

ORIGINAL COPY

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M.B. 154/1

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

SHEET 1 OF 3 SHEETS

# TRACT NO. 19590

BEING A SUBDIVISION OF A PORTION OF LOT 17 AND MASSACHUSETTS AVE. VACATED AS SHOWN BY "MAP SHOWING LANDS OF THE EAST RIVERSIDE LAND COMPANY" RECORDED IN BOOK 6, PAGE 44, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA. LYING IN SECTION 19, T 2 S., R. 4 W., S.B.M.

APRIL, 1984

## ACTION SURVEYS'

### OWNERS CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OR HAVE 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 AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE, AND WE HEREBY DEDICATE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" THROUGH "C" INCLUSIVE. WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "5'x 40' P.U.E"

CALIFORNIA MUSTANG GROUP, A CALIFORNIA CORPORATION

Gregory S. Leon President

TRUSTEE

ELDORADO BANK, A CALIFORNIA CORPORATION, trustee under deed of trust recorded June 29, 1979 as inst 136150.

Laurel M. Boyd Sr. V.P.  
Rosemarie Klute A.V.P.

TRUSTEE

T.M.C. INC., A CALIFORNIA CORPORATION, trustee under deed of trust recorded August 26, 1985 as inst No 190600

Gregory S. Leon

### NOTARY ACKNOWLEDGEMENT

State of California ) ss  
County of RIVERSIDE )  
On this 18th day of September 1985, before me, the undersigned, a Notary Public in and for said State, personally appeared Gregory S. Leon, (personally known to me/proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as (president/ secretary) of the corporation therein named, and acknowledged that the corporation executed (the same/it).

My commission expires 8-29-89 Witness my hand and official seal.

Michele Adomat

### NOTARY ACKNOWLEDGEMENT

State of California ) ss  
County of Los Angeles )  
On this 7th day of November, 1985, before me, the undersigned, a Notary Public in and for said State, personally appeared GREGG ROEIKE, proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument as PRESIDENT of the corporation therein named, and acknowledged that the corporation executed the same.  
My commission expires 5/29/86 WITNESS my hand and official

### NOTARY ACKNOWLEDGEMENT

State of California ) ss  
County of San Berndo )  
On this 20th day of SEPT., 1985, before me, Hilda Woo, a Notary Public in and for said State, personally appeared ROSEMARIE KLUTE, (personally known to me/proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as SR. VICE president/ A.V.P. of the corporation therein named, and acknowledged that the corporation executed (the same/it).

My commission expires 8-4-89 Witness my hand and official seal.

Gregory S. Leon

### UTILITIES EASEMENT CERTIFICATE

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

I 20' EASEMENT FOR WATERLINE FACILITIES LYING WITHIN MASSACHUSETTS AVE VACATED

DATED: Sept 24, 1985

FRED KRAY  
PUBLIC UTILITIES DIRECTOR

BY: Fred Kray

### UTILITIES CERTIFICATE

SUNNYMEAD, CALIF.  
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 OR WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP, AND THAT ALL PUBLIC UTILITIES EASEMENTS SHOWN ON SAID MAP ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: Sept 24, 1985

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 SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 19,590 WHICH WAS APPROVED BY THE RIVERSIDE PLANNING COMMISSION ON SEPT 8, 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 AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT, THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED, THAT THE 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: Oct 3, 1985

ROBERT C. WALES, R.C.E. 18793  
CITY ENGINEER

BY: William D. Warden  
DEPUTY RCE 11405

### 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 Sept 24, 1985

H E Brewer  
City Treasurer  
BY: H E Brewer

### TAX COLLECTOR

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 \$2,500.00

DATED Sept 18, 1985

R. WAYNE WATTS  
COUNTY TAX COLLECTOR

BY: Donna Wilway  
DEPUTY

### RECORDER'S CERTIFICATE

Filed this 15th day of NOVEMBER, 1985, at 12:30 P.M. in book 154 of maps, at pages 1-3 at the request of the City Clerk.

No. 258325

FEE \$10.00

William E. Conerly, County Recorder

By: Debra Kagan, Deputy

Subdivision Guarantee American Title Company

### 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, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE (1) YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: 9-17, 1985

Gabriel D. Ybarra  
GABRIEL D. YBARRA  
LICENSED LAND SURVEYOR NO. 4343

### SOIL REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED ON MAY 2, 1984 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953, BY ACADAMY SOILS ENGINEERING

### 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. 19,590 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 17th DAY OF October, 1985.

ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare

### TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$2,500.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, 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: 10/29, 1985

GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

BY: D. H. (C) ...  
DEPUTY

W.Q. No. 84-34

M.B. 154/1

MB 154/1

154  
2  
M.B. 154/2

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

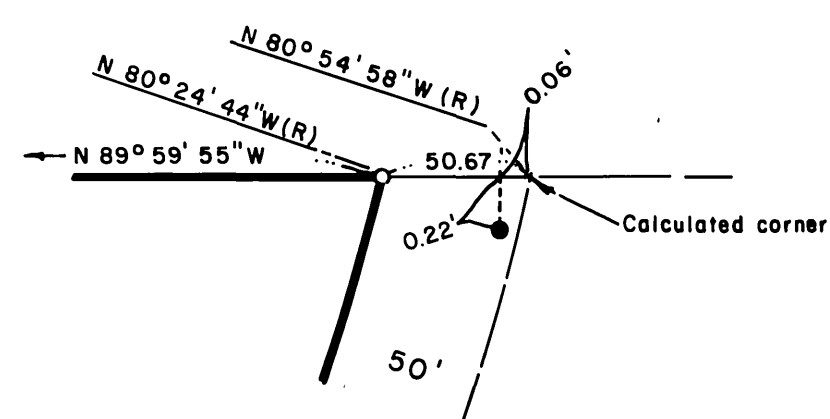
# TRACT NO. 19,590

BEING A SUBDIVISION OF A PORTION OF LOT 17 AND MASSACHUSETTS AVE. VACATED AS SHOWN BY "MAP SHOWING LANDS OF THE EAST RIVERSIDE LAND COMPANY" RECORDED IN BOOK 6, PAGE 44 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA. LYING IN SECTION 19, T.2S., R.4W., S.B.M.

APRIL, 1984.

ACTION SURVEYS  
SUNNYMEAD, CALIF.

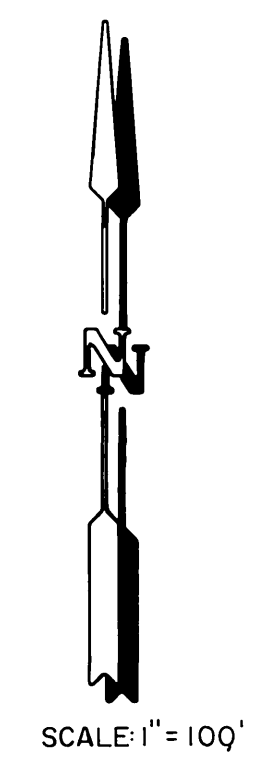
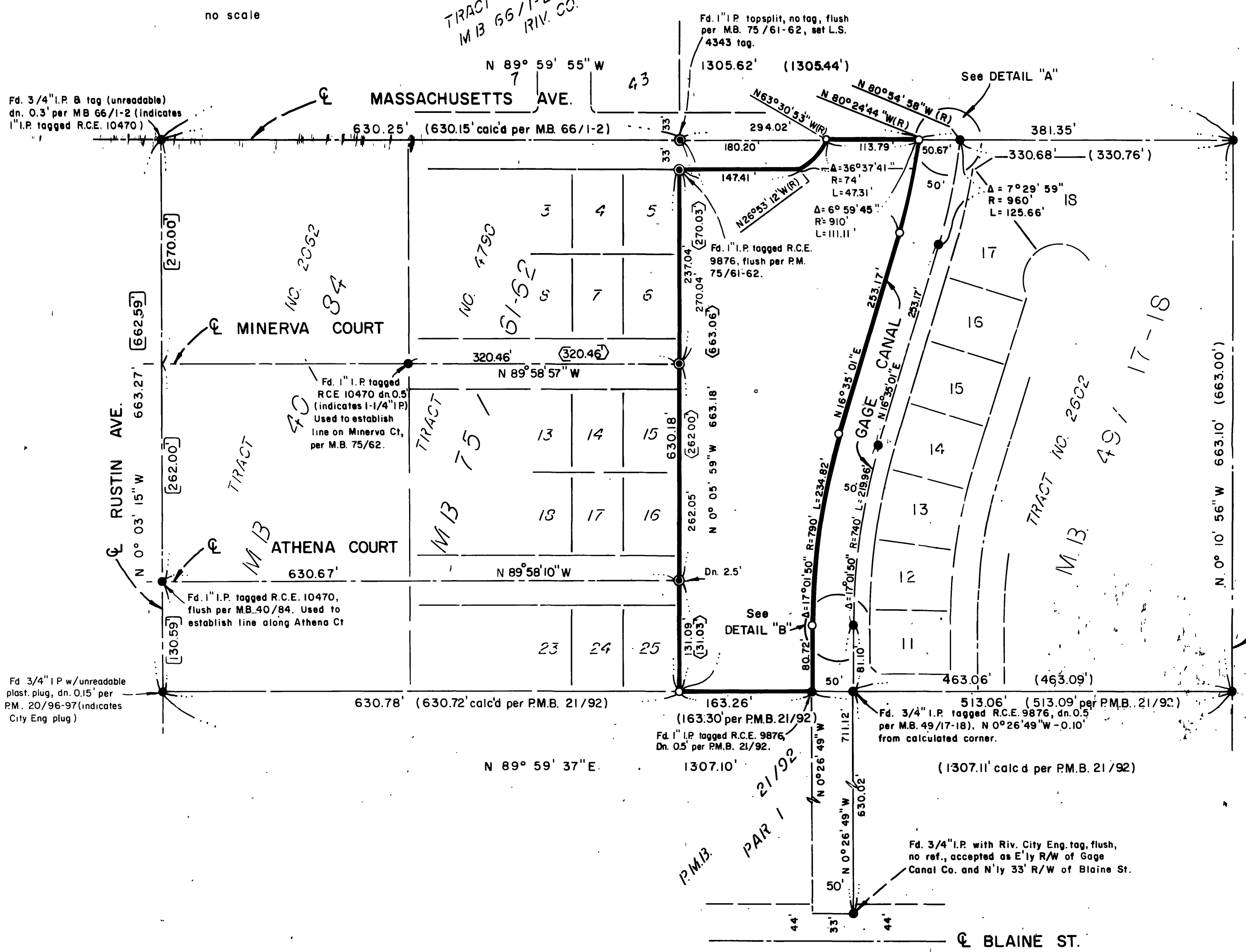
SCALE: 1" = 100'



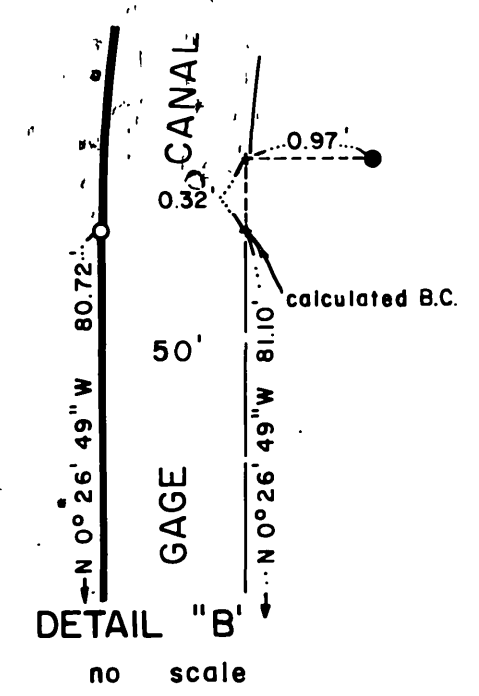
DETAIL "A"  
no scale

### SURVEYOR'S NOTES

- Denotes found 3/4" I.P. tagged R.C.E. 9876, flush per M.B. 49/17-18, Riv. Co., unless otherwise noted.
  - ⊙ Denotes found 3/4" I.P. tagged R.C.E. 9876, Dn. 0.3', indicates 1" I.P. per M.B. 75/61-62, Riv. Co., unless otherwise noted.
  - Denotes set 1" I.P. tagged L.S. 4343, flush, unless otherwise noted.
- All I.P. dimensions shown are inside diameter.
- ( ) Denotes record data per M.B. 49/17-18, Riv. Co., unless otherwise noted.
  - [ ] Denotes record data per M.B. 40/84, Riv. Co.
  - ⊕ Denotes record data per M.B. 75/61-62, Riv. Co.
- The Basis of Bearings is taken from the centerline of Massachusetts Avenue as shown per M.B. 66/1-2, being N 89° 59' 55" W.
- This tract contains 3.09 acres gross.
- Set 1" I.P. tagged L.S. 4343 at all rear lot corners and R/W E.C.'s & B.C.'s, unless otherwise noted.  
Set conc. nail and L.S. 4343 tag in top of conc. curb at all side lot lines projected



SCALE: 1" = 100'



DETAIL "B"  
no scale

M.B. 154/2

M.B. 154/2

# TRACT NO. 19590

BEING A SUBDIVISION OF A PORTION OF LOT 17 AND MASSACHUSETTS AVE. VACATED AS SHOWN BY "MAP SHOWING LANDS OF THE EAST RIVERSIDE LAND COMPANY" RECORDED IN BOOK 6, PAGE 44 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA. LYING IN SECTION 19, T.2S., R.4W., S.B.M.

APRIL, 1984

SCALE: 1" = 40'

ACTION SURVEYS'  
SUNNYMEAD, CALIF.

TRACT NO. 4016  
M.B. 66/1-2

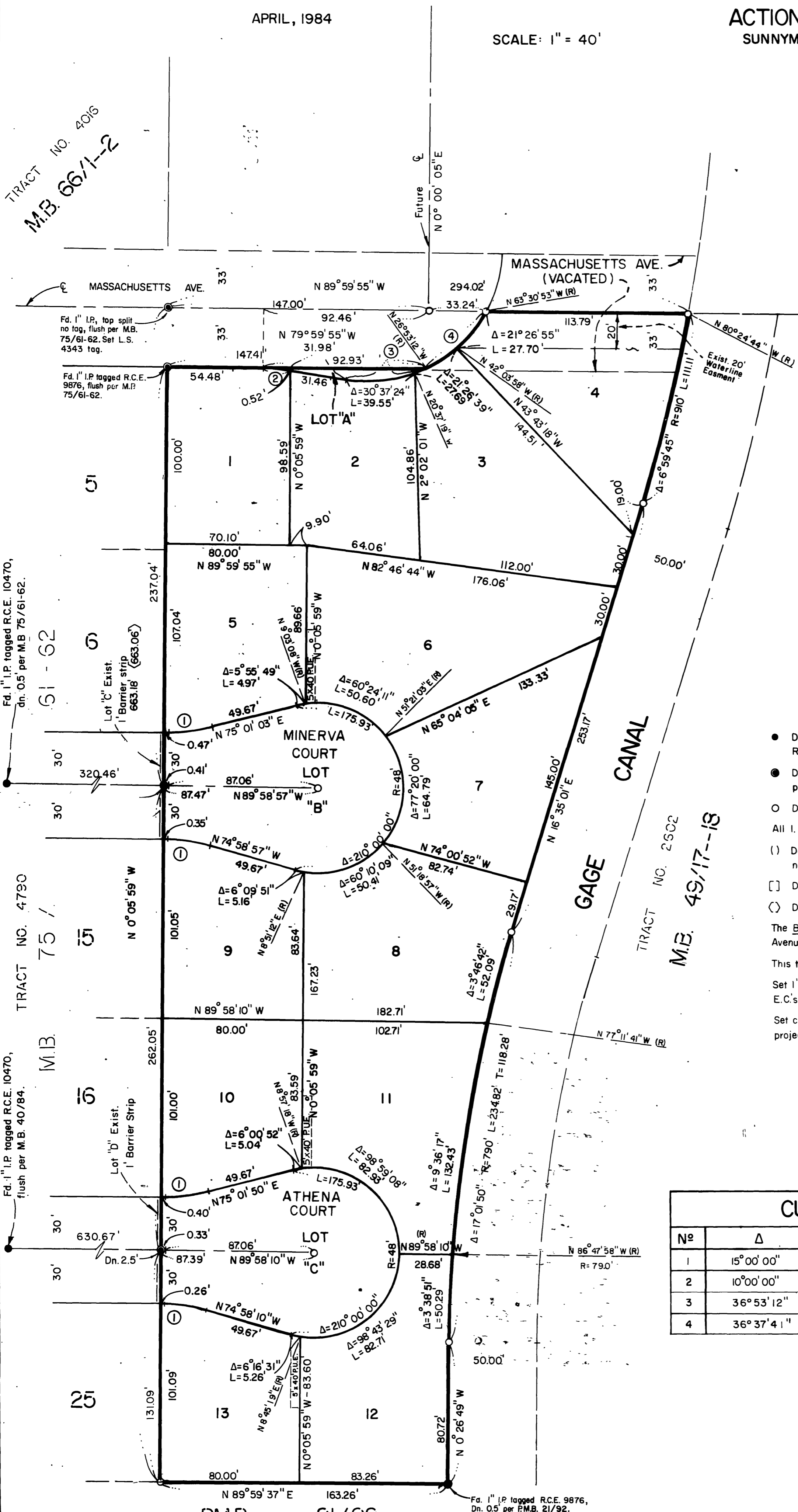
Fd. 1" I.P. tagged R.C.E. 10470,  
dn. 0.5' per M.B. 75/61-62.

TRACT NO. 4790  
M.B. 75/1-5

Fd. 1" I.P. tagged R.C.E. 10470,  
flush per M.B. 40/84.

M.B. 21/92

P.M.B. 21/92



SCALE: 1" = 40'

### SURVEYOR'S NOTES

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  - Denotes found 3/4" I.P. tagged R.C.E. 9876, dn. 0.3', indicates 1" I.P. per M.B. 75/61-62, Riv. Co., unless otherwise noted.
  - Denotes set 1" I.P. tagged L.S. 4343, flush, unless otherwise noted.
- All I.P. dimensions shown are inside diameter
- ( ) Denotes record data per M.B. 49/17-18, Riv. Co., unless otherwise noted.
  - [ ] Denotes record data per M.B. 40/84, Riv. Co.
  - ( ) Denotes record data per M.B. 75/61-62, Riv. Co.
- The Basis of Bearings is taken from the centerline of Massachusetts Avenue as shown per M.B. 66/1-2, being  $N 89^{\circ} 59' 55'' W$ .
- This tract contains 3.09 acres gross.
- Set 1" I.P. tagged L.S. 4343 at all rear lot corners and R/W B.C.'s & E.C.'s, unless otherwise noted.
- Set conc nail and L.S. 4343 tag in top of conc curb at all side lot lines projected.

### CURVE DATA

No	Δ	R	L	T
1	$15^{\circ} 00' 00''$	103'	29.67'	13.56'
2	$10^{\circ} 00' 00''$	87'	15.18'	7.61'
3	$36^{\circ} 53' 12''$	74'	47.64'	
4	$36^{\circ} 37' 41''$	74'	47.31'	

M.B. 154/3