

CRN

154
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M.B. 154/74

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

TRACT NO. 19825

BEING A SUBDIVISION OF A PORTION OF LOTS 10, 11 AND 12 OF BLOCK 43 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATION COMPANY, AS SHOWN ON THE MAP FILED IN BOOK 1 OF MAPS, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

ENGINEER: McCUTCHAN CO., INC. "FOR CONDOMINIUM PURPOSES"
PASADENA, CA.

OCTOBER, 1984

RECORDER'S CERTIFICATE

SHEET 1 OF 3 SHEETS

FILED THIS 17TH DAY OF DECEMBER, 1985 AT 3:00 PM IN BOOK 1 OF MAPS AT PAGES AT THE REQUEST OF THE CITY CLERK.

FEE: \$10.00

WILLIAM E. CONERLY
COUNTY RECORDER

NO: 284298

BY: Santa Regan

TRANS CONTINENTAL TITLE COMPANY
SUBDIVISION GUARANTEE

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 "12' Storm Drain Easement" and "25' Storm Drain easement" and we further dedicate for construction and maintenance of sewer facilities, the easement designated as "10' Sewer 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' x 50' PUE" and "10' x 35' PUE".

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

Richard M. Lord President
Scott Tuttle Secretary

BY: COMMONWEALTH WESTERN MORTGAGE CORPORATION, a Oregon Corporation, formally known as GENERAL ELECTRIC MORTGAGE CORPORATION, a Oregon Corporation as Trustee under Deed of Trust Recorded April 18, 1985 INST. NO. 80912

Kenneth A. Hedrick

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: DECEMBER 4, 1985

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

By: William D. Gardner
DEPUTY RCE 11468

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: 12/4, 1985

Fred Kray
Director of Public Utilities

By: Fred Kray DCA

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 alien upon said property.

Dated: Dec. 3 1985

H. E. Brewer
City Treasurer

By: H.E. Brewer

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) Easement for sewer lines as reserved by Instrument No. 201128, Recorded SEPTEMBER 6, 1985, official Records Riverside County, County.

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 19825 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 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 10th day of December, 1985.

Alice A. Hare
City Clerk of the City of Riverside, California

By: Alice A. Hare

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 reserved in the instruments recorded April '89, 1985 as Instrument No. 82807, Official Records.

Dated: 12/4/85 FRED KRAY
Director of Public Utilities

By: Fred Kray DCA

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.

Dated: 11/22/85 R. Wayne Watts
County Tax Collector

By: Linda Sultquist

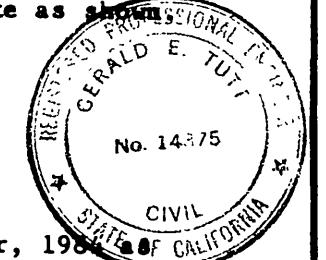
ENGINEER'S CERTIFICATE

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 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 as shown.

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.



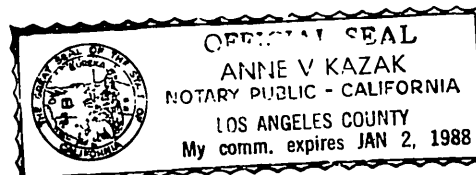
NOTARY ACKNOWLEDGEMENT:

State of California)
County of Los Angeles) SS

On March 21, 1985, before me, the undersigned, a notary public, in and for said state, personally appeared Richard H. Lord 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

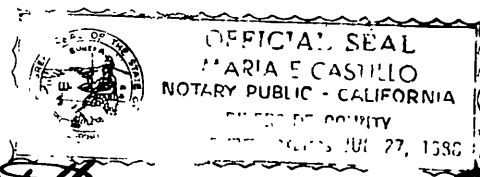


STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

On this 31st day of October 1985, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard M. Lord and Kenneth A. Hedrick, 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 COMMONWEALTH WESTERN MORTGAGE CORPORATION, a Oregon 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

Maria E. Castillo



STATE OF CALIFORNIA)
COUNTY OF) SS

On this _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ and _____, 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 _____, 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

M.B. 154/74

MB 154/74

SCALE: 1" = 100'

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

SHEET 2 OF 3 SHEETS

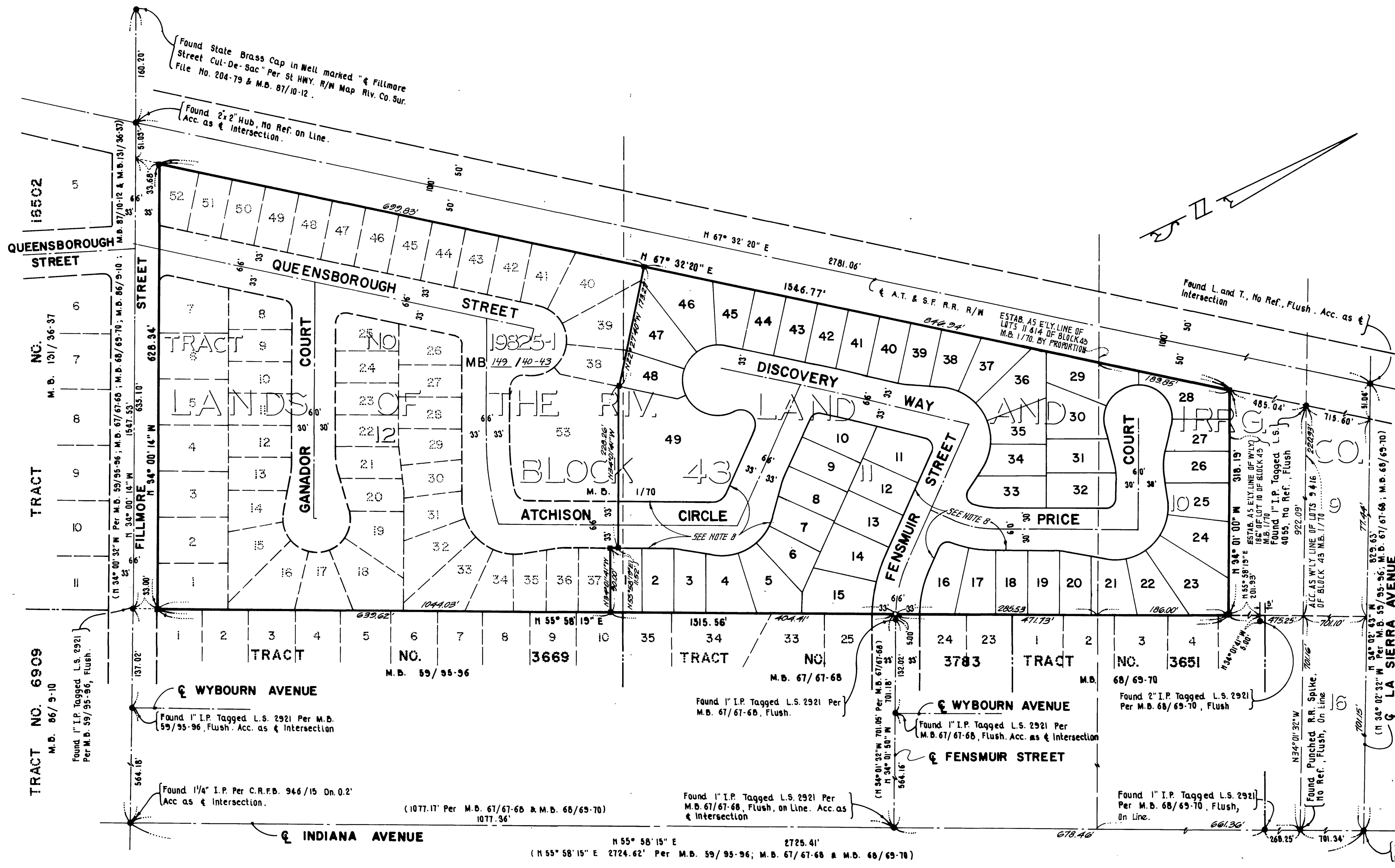
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 "FOR CONDOMINIUM PURPOSES"

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

OCTOBER, 1984

M.B. 154/75



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. 3669, 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:

1. ● INDICATES FOUND MONUMENT AS NOTED.
2. ○ INDICATES 1" I.P. TAGGED R.C.E. 14375 SET FLUSH.
3. SET 1" I.P. TAGGED R.C.E. 14375, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS INSIDE LOT LINES, UNLESS OTHERWISE NOTED.
4. SET MAIL & TAG MARKED R.C.E. 14375 IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES.
5. () INDICATES RECORD DATA AS NOTED.
6. THIS TRACT CONTAINS 8.024 ACRES.
7. ■ INDICATES FOUND 1" I.P. TAGGED R.C.E. 14375 SET FLUSH. PER TR. 19825-1 M.B. 149 PAGE 40 TO 43.
8. EXISTING EASEMENTS FOR SEWER PURPOSES PER DEED 85-082807, RECORDED APRIL 19 1985 AND DEED 85-201128 RECORDED SEPTEMBER 6, 1985, RESPECTIVELY.

M.B. 154/75

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SCALE: 1" = 40'

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

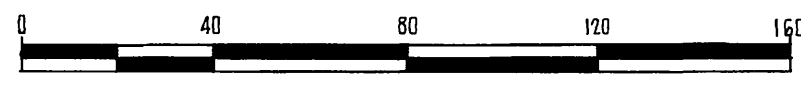
SHEET 3 OF 3 SHEETS

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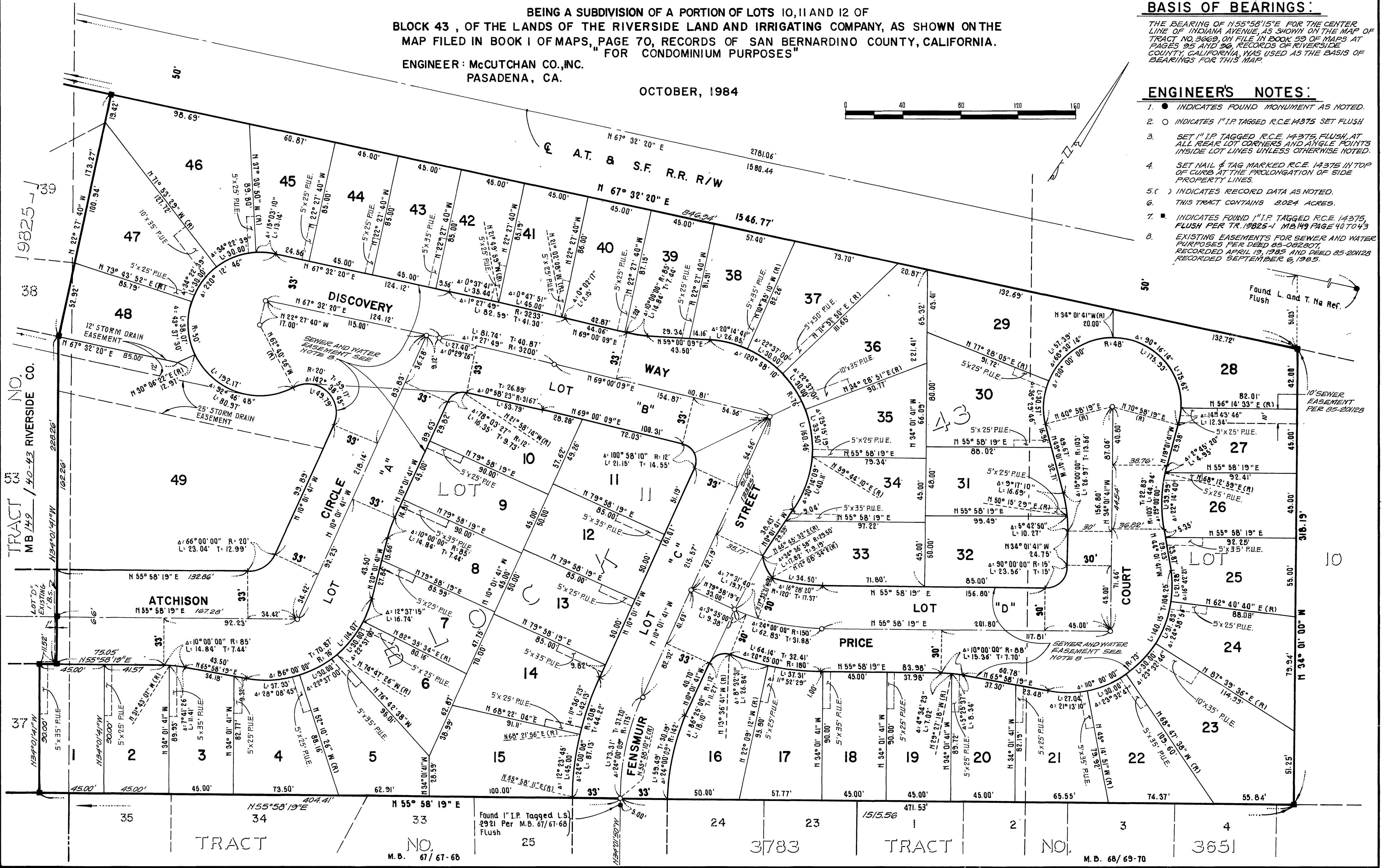


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ENGINEER'S NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
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- SET 1" I.P. TAGGED R.C.E. #375, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS INSIDE LOT LINES UNLESS OTHERWISE NOTED.
- SET NAIL & TAG MARKED R.C.E. #375 IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES.
- () INDICATES RECORD DATA AS NOTED.
- THIS TRACT CONTAINS 8024 ACRES.
- INDICATES FOUND 1" I.P. TAGGED R.C.E. #375, FLUSH PER TR. 19825-1 MB. 149 PAGE 40 TO 43
- EXISTING EASEMENTS FOR SEWER AND WATER PURPOSES PER DEED 85-082807, RECORDED APRIL 19, 1985 AND DEED 85-20128 RECORDED SEPTEMBER 6, 1985.



TRACT NO. 19825-1
MB 149 / 40-43 RIVERSIDE CO.

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Found 1" I.P. Tagged L.S. #2921 Per M.B. 67/61-68
Flush

MB 154/76

M.B. 154/76