

CITY COPY

152
33

MB 152/33

* CERTIFICATE OF CORRECTION NO 66

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNER OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSON 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, AND WE HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES IN, UNDER, UPON, OVER, AND ALONG SAID LOTS 1 THRU 52 INCLUSIVE, THE EASEMENT DESIGNATED AS "BLANKET P.U.E.", RESERVING, HOWEVER, TO THE UNDERSIGNED OWNERS, OUR SUCCESSORS AND ASSIGNS IN INTEREST, THE RIGHT TO CONSTRUCT IMPROVEMENTS ON SAID LOTS 1 THRU 52, INCLUDING PRIVATE STREETS; PROVIDED, HOWEVER, THAT SUCH EASEMENTS SHALL NOT INTERFERE WITH THE USE AND ENJOYMENT OF SAID LOTS 1 THRU 52 AND THE IMPROVEMENTS THEREON, BY OWNER IN SAID LAND DIVISION; AND PROVIDED FURTHER, HOWEVER, THAT NO SUCH IMPROVEMENTS SHALL BE CONSTRUCTED UPON SAID LOTS 1 THRU 52 UNLESS SAME HAVE BEEN APPROVED AS TO THE LOCATION BY THE CITY OF RIVERSIDE, CALIFORNIA, SO AS TO NOT INTERFERE WITH THE AFORESAID EASEMENTS HEREBY DEDICATED WHICH SUCH APPROVAL BY SAID CITY OF RIVERSIDE, CALIFORNIA, SHALL NOT BE UNREASONABLY WITHHELD.

Floyd D. Rigney
FLOYD D. RIGNEY
DBA RIGNEY INVESTMENTS

TRUSTEE:

UNION BANK: A CALIFORNIA CORPORATION
UNDER DEED OF TRUST, RECORDED APRIL 29, 1985, AS INST. NO. 89821

Craig L. Miller
Vice President

~~[Signature]~~
~~Team Officer~~

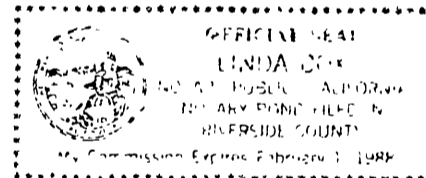
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside) SS

Linda L. Hill
Vice President

ON THIS 30th DAY OF July, 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT FLOYD D. RIGNEY EXECUTED THE SAME.

MY COMMISSION EXPIRES FEB. 1, 1988
WITNESS MY HAND AND OFFICIAL SEAL:



Linda Cox
NOTARY PUBLIC IN AND FOR SAID STATE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS

ON THIS 5th DAY OF August, 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Craig L. Miller, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE Vice President AND Linda L. Hill, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE Vice President OF UNION BANK, 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 RESOLUTION OF ITS BOARD OF DIRECTORS.

MY COMMISSION EXPIRES JANUARY 19, 1987
WITNESS MY HAND AND OFFICIAL SEAL:

Nandra J. Schwan
NOTARY PUBLIC IN AND FOR SAID STATE

SOILS REPORT

A PRELIMINARY REPORT WAS PREPARED ON DECEMBER 20, 1984, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953 BY: C.H.J. INCORPORATED.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT MAP 20586

BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

FEBRUARY 1985
HAWKINS, ROBERTSON & ASSOCIATES
RIVERSIDE, CALIFORNIA

FOR CONDOMINIUM PURPOSES

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: July 25, 1985

H. E. BREWER
CITY TREASURER

By: H.E. Brewer

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$17,400.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, 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: AUGUST 21, 1985

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

By: R. D. Owen

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 PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOW A LIEN BUT NOT YET PAYABLE WHICH ARE ESTIMATED TO BE \$17,400.00.

DATED: July 25, 1985

R. WAYNE WATTS
COUNTY TAX COLLECTOR

By: Maia R. Torres

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURE OF THE FOLLOWING HAVE BEEN OMITTED:

AN EASEMENT IN FAVOR OF FRANK A. TETLEY, RECORDED APRIL 10, 1909, IN BOOK 282, PAGE 43 OF DEEDS, RIVERSIDE COUNTY RECORDS. SAID EASEMENT IS FOR PIPELINES, FLUMES, AND THE CONVEYANCE OF WATER.

EASEMENT FOR TELEPHONE FACILITIES AS RESERVED BY THE CITY OF RIVERSIDE BY INST. NO. 95501, REC. 5/6/85, OFFICIALS RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

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 ELECTRICAL FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THE 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: August 13, 1985

FRED KRAY
DIRECTOR OF PUBLIC UTILITIES

By: Fred Kray

RECORDER'S CERTIFICATE

FILED THIS 22nd DAY OF August, 1985, AT 4:15 P.M. IN BOOK 152 OF MAPS AT PAGES 33-35 AT THE REQUEST OF THE CITY CLERK.

FEE: \$10.00
No.: 188837

WILLIAM E. CONERLY
COUNTY RECORDER

By: Santa Ragan

SUBDIVISION GUARANTEE: TICO TITLE INSURANCE COMPANY
A CALIFORNIA CORPORATION

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 FEBRUARY 1985. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN ONE (1) YEAR FROM THE RECORDING DATE OF THIS MAP AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

7/24/85
DATE

Curtis E. Hawkins
CURTIS E. HAWKINS L.S. 3163

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 20586 AND THE EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC 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 20th DAY OF August, 1985.

ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE
By: Alice A. Hare DEPUTY

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 COMMISSION ON JANUARY 17, 1985, 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 APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS, DRAINAGE WORK, 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 COMPLETED IN ACCORD WITH THE APPROVED PLANS FOR 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: August 13, 1985

ROBERT C. WALES, R.C.E. 18793
DIRECTOR OF PUBLIC WORKS

By: William D. Gardner
DEPUTY, R.C.E. 11405

UTILITIES EASEMENT CERTIFICATE

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

AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED JUNE 19, 1964, AS INSTRUMENT NO. 75736, SAID EASEMENT IS FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES.

AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED MARCH 1, 1985, AS INSTRUMENT NO. 43060, SAID EASEMENT IS FOR PERPETUAL EASEMENT AND RIGHT OF WAY.

EASEMENTS FOR ELECTRICAL ENERGY FACILITIES AS RESERVED TO THE CITY OF RIVERSIDE BY INSTRUMENT NO. 95501, RECORDED MAY 6, 1985, ORIGINAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATE: August 13, 1985

FRED KRAY
DIRECTOR OF PUBLIC UTILITIES

By: Fred Kray

84-3462-C

MB 152/33

TRACT 20586

BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

SCALE: 1" = 50'

HAWKINS, ROBERTSON & ASSOCIATES

FEBRUARY 1985

RIVERSIDE, CA

FOR CONDOMINIUM PURPOSES

SURVEYOR'S NOTES:

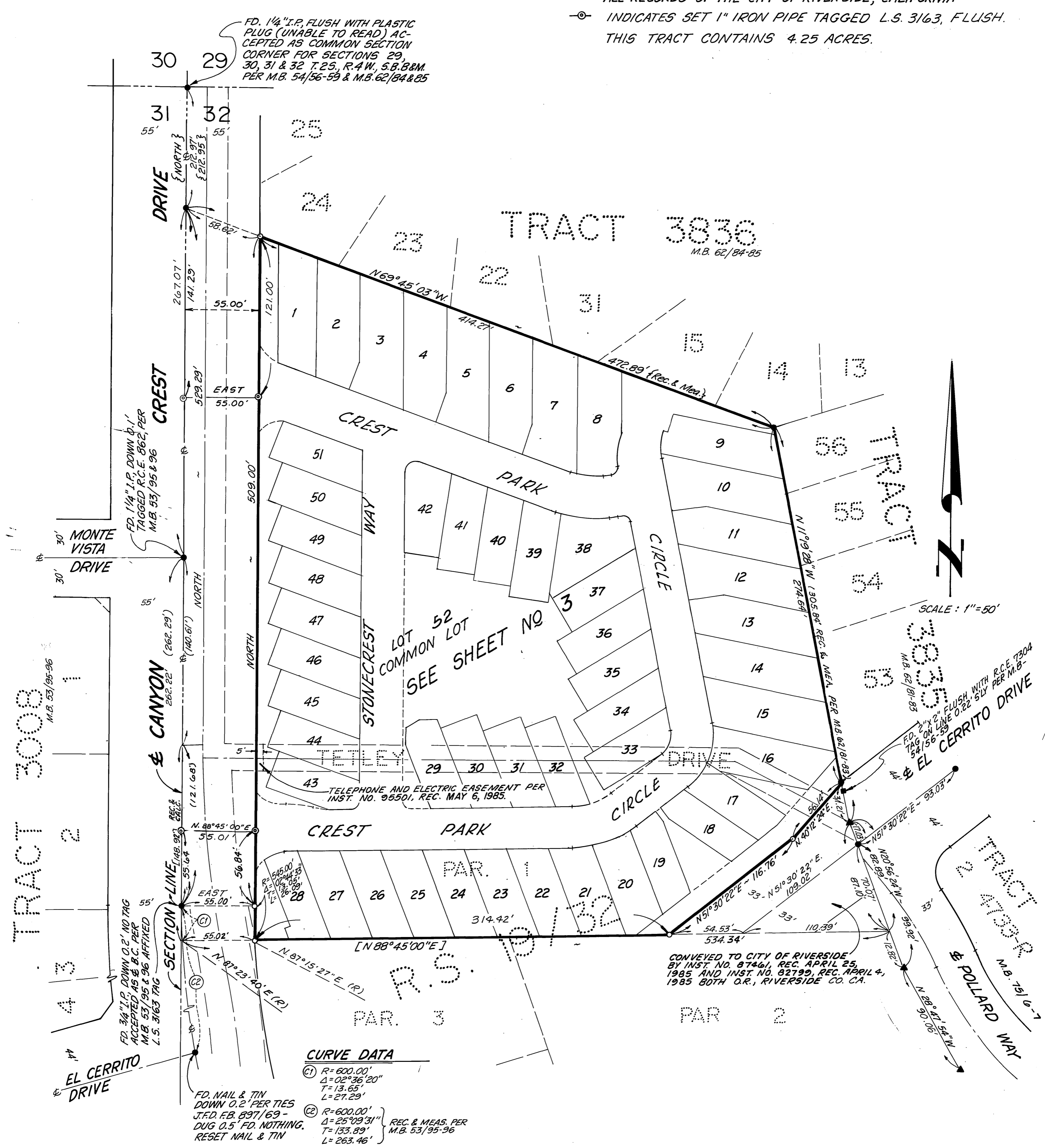
BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE CENTERLINE OF CANYON CREST DRIVE AS BEING NORTH AS SHOWN ON TRACT 3836, M.B. 62, PAGES 84 & 85 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- INDICATES FOUND 1/4" IRON PIPE TAGGED R.C.E. 7304 PER M.B. 54/56-59 UNLESS OTHERWISE NOTED
- INDICATES SET 3/4" IRON PIPE, TAGGED L.S. 3163, SET FLUSH UNLESS OTHERWISE NOTED
- ▲ INDICATES FOUND 3/4" IRON PIPE, DOWN 0.5' WITH R.C.E. 862 TAG PER M.B. 54/56-59.
- [-] INDICATES RECORD DATA PER R.S. 19/32
- (-) INDICATES RECORD DATA PER M.B. 53/95 & 96
- { - } INDICATES RECORD DATA PER M.B. 62/84 & 85 ALL RECORDS OF THE CITY OF RIVERSIDE, CALIFORNIA
- ⊙ INDICATES SET 1" IRON PIPE TAGGED L.S. 3163, FLUSH.

THIS TRACT CONTAINS 4.25 ACRES.

copy



CURVE DATA

(C)	R=600.00'	Δ=02°36'20"	T=13.65'	L=27.29'
(C)	R=600.00'	Δ=25°09'31"	T=133.89'	L=263.46'

REC. & MEAS. PER M.B. 53/95-96

TRACT 3008

TRACT 3836

TRACT 1738-R

EL CERRITO DRIVE

CREST DRIVE

STONECREST WAY

TETLEY DRIVE

POLARD WAY

SCALE: 1" = 50'

TRACT 20586

BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN

SCALE: 1" = 30'

HAWKINS, ROBERTSON & ASSOCIATES

FEBRUARY 1985

RIVERSIDE, CALIFORNIA

FOR CONDOMINIUM PURPOSES

SURVEYOR'S NOTES:

BASIS OF BEARINGS:

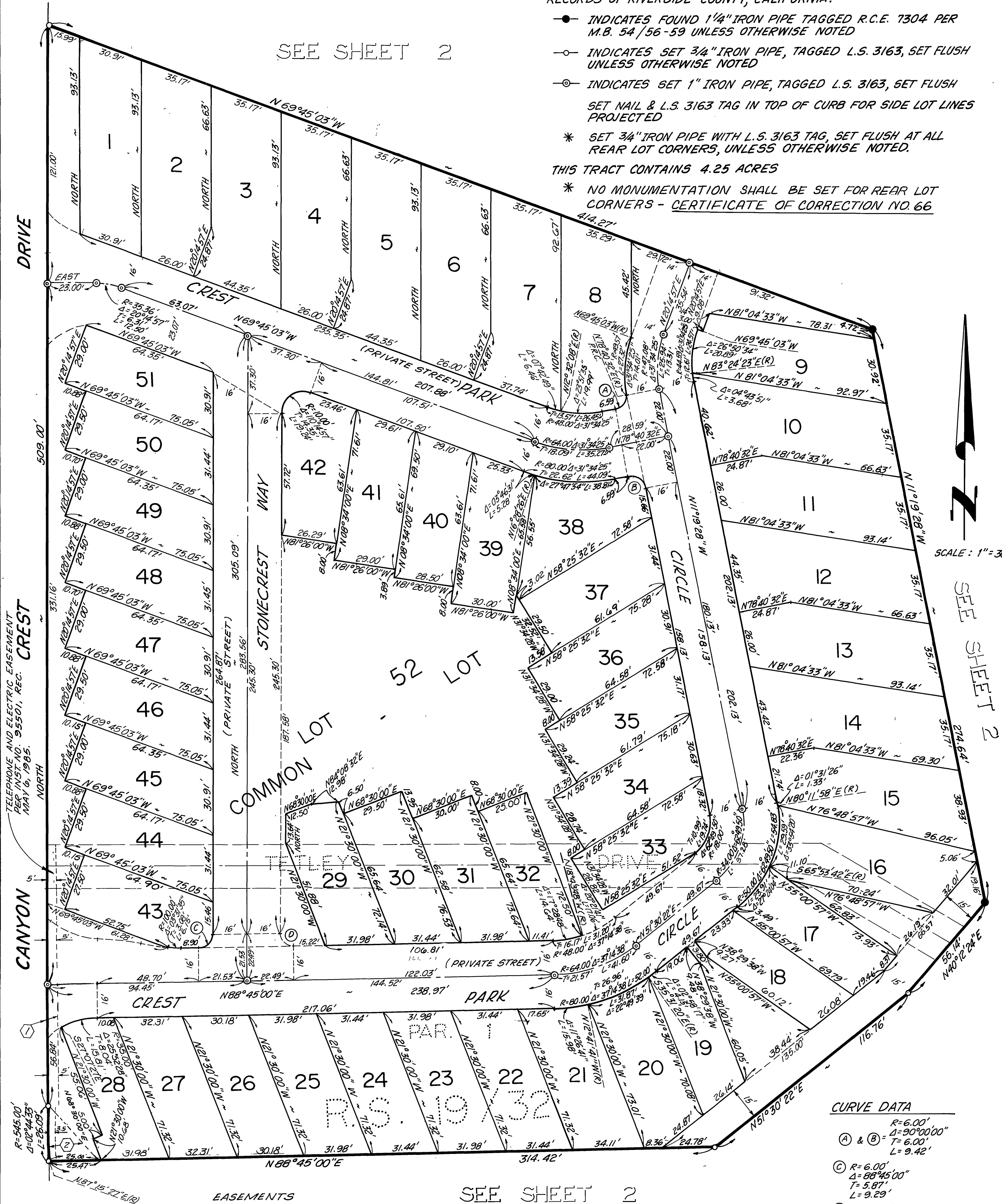
BEARINGS ARE BASED ON THE CENTERLINE OF CANYON CREST DRIVE AS BEING NORTH AS SHOWN ON TRACT 3836, M.B. 62, PAGES 84 & 85 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- INDICATES FOUND 1/4" IRON PIPE TAGGED R.C.E. 7304 PER M.B. 54/56-59 UNLESS OTHERWISE NOTED
- INDICATES SET 3/4" IRON PIPE, TAGGED L.S. 3163, SET FLUSH UNLESS OTHERWISE NOTED
- ⊙ INDICATES SET 1" IRON PIPE, TAGGED L.S. 3163, SET FLUSH SET NAIL & L.S. 3163 TAG IN TOP OF CURB FOR SIDE LOT LINES PROJECTED
- * SET 3/4" IRON PIPE WITH L.S. 3163 TAG, SET FLUSH AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED.

THIS TRACT CONTAINS 4.25 ACRES

* NO MONUMENTATION SHALL BE SET FOR REAR LOT CORNERS - CERTIFICATE OF CORRECTION NO. 66

SEE SHEET 2



SCALE: 1" = 30'

SEE SHEET 2

EASEMENTS

- (1) IN FAVOR OF CITY OF RIVERSIDE FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES. RECORDED JUNE 13, 1964 AS INSTR. NO. 75736. (PARCEL 8)
- (2) IN FAVOR OF CITY OF RIVERSIDE FOR PERPETUAL EASEMENT AND RIGHT OF WAY, RECORDED MARCH 1, 1985 AS INSTR. NO. 43060.

SEE SHEET 2

CURVE DATA

- R=6.00'
- Δ=90°00'00"
- (A) & (B) T=6.00'
- L=9.42'
- (C) R=6.00'
- Δ=88°45'00"
- T=5.87'
- L=9.29'
- (D) R=6.00'
- Δ=91°15'00"
- T=6.13'
- L=9.56'