

CITY COPY

155
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M.B. 155/23

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 land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Subdivision Map as shown within the distinctive border line. We hereby dedicate to public use for street and public utility purposed, Lots "A" through "C" inclusive. We also hereby dedicate for the construction and maintenance of electrical energy distribution facilities the easements designated as "5'x35' P.U.E." and "5'x60' P.U.E.". We also hereby dedicate for the planting and maintenance of trees, the easement designated as "TREE PLANTING EASEMENT".

J.C. MANNING COMPANY, INC., a California corporation

James C. Manning
PRESIDENT

SENTINEL INVESTMENT COMPANY, a California corporation
as Trustee under Deed of Trust Rec. Oct. 31, 1985 as Inst. No. 245661,
O.R. Riv. Co., Calif.

Frank J. DiNoto
PRESIDENT

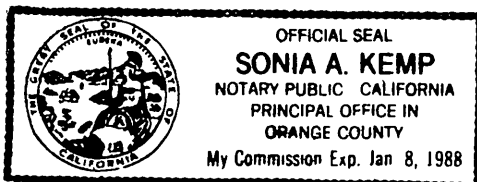
Madine L. McNary
SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

On this 26th day of NOVEMBER, 1985, before me, _____
SONIA A. KEMP, a Notary Public in and for said State, personally
appeared JAMES C. MANNING (personally known to me) (proved to me
on the basis of satisfactory evidence) to be the President, and _____
(personally known to me) (proved to me on the
basis of satisfactory evidence) to be the Secretary of J.C. MANNING COMPANY,
INC. 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 JANUARY 8, 1988 Witness my hand and official seal.



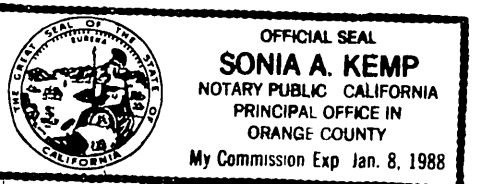
Sonia A. Kemp
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

On this 26th day of NOVEMBER, 1985, before me, _____
SONIA A. KEMP, a Notary Public in and for said State, personally
appeared FRANK J. DINOTO (personally known to me) (proved to me
on the basis of satisfactory evidence) to be the President, and _____
(personally known to me) (proved to me on the
basis of satisfactory evidence) to be the Secretary of SENTINEL INVESTMENT
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 JANUARY 8, 1988 Witness my hand and official seal.



Sonia A. Kemp
Notary Public in and for said State

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

TRACT 20811

BEING A SUBDIVISION OF A PORTION OF BLOCK 65 OF
ARLINGTON HEIGHTS AS SHOWN BY MAP ON FILE IN
BOOK 11 OF MAPS AT PAGES 20 AND 21 THEREOF,
RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA,
ALSO ALL OF PARCEL 1180-1B OF RECORD OF SURVEY
ON FILE IN BOOK 60 AT PAGES 31 THROUGH 33 THEREOF,
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
IN SECTIONS 2 AND 11, T.3S., R.5W., S.B.M.
AUGUST 1985

J.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

SIGNATURE OMISSION

In accordance with Section 66436(b)(1) of the Subdivision Map Act of the State
of California, the signatures of the following easement holders have been
omitted since their interest cannot ripen into fee.

A Right of Way reserved to the Gage Canal Company, its successors or assigns,
for the construction and maintenance of water ditches, pipes, flumes and
apparatus for the purpose of irrigation and domestic use. The exact location
thereof not being disclosed by the records.

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of TWO (2) sheets be, and the
same is hereby accepted as the final map of Tract 20811 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 7th day of January,
1986.

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

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 12/17/85
ACTING ROBERT C. WALES
Director of Public Utilities
By Robert C. Wales

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 20811
which was approved by the Riverside City Planning Commission on April 18, 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 River-
side 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 agree-
ment with the City of Riverside covering completion of all improvements and specifying
the time for completing the same.

Dated DECEMBER 18, 1985
ROBERT C. WALES, R.C.E. 18793
City Engineer
By William D. Gardner
Deputy R.C.E. 11405

RECORDER'S CERTIFICATE

Filed this 9th day of JANUARY 1986
at 2:00 PM in Book 155 of Maps at
Pages 23+24 at the request of the _____

City Clerk
Fee: \$8.00
No. 5662
WILLIAM E. CONRILY, County Recorder
By: Santa Ragan, Deputy

FIRST AMERICAN TITLE INSURANCE COMPANY
Subdivision Guarantee

SOIL REPORT

A preliminary soil report was prepared on July 25, 1985
as required by the Health and Safety Code of California, Section 17953 by
JOHN R. BYERLY, INC.

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 Dec 9, 1985
H. E. BREWER
City Treasurer
By HE Brewer

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 December 09, 1985
R. WAYNE WATTS, Riverside
County Tax Collector
By Norma M. Supra

TAX BOND CERTIFICATE

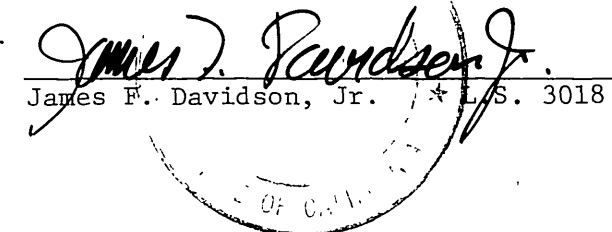
I hereby certify that a bond in the sum of \$ _____ has been
executed and filed with the Board of Supervisors of the County of
Riverside, State of California, conditioned upon the payment of all
taxes, State, County, Municipal or local, and all special assessments
collected as taxes which at the time 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 _____
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
June, 1985 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 11-20-85
James F. Davidson, Jr.
S. 3018



M.B. 155/23

CITY
COOY

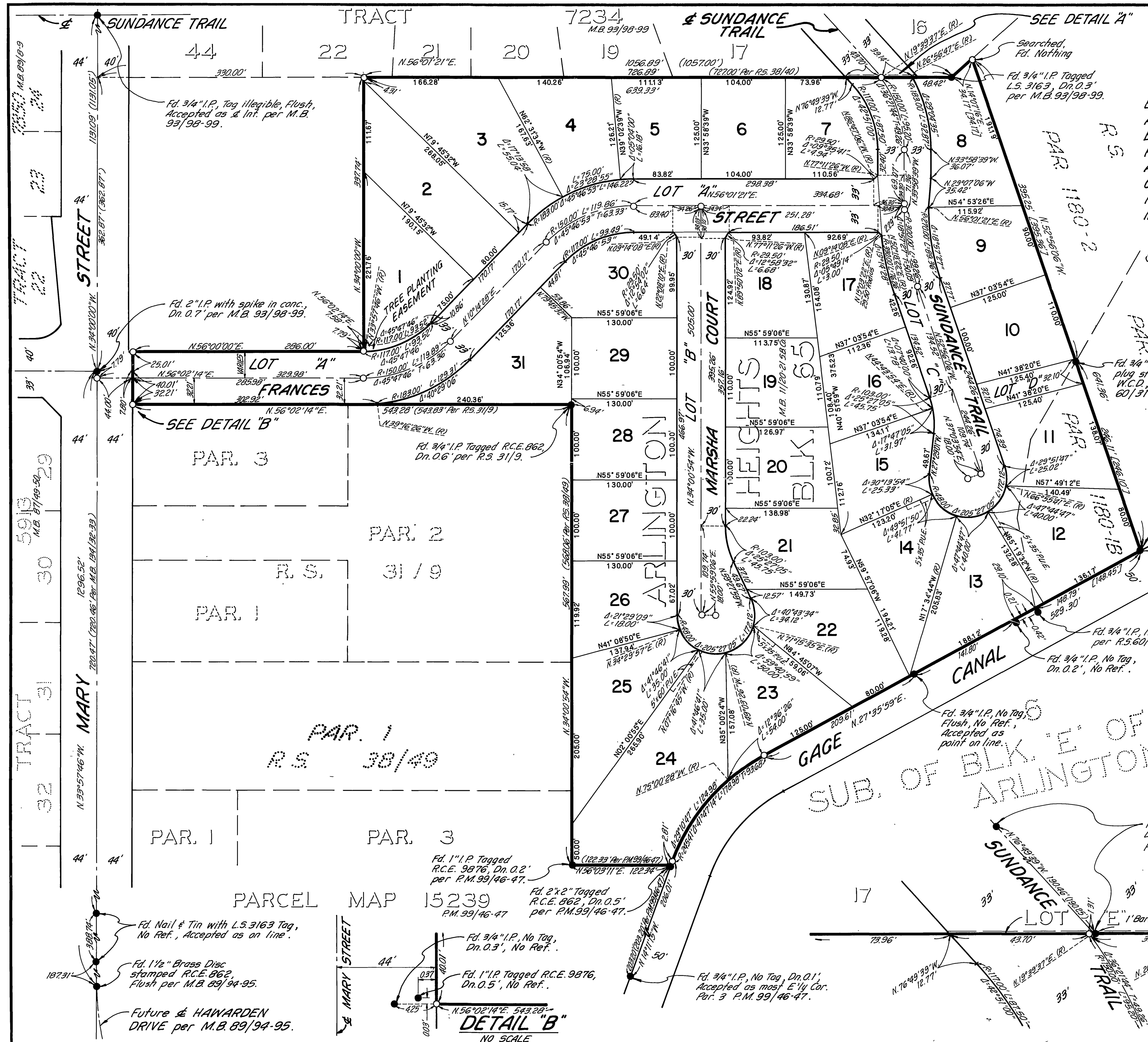
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AUGUST 1985

J.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

SCALE: 1" = 80'



SURVEYOR'S NOTES

- Bearings are based upon the centerline of MARY STREET as being N.34°00'00"W. as shown on Tract 7234 by map on file in Book 93 of Maps at Pages 98 and 99 thereof, Records of Riverside County, Calif.
- Indicates Found Monuments as noted.
- Indicates Set 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted.
- (~) Indicates Record Data per M.B. 93/98-99, unless otherwise noted.
- [~] Indicates Record Data per R.S. 60/31-33.
- Set Nail and L.S. 3018 Tag in top of curb at the prolongation of all side lot lines.
- Set 1" I.P. with plastic plug stamped L.S. 3018, Flush at all rear lot corners, unless otherwise noted.
- This Tract contains 14.13 Acres.

DETAIL "A"

SCALE: 1" = 20'

W.O. 85-8692
R.S. 85-8692/1-20

M.B. 155/24

M.B. 155/24

DETAIL "B"
NO SCALE