

CITY COPY

153
18

SHEET 1 OF 2 SHEETS

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 18376

BEING A SUBDIVISION OF A PORTION OF SECTION 7, T.35, R.4W, S.B.M.

FEBRUARY 1983

J. F. DAVIDSON ASSOCIATES

RIVERSIDE, CALIFORNIA

OWNERSHIP 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 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 subdivision as shown within the distinctive border lines and that we hereby dedicate for public use for street and public utility purposes Lots "A" thru "E" inclusive. We further dedicate for construction and maintenance of electrical facilities, the easements designated as "4' P.U.E.", "6' P.U.E.", and "5'x80' P.U.E." and further, we the undersigned owners, our successors and assigns in interest, hereby release and relinquish to the City of Riverside, a municipal corporation, all vehicular access rights to Lots 19 thru 27 inclusive, as said lots adjoin ALESSANDRO BLVD. We further dedicate for construction and maintenance of drainage facilities, the easements designated as "12' DRAINAGE EASEMENT", "15' DRAINAGE EASEMENT" and "20' DRAINAGE EASEMENT".

PRESLEY OF SOUTHERN CALIFORNIA, a California corporation

Alan D. Uman, VP Linda L. Foster, Secy

FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation as Trustee under Deed of Trust rec. Aug. 2, 1977 as Inst. No. 148439, and rec. Aug. 2, 1977 as Inst. No. 148441.

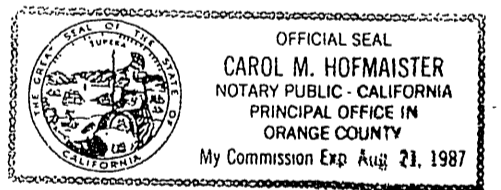
[Signature]
Asst. VP. Hal Thomas
Asst. Secy.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

On this 30th day of APRIL, 1984, before me, CAROL M. HOFMAISTER, a Notary Public in and for said State, personally appeared ALAN D. UMAN (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Vice President, and LINDA L. FOSTER (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Secretary of PRESLEY OF SO. CALIFORNIA 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 21, 1987 Witness my hand and official seal.



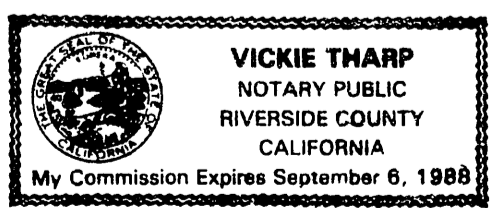
Carol M. Hofmaister
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

On this 19th day of June, 1985, before me, Vickie Tharp, a Notary Public in and for said State, personally appeared Roderick W. Johnston (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst. Vice President, and Hal Thomas (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst. Secretary of First American Title Insurance Company 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 9-6-88 Witness my hand and official seal.



Vickie Tharp
Notary Public in and for said State

SIGNATURE OMISSION

Pursuant to Section 66436(c)(1) of the Subdivision Map Act, the following signatures have been omitted.

Indicates an easement for water pipelines in favor of WESTERN MUNICIPAL WATER DISTRICT by Deed Rec. April 18, 1984 as Inst. No. 80206, O.R. Riv. Co., Calif. (See sheet 2)

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 No. 18376 which was approved by the Riverside City Planning Commission on APRIL 22, 1982 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: OCTOBER 15, 1985

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

William D. Gardner
Deputy R.C.E. 11405

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 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 Division of the Department of Public Utilities of the City of Riverside.

Dated: October 11, 1985

FRED KRAY
Director of Public Utilities

By Thomas K. Paul

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 May 30, 1985

H. E. BREWER
City Treasurer

By H. E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 29th day of MAY, 1981 as required by the Health and Safety Code of California, Section 17953 by MEDALL, ARAGON, WORSWICK and ASSOC.

RECORDER'S CERTIFICATE

Filed this 24th day of OCTOBER, 1985, at 4:00 PM in Book 153 of Maps at Pages 18419 at the request of the City Clerk.

Fee: \$850
No. 240182

WILLIAM E. CONERLY
County Recorder
By: Santa Regan
Deputy

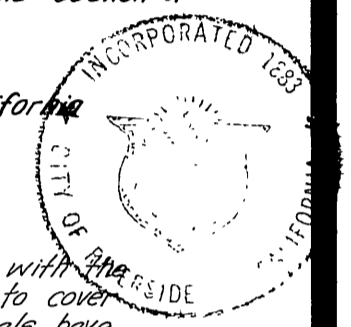
FIRST AMERICAN TITLE INSURANCE CO.
Subdivision Guarantee

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of TWO sheets be, and the same is hereby accepted as the final map of Tract 18376 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 22nd day of October 1985.

ALICE A. HARE
City Clerk of the City of Riverside, California
By: Alice A. Hare



WATER FACILITIES CERTIFICATE

I hereby certify that the subdivider named on this map has deposited with Western Municipal Water District of Riverside County, sufficient funds to cover required fees. Once the fire hydrants, water mains and service laterals have been installed and accepted by the District, the District will supply water to each lot. The easements shown are sufficient for all requirements of water distribution.

Dated 10-1-85

David Whansen
DAVID WHANSEN R.C.E. 17984, Chief Engineer

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

Dated October 10, 1985

R. WAYNE WATTS COUNTY TAX COLLECTOR

By David Wansley

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 _____, 19 _____

GERALD A. MALONEY Clerk
of the Board of Supervisors

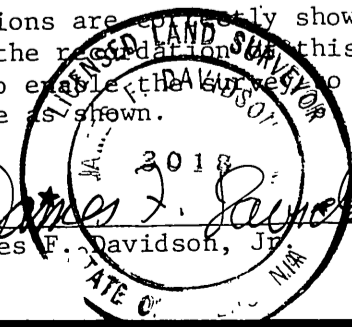
BY: _____ Deputy

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 July, 1982 and that all monuments shown thereon actually exist and their positions are properly shown or will be in place within one year from the recording of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Dated: 3-20-84

James F. Davidson, Jr.
James F. Davidson, Jr. L.S. 3018



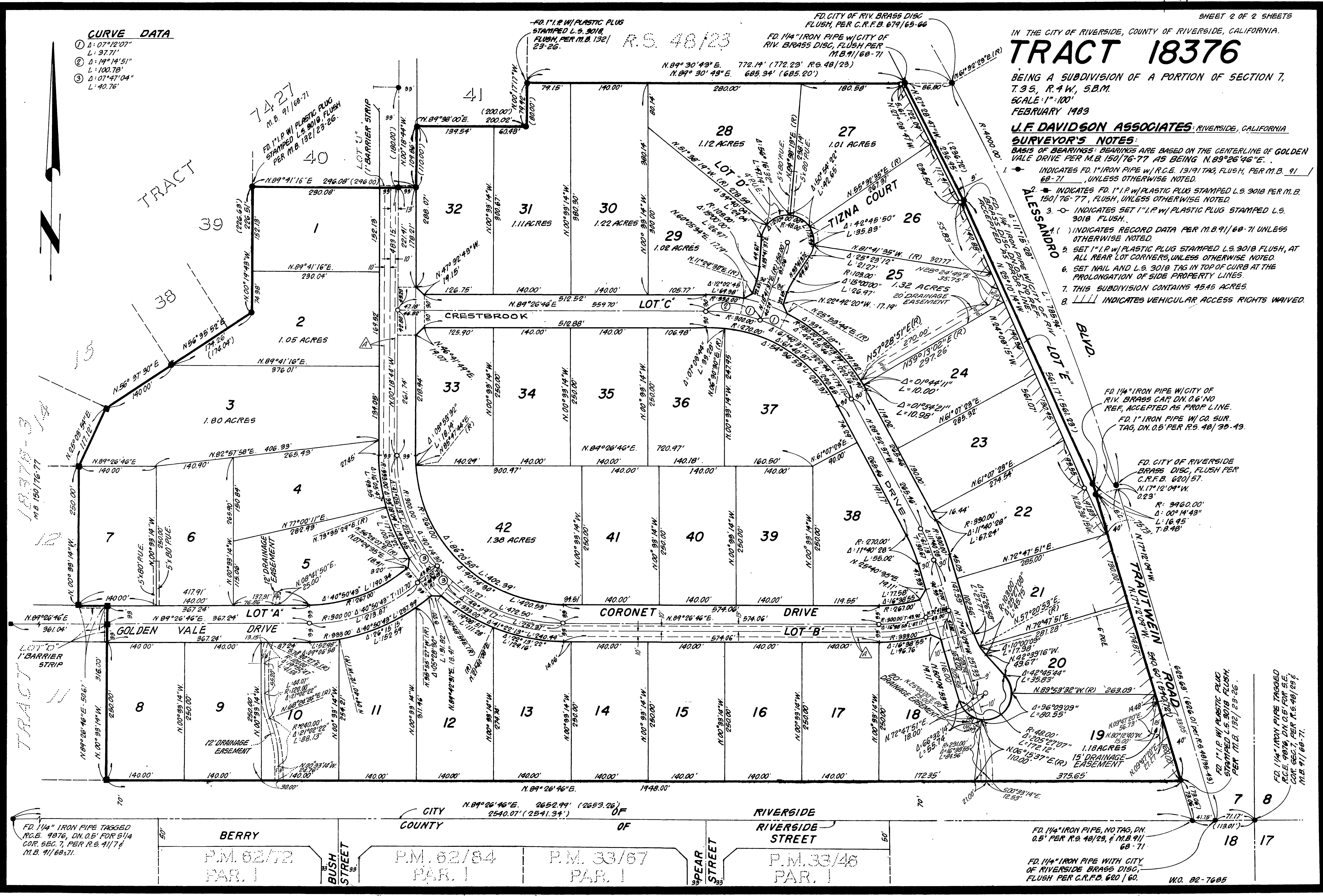
W.O. 82-7685

MB 153/18

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA.
TRACT 18376
 BEING A SUBDIVISION OF A PORTION OF SECTION 7,
 T.9S, R.4W, S.B.M.
 SCALE: 1"=100'
 FEBRUARY 1989

J.F. DAVIDSON ASSOCIATES, RIVERSIDE, CALIFORNIA
SURVEYOR'S NOTES:
 BASIS OF BEARINGS: BEARINGS ARE BASED ON THE CENTERLINE OF GOLDEN VALE DRIVE PER M.B. 150/76-77 AS BEING N.89°26'46"E.
 1. INDICATES FD. 1" IRON PIPE W/ R.C.E. 13/91 TAG, FLUSH, PER M.B. 91/68-71, UNLESS OTHERWISE NOTED.
 2. INDICATES FD. 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018 PER M.B. 150/76-77, FLUSH, UNLESS OTHERWISE NOTED.
 3. INDICATES SET 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018 FLUSH.
 4. INDICATES RECORD DATA PER M.B. 91/68-71 UNLESS OTHERWISE NOTED.
 5. SET 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018 FLUSH, AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
 6. SET NAIL AND L.S. 3018 TAG IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES.
 7. THIS SUBDIVISION CONTAINS 45.45 ACRES.
 8. INDICATES VEHICULAR ACCESS RIGHTS WAIVED.

CURVE DATA
 ① Δ: 07°12'07"
 L: 37.71'
 ② Δ: 19°14'51"
 L: 100.78'
 ③ Δ: 07°47'04"
 L: 40.76'



MB 153/19

FD. 1 1/4" IRON PIPE TAGGED
 R.C.E. 9876, DN. 0.5' FOR 9 1/4"
 COR. SEC. 7, PER R.S. 91/77
 M.B. 91/68-71.

BERRY
 P.M. 62/72
 PAR. I

CITY OF RIVERSIDE
 BUSH STREET
 P.M. 62/84
 PAR. I

PEAR STREET
 P.M. 33/67
 PAR. I

FD. 1 1/4" IRON PIPE WITH CITY
 OF RIVERSIDE BRASS DISC,
 FLUSH PER C.R.F.D. 620/60.
 W.O. 82-7685

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