

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 20975

BEING A SUBDIVISION OF LOT 8 OF TRACT 19991 PER M.B. 149, PAGES 77-82, RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA. IN RANCHO LA SIERRA.

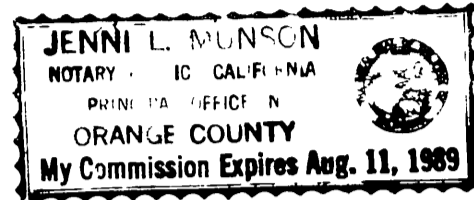
OCTOBER, 1985

J.F. DAVIDSON ASSOCIATES

RIVERSIDE, CALIFORNIA

OWNER'S CERTIFICATE

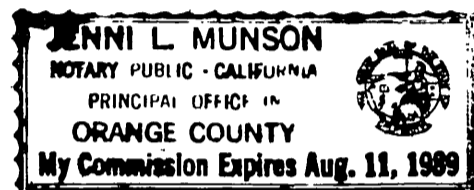
We hereby certify that we are the owners of or have some right, title, or interest in the land included within the land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Subdivision Map as shown within the distinctive border line, and we hereby dedicate for construction and maintenance of electrical energy distribution facilities, the easement designated as 10' X 30' P.U.E.



KAUFMAN AND BROAD OF SOUTHERN CALIFORNIA, INC.
A CALIFORNIA CORPORATION

Gerald A. Gates
VICE PRESIDENT

Ken Grant
ASSISTANT SECRETARY



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS.

On this 6th day of DECEMBER, 1985, before me, Jenni L. Munson, a Notary Public in and for said State, personally appeared Gerald A. Gates (personally known to me) (proved to me) on the basis of satisfactory evidence) to be the VICE President, and Ken Grant (personally known to me) (proved to me on the basis of satisfactory evidence) to be the ASST. Secretary of Kaufman and Broad of Southern Calif. 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 August 11, 1989 Witness my hand and official seal.

Jenni L. Munson
Notary Public in and for said State

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

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 20975 which was approved by the Riverside City Planning Commission on 6/20/85 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 JANUARY 7, 1986

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

By 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 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 1/6/1986

ROBERT C. WALES, Acting
Director of Public Utilities

By Robert C. Wales

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 18 1985

H. E. BREWER
City Treasurer

By H.E. Brewer

SOILS REPORTS

Preliminary soil reports were prepared by Pacific Foundation Engineers Inc. on the 29th day of March, 1977 and Richard Willis Associates, Inc. on the 22nd day of December, 1983 and updated 5/8/84 as required by the Health And Safety Code, Section 17953.

RECORDER'S CERTIFICATE

Filed this 10th day of JANUARY 1986
at 12:00 PM in Book 155 of Maps at
Pages 25+26 at the request of the City Clerk.

Fee: \$ 800
No. 6672

WILLIAM E. CONERLY, County Recorder
By: Santa Ragan, Deputy

FIRST AMERICAN TITLE INSURANCE COMPANY
Subdivision Guarantee

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 20975 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 7th day of January 1986.

ALICE A. HARE
City Clerk of the City of Riverside, California

By Alice A. Hare

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. annual taxes or special assessments collected as taxes, that are now a lien but are not yet payable, which are estimated to be \$

Dated January 06, 1986 R. WAYNE WATTS, Riverside
County Tax Collector

By Donna M. Syra

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 SEPTEMBER, 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 11-4-85 James F. Davidson, Jr.
James F. Davidson, Jr. L.S. 3018

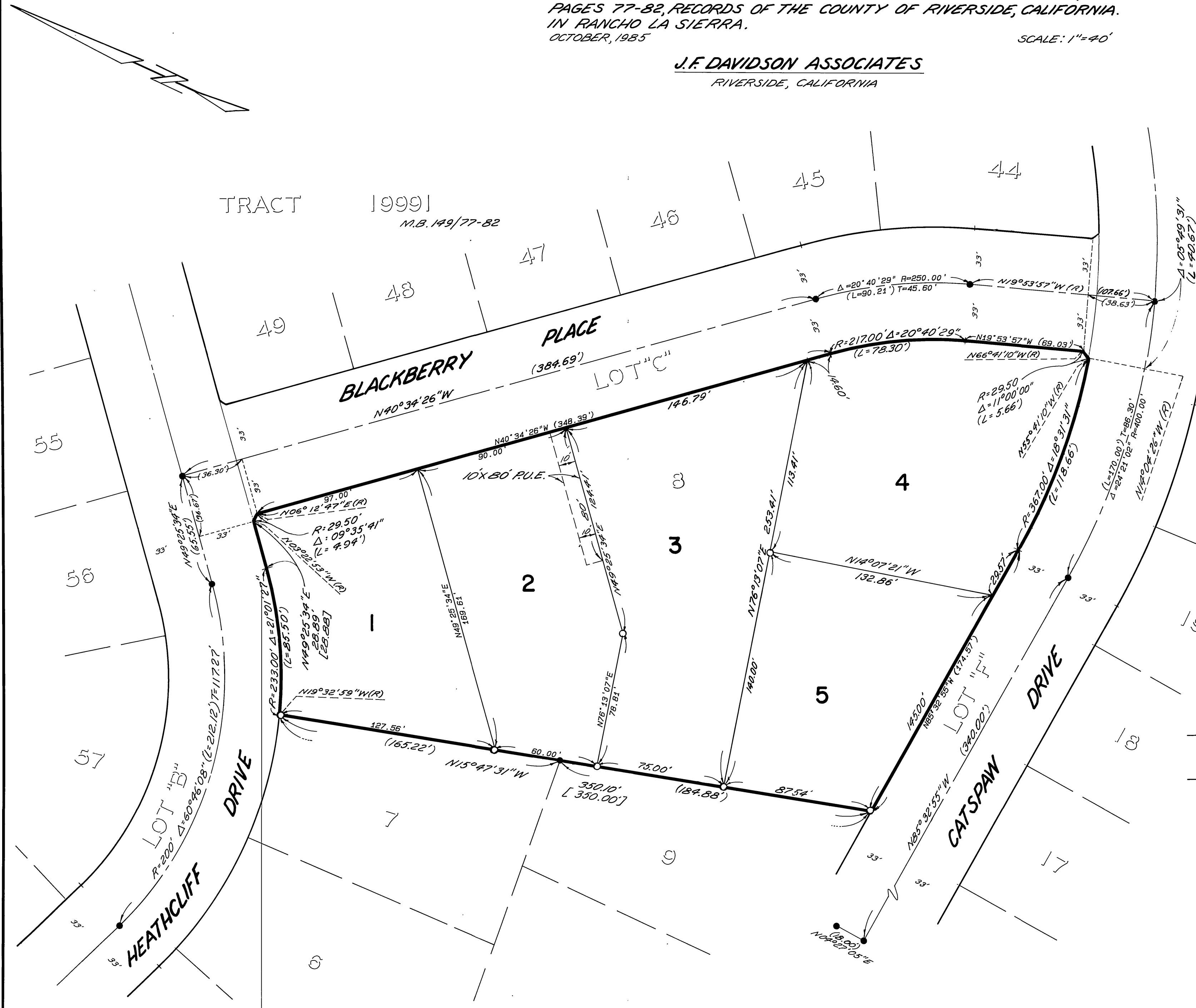
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SCALE: 1"=40'

J.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA



POTENTIAL LIQUEFACATION

All or a portion of the property included within this map has been identified by the City of Riverside Seismic Safety Element of the General Plan as being potentially subject to liquefaction should ground shaking occur. To limit the possibility of structural damage or failure in such an event a geologic investigation acceptable to the City Building Official may be required as a prerequisite to issuance of building permits.

SURVEYOR'S NOTES

- BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE CENTERLINE OF BLACKBERRY PLACE BEING N40°34'26"W PER TRACT 19991, M.B. 149/77-82, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
 - INDICATES FOUND 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018, FLUSH PER M.B. 149/77-82
 - INDICATES SET 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
 - SET NAIL W/ L.S. 3018 TAG IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
 - () INDICATES MEASURED AND RECORD DISTANCE PER M.B. 149/77-82.
 - [] INDICATES RECORD DISTANCE PER M.B. 149/77-82.
- THIS TRACT CONTAINS 2.03 ACRES.