

CITY
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OWNER'S 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" AND "B".

CALIFORNIA MUSTANG GROUP, a California corporation

William E. Gandy President
Barita Regan Secretary

T.M.C., INC., a California corporation, trustee under deed of trust recorded 2-7-86 as Instr. No. 30427.

John A. ... President
Joseph ... Secretary

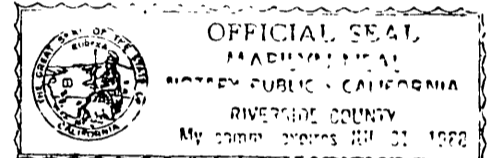
NOTARY ACKNOWLEDGEMENT

State of California }
County of Riverside } ss.

On this 9th day of April, 1986, before me, Marilyn Neal, a Notary Public in and for said State, personally appeared GREGORY G. LEON, proved to me on the basis of satisfactory evidence, to be the person who executed the within instrument as President of the corporation therein named, and acknowledged that the corporation executed the same.

My commission expires 7-31-88

Witness my hand and official seal.



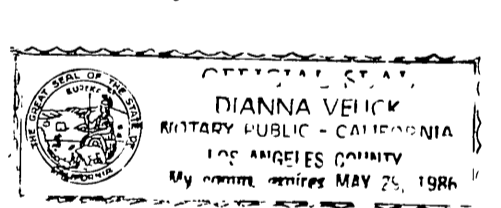
NOTARY ACKNOWLEDGEMENT

State of California }
County of Los Angeles } ss.

On this 14th day of April, 1986, before me, DIANNA VELICK, a Notary Public in and for said State, personally appeared GREGG BOEIKE & TED R. HAAS, proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as SECRETARY & 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 seal.



SIGNATURE OMISSION

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

Southern California Edison Co. successor in interest to an easement granted to California Electric Power Co, in instrument recorded August 2, 1960 as Instrument No. 68083, Records of Riverside County, California. Said easement is for electric lines and telephone lines.

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.

- 1. A Right of Way over the herein described property for all ditches, pipe lines and other appliances, for the distribution of water for domestic and irrigation purposes, as reserved to East Riverside Land Co., its successors or assigns; the exact location thereof not being disclosed by the records.

Dated 5/21/86 Robert C. Wales
Acting Public Utility Director

By: Robert C. Wales

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

TRACT NO. 10,852

BEING A SUBDIVISION OF A PORTION OF LOT 16 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.

ACTION SURVEYS NOVEMBER, 1985
MORENO VALLEY, CALIF.

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 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: 5/2/86, 1986 ROBERT C. WALES
ACTING 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 SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 10,852 WHICH WAS APPROVED BY THE RIVERSIDE PLANNING COMMISSION ON SEPT. 8, 1977 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: MAY 21, 1986 ROBERT C. WALES, R.C.E. 18793
CITY ENGINEER

By: William D. Gardner
Deputy R.C.E. 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: April 18, 1986 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 \$1,000.00

DATED: April 30, 1986 R. WAYNE WATTS, Riverside
COUNTY TAX COLLECTOR

By: Donna M. Supra
DEPUTY

RECORDER'S CERTIFICATE

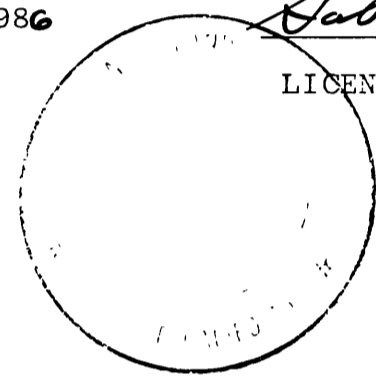
Filed this 30th day of MAY, 1986
at 11:00 A.M. in book 158 of maps, at
pages 18-20 at request of the City Clerk.
No. 125618
FEE 10.00

William E. Gandy, County Recorder
By: Barita Regan, Deputy
Subdivision Guaranteed: First American Title Ins. Co.

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 OCTOBER, 1985, 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: APRIL 4, 1986 Gabriel D. Ybarra
GABRIEL D. YBARRA
LICENSED LAND SURVEYOR NO. 4343
EXPIRES 6-30-88



SOIL REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED ON NOVEMBER 19, 1985 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953 BY ACADEMY 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. 10,852 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 27th DAY OF May, 1986.

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 \$1,000.00 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: MAY 29, 1986 GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

By: R. D. ...
DEPUTY

M.B. 158/78

M.B. 158/78

TRACT NO. 10,852

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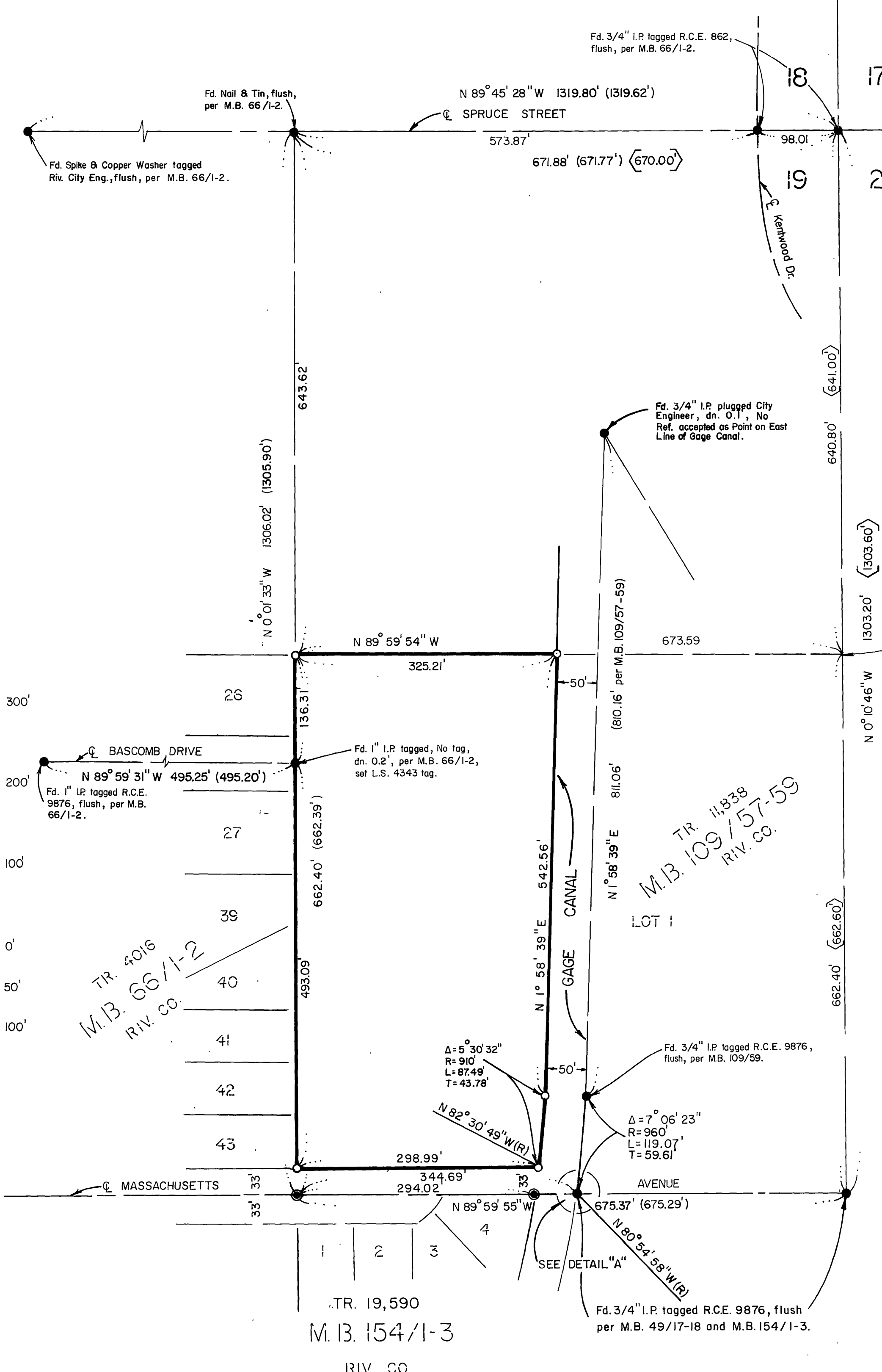
T.2S., R.4W., S.B.M.

ACTION SURVEYS'
MORENO VALLEY, CALIF.

NOVEMBER, 1985

SURVEYOR'S NOTES

- Denotes found 1" I.P. tagged L.S. 4343, flush per Tract 19,590, M.B. 154/1-3.
- Denotes found monuments as 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. 66/1-2, Riv. Co., unless otherwise noted.
- ⬡ Denotes record data per M.B. 6/44.

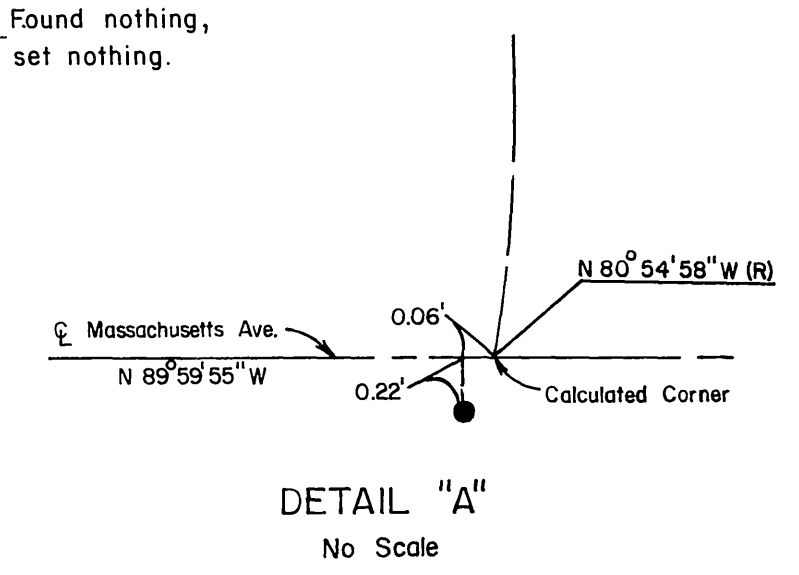


The Basis of Bearings is taken from the centerline of Massachusetts Ave. as shown per M.B. 66/1-2, being N 89° 59' 55" W.

Set 1" I.P. tagged L.S. 4343, flush at all rear lot corners and R/W E.C.'s and B.C.'s.

Set conc. nail and L.S. 4343 tag in top of conc. curb at all side lot lines projected.

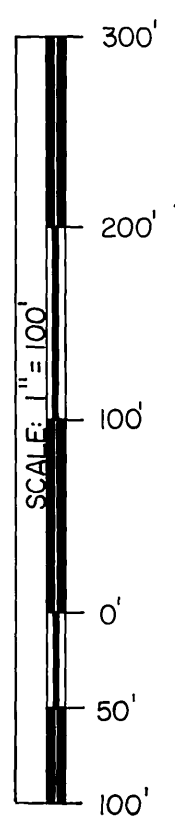
This tract contains 4.54 Acres.



TR. 4016
M.B. 66/1-2
RIV. CO.

TR. 11,838
M.B. 109/57-59
RIV. CO.

TR. 19,590
M.B. 154/1-3
RIV. CO.



CITY COPY

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CITY
COPY

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

SHEET 3 OF 3 SHEETS

TRACT NO. 10,852

BEING A SUBDIVISION OF A PORTION OF LOT 16 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.

NOVEMBER, 1985

ACTION SURVEYS
MORENO VALLEY, CALIF.

SURVEYOR'S NOTES

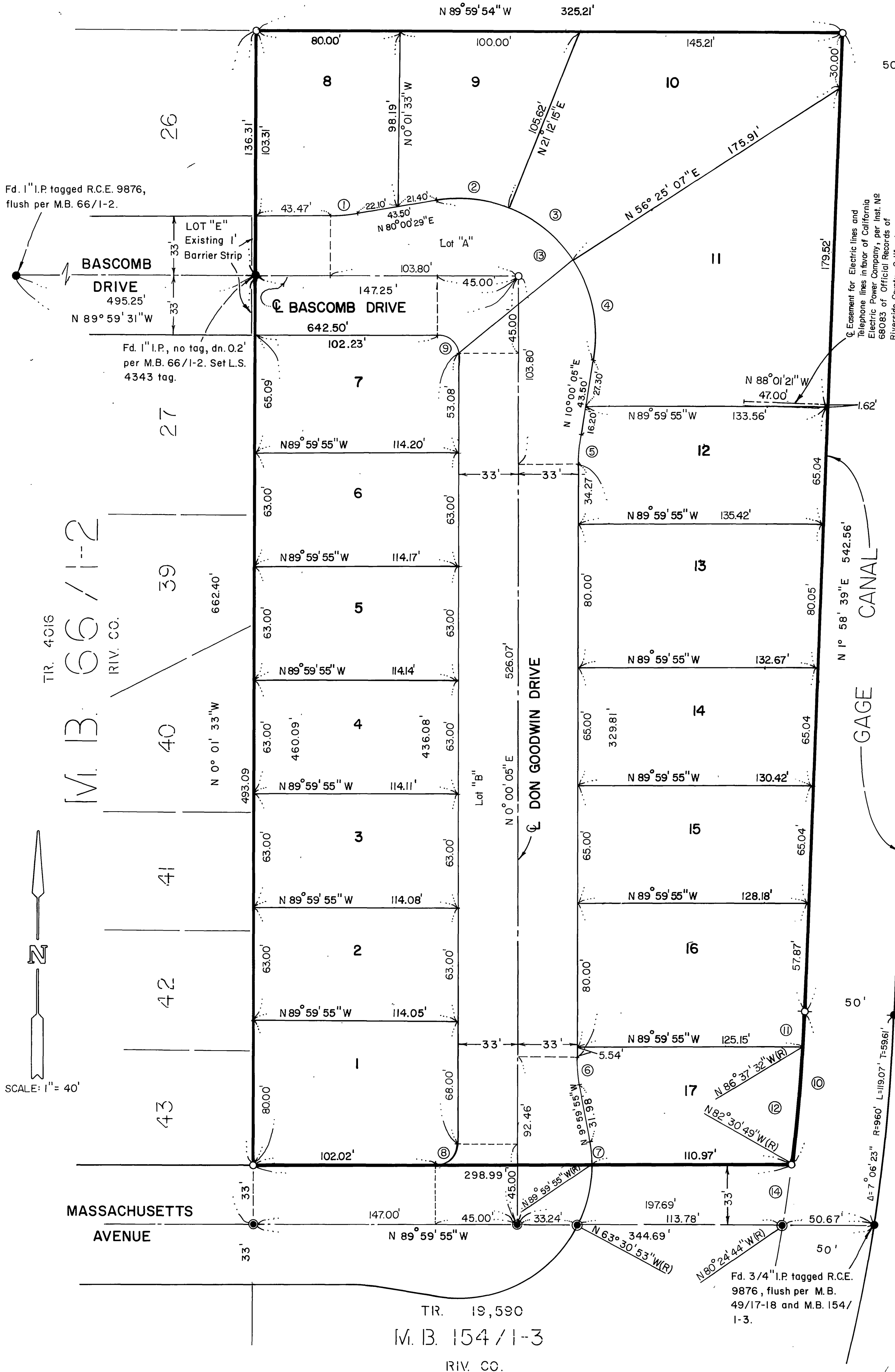
- ⊙ Denotes found 1" I.P. tagged L.S. 4343, flush per Tract 19,590, M.B. 154/1-3.
- Denotes found monument as noted.
- Denotes set 1" I.P. tagged L.S. 4343, flush, unless otherwise noted.
- () Denotes record data per M.B. 66/1-2, Riv. Co., unless otherwise noted.
- ⊞ Denotes record data per M.B. 6/44.

All I.P. dimensions shown are inside diameter.

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Set conc. nail and L.S. 4343 tag in top of conc. curb at all side lot lines projected.

This tract contains 4.54 Acres.



Easement for Electric lines and Telephone lines in favor of California Electric Power Company, per Inst. No. 68083 of Official Records of Riverside County, California. Recorded 8/2/1960.

TR. 11,838
M.B. 109/57-59
RIV. CO.

CURVE DATA				
NO.	Δ	R	L	T
1	10° 00' 00"	85'	14.84'	7.44'
2	31° 12' 10"	76'	41.39'	21.22'
3	35° 12' 52"	76'	46.71'	24.12'
4	43° 34' 48"	76'	57.81'	30.38'
5	10° 00' 00"	85'	14.84'	7.44'
6	10° 00' 00"	87'	15.18'	7.61'
7	10° 00' 00"	74'	12.92'	6.47'
8	90° 00' 00"	12'	18.85'	12.00'
9	89° 59' 36"	12'	18.85'	12.00'
10	5° 30' 32"	910'	87.49'	43.78'
11	1° 23' 49"	910'	22.19'	11.09'
12	4° 06' 43"	910'	65.31'	32.67'
13	109° 59' 55"	76'	145.91'	108.54'
14	2° 06' 05"	910'	33.38'	16.69'

Fd. 3/4" I.P. tagged R.C.E. 9876, flush per M.B. 109/57-59.

Fd. 3/4" I.P. tagged R.C.E. 9876, flush per M.B. 49/17-18 and M.B. 154/1-3.

TR. 19,590
M.B. 154/1-3
RIV. CO.

WO. NO. 85-94