

FILED
ON MAY 17, 1985

AT 11:30, A.M.
WILLIAM E. CONERLY

COUNTY RECORDER
BY: Barbara Ragon

FEE \$ 10.00
NR 105947

FILED BY CITY CLERK

SUBD'N G TEE ORANGE COAST
TITLE CO.

M.B. 150 / 52

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 20546-R

BEING A REVERSION TO ACREAGE OF LOTS 1 THRU 89 OF TRACT 17281, SHOWN BY MAP ON FILE IN BOOK 124 OF MAPS, AT PAGES 16 THRU 18 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
DECEMBER, 1984

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. CITY OF RIVERSIDE, PRESENT HOLDER OF A RIGHT OF WAY AS RESERVED TO EAST RIVERSIDE LAND CO. FOR DITCHES AND PIPELINES, THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.
2. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS GRANTED TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION IN THE DEED RECORDED MARCH 25, 1982, AS INSTRUMENT NO. 56605 OF OFFICIAL RECORDS.
3. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS GRANTED TO THE CITY OF RIVERSIDE IN THE DEED RECORDED APRIL 16, 1982 AS INSTRUMENT NO. 65416 OF OFFICIAL RECORDS.
4. AN EASEMENT FOR ELECTRIC ENERGY DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES AS GRANTED TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION IN THE DEED RECORDED JUNE 4, 1982 AS INSTRUMENT NO. 96597 OF OFFICIAL RECORDS.
5. EASEMENTS FOR ELECTRICAL ENERGY FACILITIES AS DEDICATED AS "O.P.U.E.", "D.P.U.E.", "I.P.U.E.", AND "BANKET P.U.E." ON TRACT MAP NO. 17281, M.B. 124/16-18. P.M. CO.

FRED KRAY
DIRECTOR OF PUBLIC UTILITIES

DATE April 16, 1985 BY: Fred Kray

OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE REVERSION TO ACREAGE 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 REVERSION TO ACREAGE AS SHOWN WITHIN THE DISTINCTIVE BORDER LINES

SANTIAGO ESTATES, RIVERSIDE, A CALIFORNIA LIMITED PARTNERSHIP
BY SANTIAGO CORPORATION, GENERAL PARTNER

Richard Simonian
RICHARD SIMONIAN, PRESIDENT

California Federal Savings and Loan Association, a Corporation
CAL-FED ENTERPRISES, A CALIFORNIA BENEFICIARY UNDER DEED OF TRUST
RECORDED AUGUST 17, 1984 AS INSTR. NO. 180847, O.R. DIV. CO.

Robert F. Hayes
VICE PRES.

Lindley H. Jones
VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE

ON THIS 15 DAY OF FEBRUARY, 1985 BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RICHARD SIMONIAN, PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE PRESIDENT OF SANTIAGO ESTATES 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, SAID CORPORATION BE A GENERAL PARTNER OF SANTIAGO ESTATES THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AS SAID GENERAL PARTNER AND THAT SAID LIMITED PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES MAY 23 1986 WITNESS MY HAND AND OFFICIAL SEAL

Janice M. Hater
NOTARY PUBLIC IN AND FOR SAID STATE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF Los Angeles

ON THIS 15th DAY OF March, 1985 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Robert F. Hayes AND Lindley H. Jones, PERSONALLY KNOWN TO ME/PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT AND California Federal Savings and Loan Association 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 SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES WITNESS MY HAND AND OFFICIAL SEAL

OFFICIAL SEAL
C. S. BRIGGS
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Exp. Nov. 18, 1987

C.S. Briggs
NOTARY PUBLIC IN AND FOR SAID STATE

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. 20546-R, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON NOVEMBER 21, 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 PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORD 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: APRIL 17, 1985 ROBERT C. WALES, R.C.E. 18703
DIRECTOR OF PUBLIC WORKS

BY: William D. Gardner
DEPUTY R.C.E. 11405

UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT FUNDS PREVIOUSLY DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT PROVIDED FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; THAT NO ADDITIONAL FUNDS ARE REQUIRED ON THIS MAP; AND THAT ALL PUBLIC UTILITY 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 16, 1985 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 BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED April 2, 1985 H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 14th DAY OF SEPT. 1977, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953:

C. H. J. MATERIAL LABORATORY, INC.

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 NO. 20546-R AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THEREON AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THEREON.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 11th DAY OF April, 1985

Alice A. Hapel
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hapel

SIGNATURE OMISSION

UNDER THE PROVISIONS OF SECTION 66436 (C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED.

1. AN EASEMENT FOR UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATIONS SYSTEMS IN FAVOR OF THE PAC. TELE. AND TELEGRAPH CO. BY DEED RECORDED AUG. 5, 1980 AS INSTR. NO. 140984 O.R. DIV. CO. CALIF.
2. AN EASEMENT FOR PIPELINES IN FAVOR OF SO. CALIF. GAS CO. BY DEED RECORDED FEB. 27, 1981, AS INSTR. NO. 35011 O.R. DIV. CO. CALIF.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF THREE (3) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING APRIL, 1981; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN (1) YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED Dec. 13, 1984

BY: A. Hubert Webb
A. HUBERT WEBB, R.C.E. 11842

M.B. 150 / 52

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 20546-R

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ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

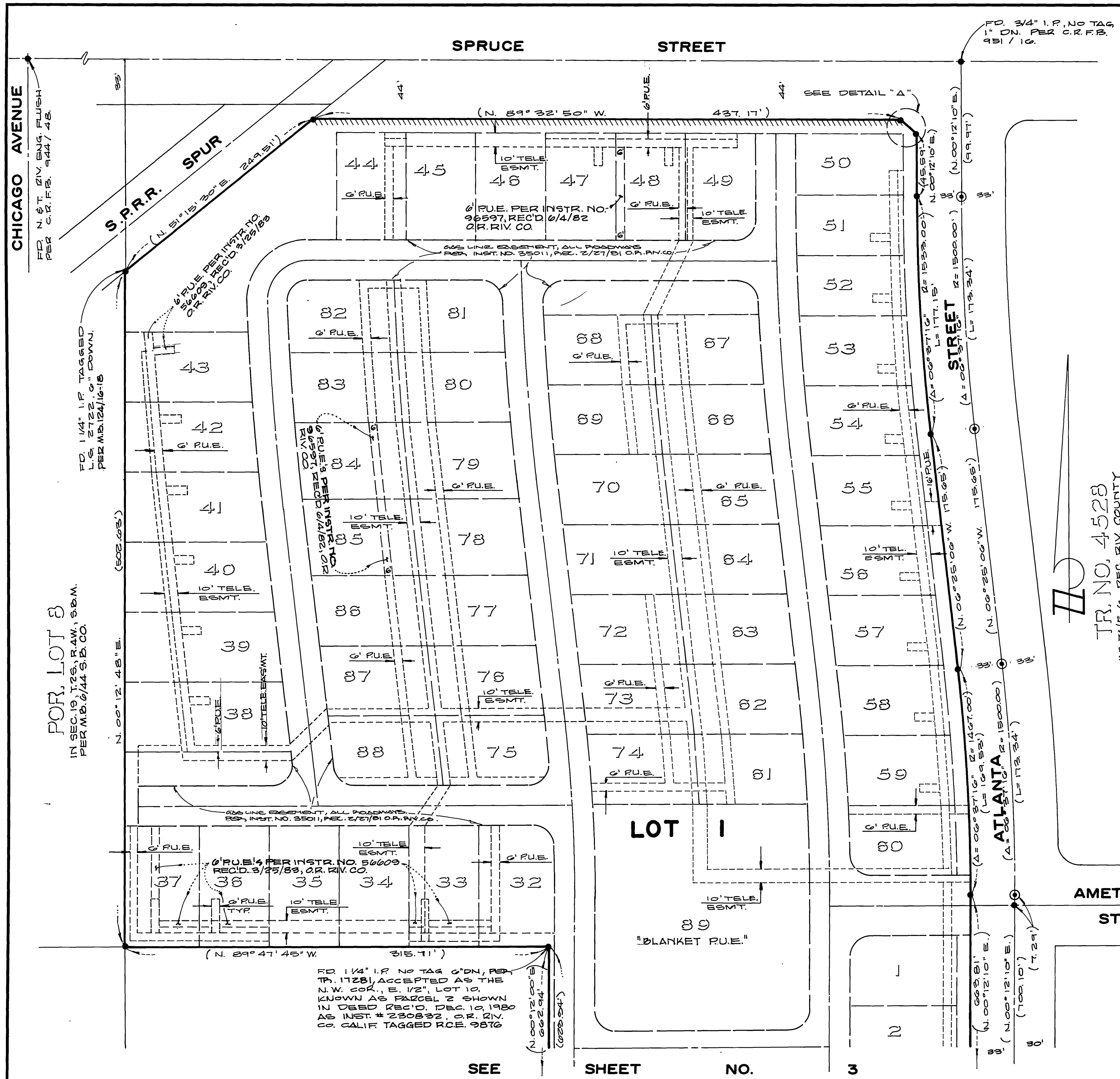
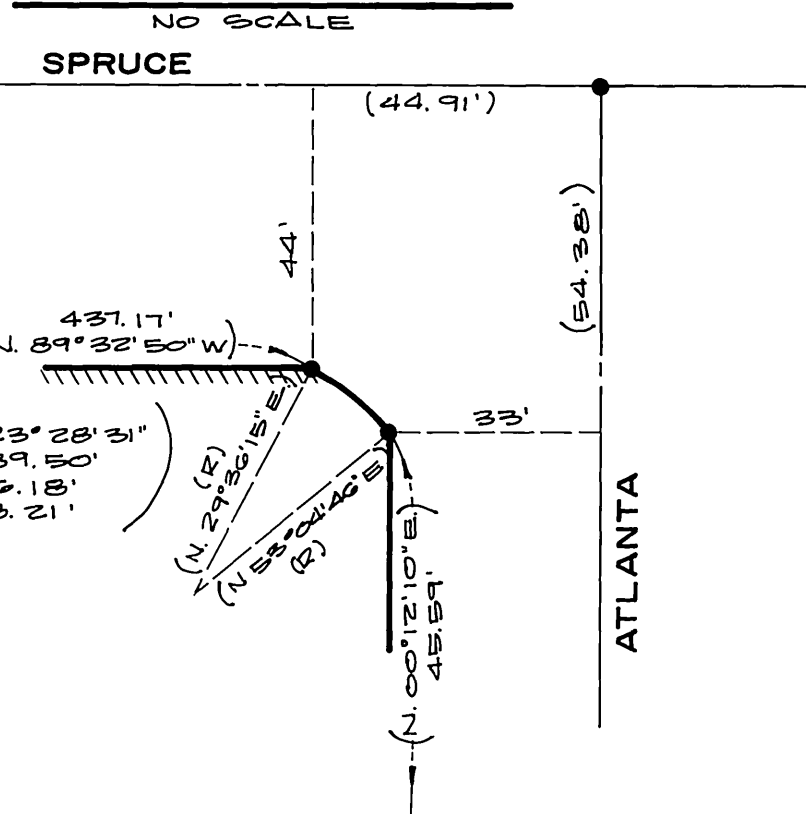
DECEMBER, 1984

SCALE: 1"=50'

ENGINEERS NOTES

1. BASIS OF BEARING IS THE CENTERLINE OF ATLANTA STREET TAKEN AS N.00°12'10"E. AS SHOWN BY MAP ON FILE IN BOOK 40 OF MAPS, AT PAGES 27 AND 28 THEREOF, RECORDS OF RIVERSIDE CO. CALIFORNIA, O.R., RIV. CO.
2. 10' TELE. EASEMENT PER INSTR. NO. 140984, REC'D 8/5/80.
3. DENOTES FOUND BRASS DISK CAL. DIV. OF HYS. 12" DOWN IN CAPPED WELL, PER STATE HWY. NO. 905011 CO. FILE NO. 204-132.
4. DENOTES FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, PER M.B. 124/16-18, UNLESS OTHERWISE NOTED.
5. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
6. THIS TRACT CONTAINS 12.95 ACRES NET.
7. () INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER M.B. 124 / 16 - 18, REC. RIV. CO.
8. DENOTES NON-VEHICULAR AND PEDESTRIAN ACCESS PER INSTR. NO. 233705 RECORDED DEC. 12 1980 O.R. RIV. CO., CALIF.

DETAIL "A"



SEE SHEET NO. 3

TR. NO. 4528
M.B. 74/5-6 REC. RIV. COUNTY

M.B. 150/53

M.B. 150/53

CITY COPY

150/54

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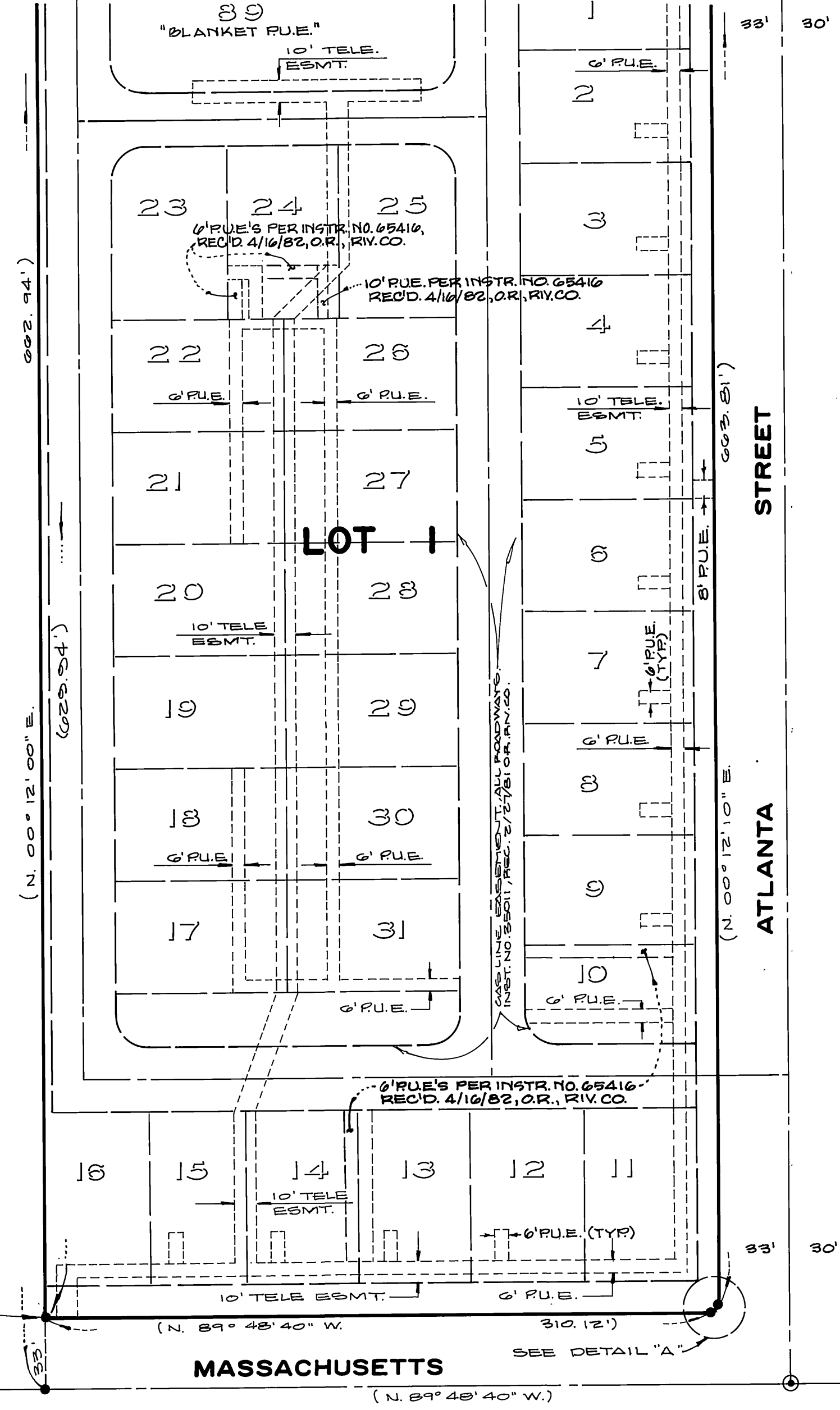
ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

DECEMBER, 1984

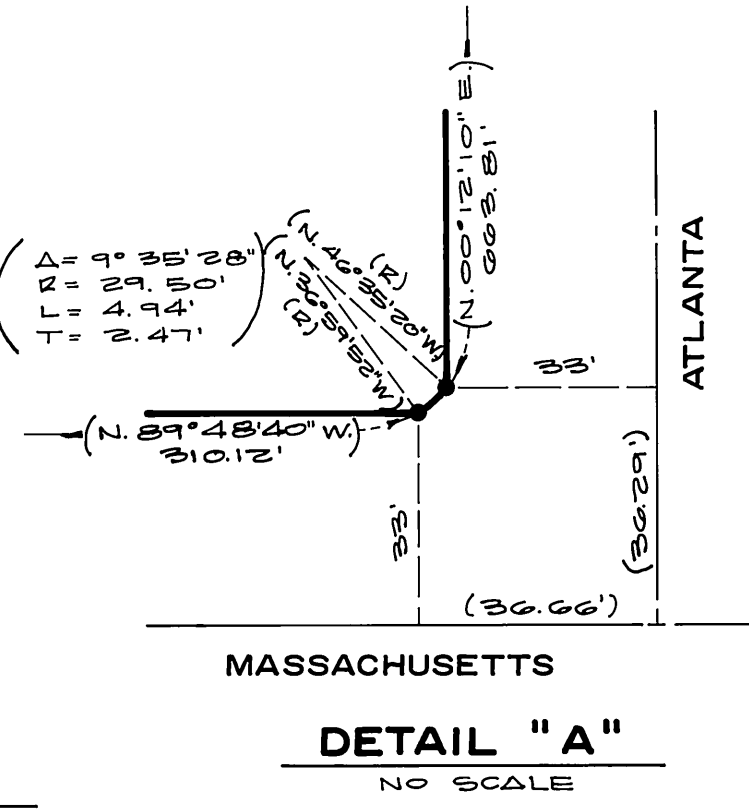
SCALE: 1"=50'

M.B. 150/54

SEE SHEET NO. 2



TR. NO. 2032
M.B. 40/27-28, REC. RIV. CO.



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FOR LOT 10
IN SEC. 19, T. 29, R. 4W., S. 8M. PER
M.B. 0/44, S.B. CO.

FD. 3/4" I.P. 14" DOWN, PER
STATE HWY. NO. 905011, CO. FILE
NO. 204-132, TAGGED R.C.E. 9876,
PER T. 17281 M.B. 124/16-18 RIV. CO.

M.B. 150/54