 as Instrument No. 57119, Official Records.

Dated: APRIL 5, 1985

FRED KRAY  
Director of Public Utilities

By: Fred Kray

RECORDER'S CERTIFICATE

SHEET 1 OF 4 SHEETS

FILED THIS 12th DAY OF APRIL, 1985, AT 3:45 P.M. IN BOOK 149 OF MAPS AT PAGES 4076 AT THE REQUEST OF THE CITY CLERK.

FEES: \$1200

WILLIAM E. CONERLY  
COUNTY RECORDER

NO: 76836

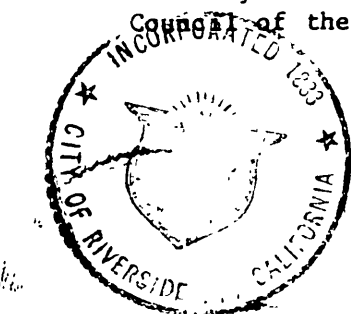
BY: Saints

TRANS CONTINENTAL TITLE COMPANY  
SUBDIVISION GUARANTEE

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of Four (4) sheets be, and the same is hereby accepted as the final map of Tract 19825-1 and the streets and easements are hereby accepted as public streets and easements, except Lot "D" which is hereby accepted as a Barrier Strip to deny access from private property to Lot "C" 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 9th day of April, 1985



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 \$ 10,200.00 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: April 12, 1985

Gerald A. Maloney  
Clerk of the Board of Supervisors

By: G. A. Maloney  
Deputy

TAX COLLECTOR CERTIFICATES

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, except taxes or special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$ 10,200.00.

Dated: April 2, 1985

R. Wayne Watts  
County Tax Collector

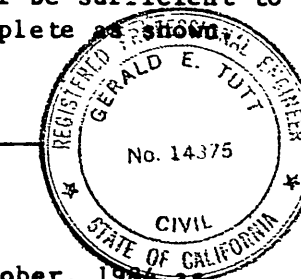
By: R. Wayne Watts

ENGINEER'S CERTIFICATE

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of Four (4) sheets correctly represents a survey made under my supervision during June, 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: 1-15-85

Gerald E. Tutt  
Gerald E. Tutt RCE 14375



SOIL REPORT

A preliminary soil report was prepared on the 11th day of October, 1984, required by the Health and Safety Code of California, Section 17953 by Leighton and Associates, Inc.

M.B. 149/40

SCALE: 1" = 100'

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

SHEET 2 OF 4 SHEETS

# TRACT NO. 19825-1

BEING A SUBDIVISION OF A PORTION OF LOTS 11 AND 12 OF BLOCK 43 AND PORTION OF FILLMORE ST. VACATED, OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN ON THE MAP FILED IN BOOK 1 OF MAPS, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ENGINEER: McCUTCHAN CO., INC.  
PASADENA, CA.

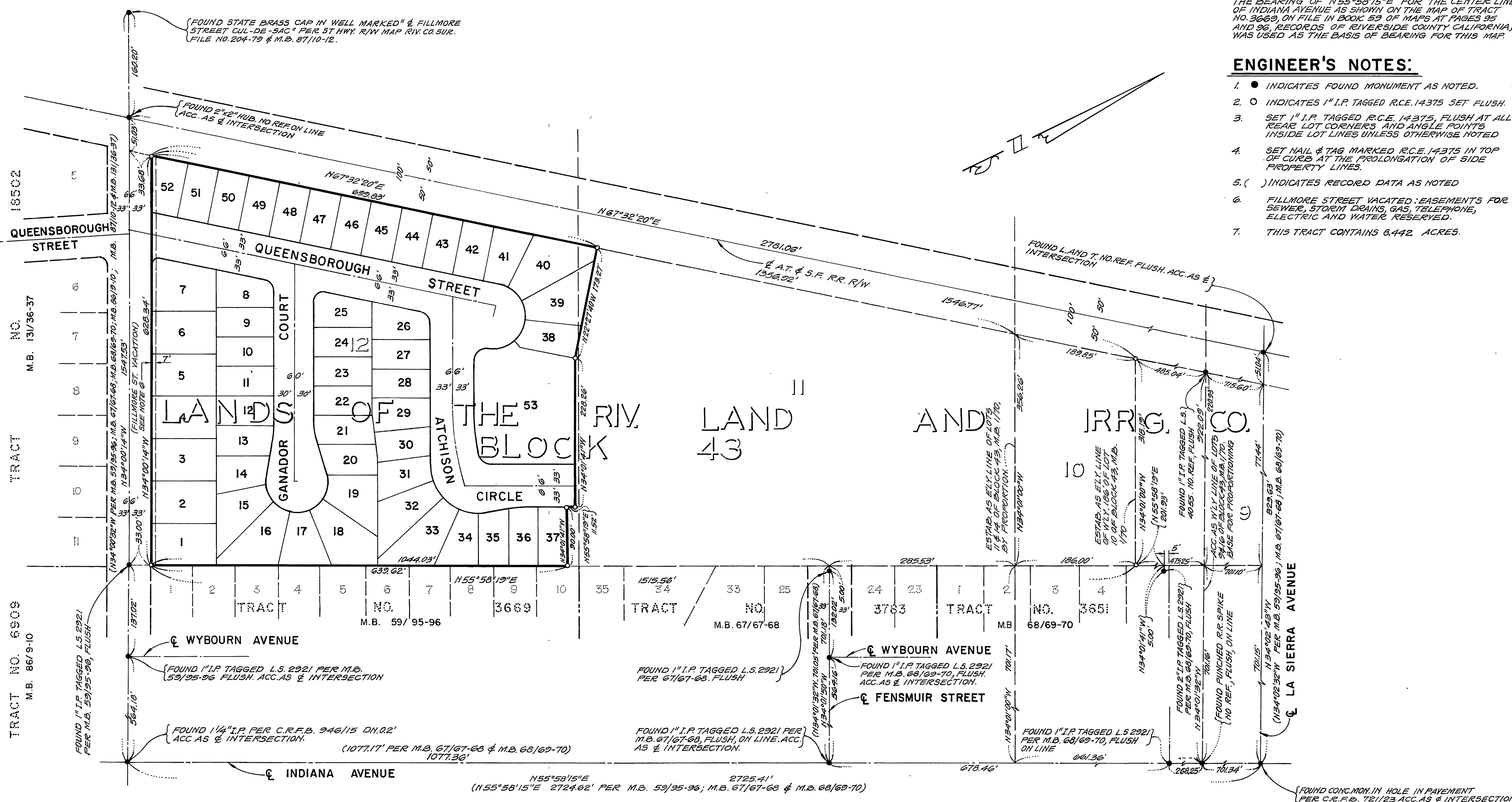
OCTOBER, 1984

### BASIS OF BEARINGS:

THE BEARING OF N55°58'15"E FOR THE CENTER LINE OF INDIANA AVENUE AS SHOWN ON THE MAP OF TRACT NO. 3669, ON FILE IN BOOK 59 OF MAPS AT PAGES 95 AND 96, RECORDS OF RIVERSIDE COUNTY CALIFORNIA, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

### ENGINEER'S NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES 1" I.P. TAGGED R.C.E. 14375 SET FLUSH.
- SET 1" I.P. TAGGED R.C.E. 14375, FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS INSIDE LOT LINES UNLESS OTHERWISE NOTED.
- SET NAIL & TAG MARKED R.C.E. 14375 IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES.
- ( ) INDICATES RECORD DATA AS NOTED.
- FILLMORE STREET VACATED EASEMENTS FOR SEWER, STORM DRAINS, GAS, TELEPHONE, ELECTRIC AND WATER RESERVED.
- THIS TRACT CONTAINS 8.442 ACRES.



M.B. 149 / 41

SCALE: 1" = 40'

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

SHEET 3 OF 4 SHEETS

# TRACT NO. 19825-1

BEING A SUBDIVISION OF A PORTION OF LOTS 11 AND 12 OF BLOCK 43 AND PORTION OF FILLMORE ST. VACATED, OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN ON THE MAP FILED IN BOOK 1 OF MAPS, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. "FOR CONDOMINIUM PURPOSES"

ENGINEER: McCUTCHAN CO., INC.  
PASADENA, CA.

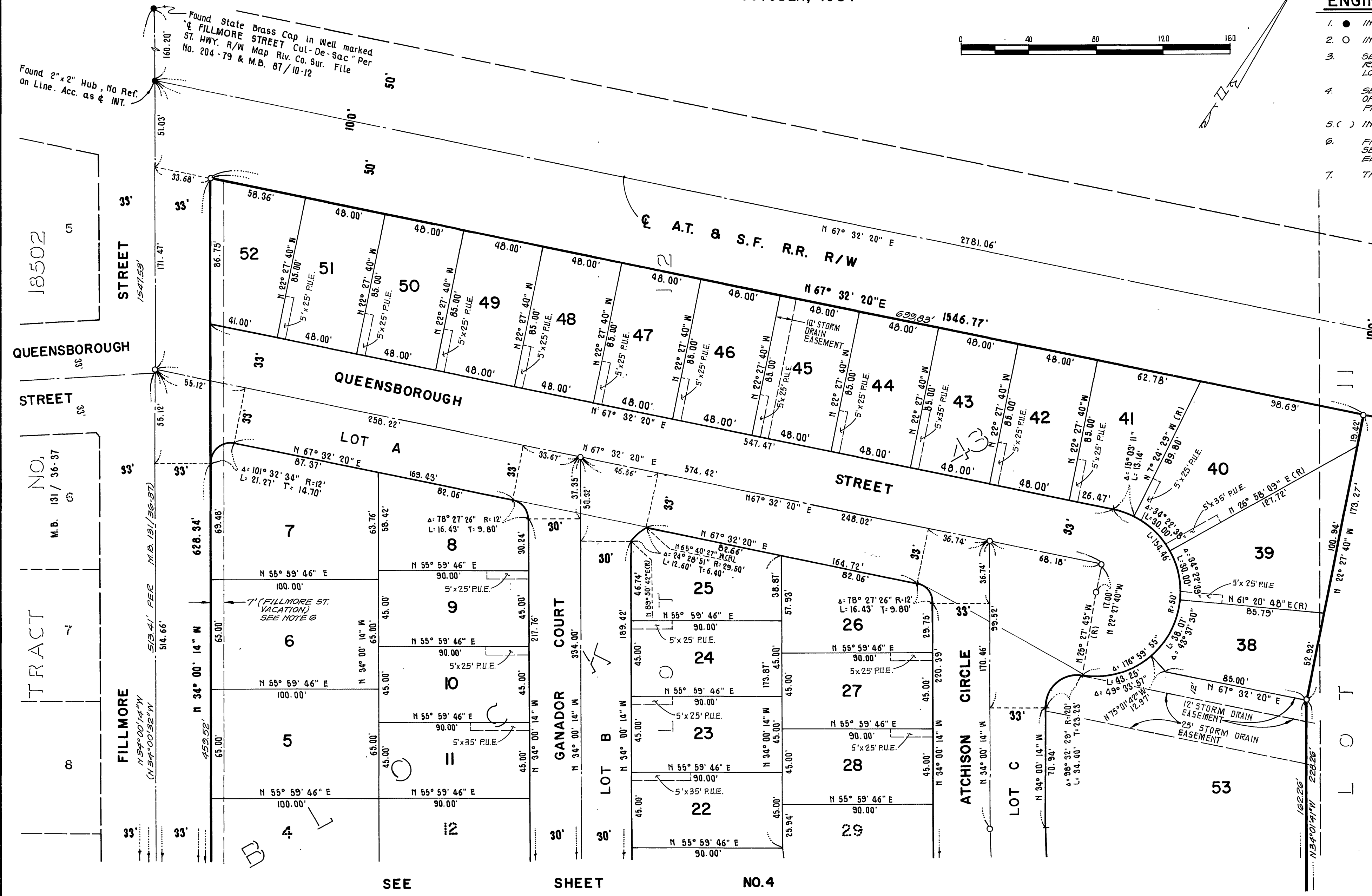
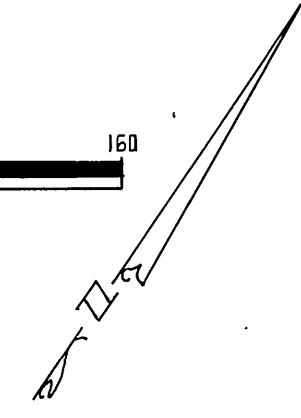
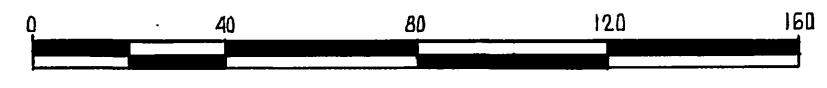
OCTOBER, 1984

### BASIS OF BEARINGS

THE BEARING OF N 55° 58' 15" E FOR THE CENTER LINE OF INDIANA AVENUE AS SHOWN ON THE MAP OF TRACT NO. 36623 ON FILE IN BOOK 59 OF MAPS AT PAGES 95 AND 96, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

### ENGINEER'S NOTES

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES 1" I.P. TAGGED R.C.E. 14375 SET FLUSH
- SET 1" I.P. TAGGED R.C.E. 14375 FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS INSIDE LOT LINES UNLESS OTHERWISE NOTED.
- SET NAIL & TAG MARKED R.C.E. 14375 IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES.
- ( ) INDICATES RECORD DATA AS NOTED
- FILLMORE STREET VACATED; EASEMENTS FOR SEWER, STORM DRAIN, GAS, TELEPHONE, ELECTRIC AND WATER RESERVED.
- THIS TRACT CONTAINS 3.442 ACRES.



SEE SHEET NO. 4

M.B. 149/42

M.B. 149/42



SCALE: 1" = 40'

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

SHEET 4 OF 4 SHEETS

# TRACT NO. 19825-1

BEING A SUBDIVISION OF A PORTION OF LOTS 11 AND 12 OF BLOCK 43 AND PORTION OF FILLMORE ST. VACATED, OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN ON THE MAP FILED IN BOOK I OF MAPS, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. FOR CONDOMINIUM PURPOSES

ENGINEER: McCUTCHAN CO., INC.  
PASADENA, CA.

OCTOBER, 1984

CITY COPY

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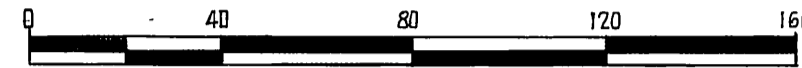
M.B. 149/43

### BASIS OF BEARINGS:

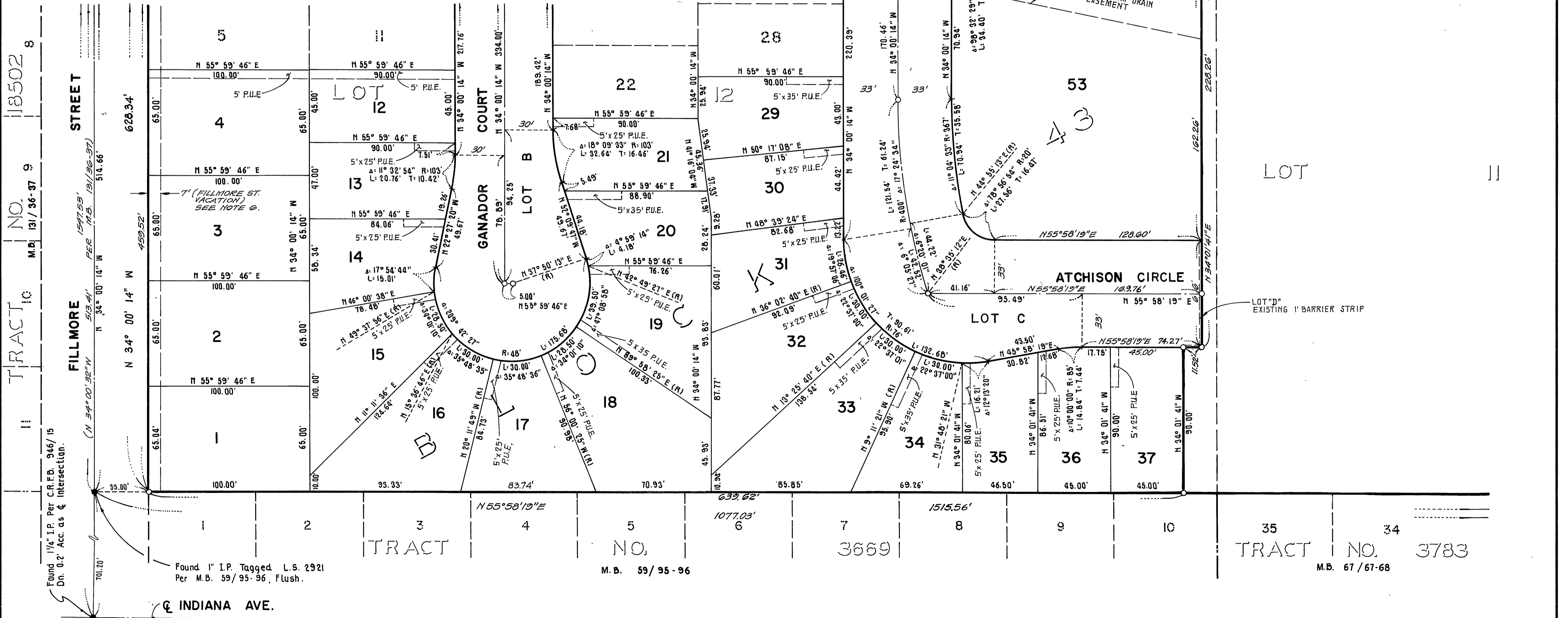
THE BEARING OF N 55° 58' 15" E FOR THE CENTER LINE OF INDIANA AVENUE, AS SHOWN ON THE MAP OF TRACT NO. 3062, ON FILE IN BOOK 59 OF MAPS AT PAGES 25 AND 26, RECORDS OF RIVERSIDE COUNTY CALIFORNIA, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

### ENGINEER'S NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES 1" I.P. TAGGED R.C.E. 14375 SET FLUSH.
- SET 1" I.P. TAGGED R.C.E. 14375, FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS INSIDE LOT LINES UNLESS OTHERWISE NOTED.
- SET NAIL & TAG MARKED R.C.E. 14375 IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES.
- ( ) INDICATES RECORD DATA AS NOTED.
- FILLMORE STREET VACATED: EASEMENTS FOR SEWER, STORM DRAINS, GAS, TELEPHONE, ELECTRIC AND WATER RESERVED.
- THIS TRACT CONTAINS 8.442 ACRES.



SEE SHEET NO. 3



TRACT NO. 118502

TRACT NO. 11

M.B. 131/36-37

LOT 11

LOT "D" EXISTING 1' BARRIER STRIP

TRACT NO. 3

TRACT NO. 6

TRACT NO. 3669

TRACT NO. 35

TRACT NO. 34

TRACT NO. 3783

Found 1/4" I.P. Per C.R.F.B. 946/15  
Dn. 0.2' Acc. as of intersection.

Found 1" I.P. Tagged L.S. 2921  
Per M.B. 59/95-96, Flush.

M.B. 59/95-96

M.B. 67/67-68

M.B. 149/43