

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 for the use and benefit of the public an easement and right of flight for the passage of aircraft in the air space above the surface of the real property included within the subdivision shown on the annexed map. Together with the right to cause in said airspace such noise and emission of such fumes as may be inherent in the air craft now known or hereafter used for navigation of or flight in the air, using said airspace for landing at, taking off from or operation on the Riverside Municipal Airport; hereby acknowledging that the Riverside Municipal Airport is an operating airport subject to increases in the intensity of use and operation, including present and future noise, dust, smoke, fumes and other related conditions. The foregoing shall not be considered as otherwise prohibiting the use of said property for any lawful purpose below the minimum flight altitudes for aircraft presently authorized or hereafter authorized by the appropriate federal authority, provided all applicable federal, state and local regulations pertaining to building height restrictions are adhered to. We further hereby dedicate for construction and maintenance of electrical energy distribution facilities, the easement designated as "BLANKET P.U.E."

IN THE CITY OF RIVERSIDE  
RIVERSIDE COUNTY, CALIFORNIA

# TRACT 20157

BEING A PORTION OF LOT 11 IN BLOCK 4 OF RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS AT PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. IN SECTION 6, T.2 S., R.5 W., S.B.M. MAY 1985

J. F. DAVIDSON ASSOCIATES  
RIVERSIDE, CALIFORNIA

## FOR CONDOMINIUM PURPOSES

SOIL REPORT

A preliminary soil report was prepared on September 6, 1984, as required by the Health and Safety Code of California, Section 17953 by JOHN R. BYERLY, INC.

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 20157 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 10th day of June, 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 6/4/86

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 as shown hereon is substantially the same as it appeared on the tentative map of Tract 20157 which was approved by the Riverside City Planning Commission on June 7, 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 JUNE 5, 1986

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

By William D. Gardner  
Deputy R.C.E. 11405

RECORDER'S CERTIFICATE

Filed this 20th day of JUNE, 1986, at 11:00 A.M. in Book 159 of Maps at Pages 27-29 at the request of the City Clerk. Fee: 10.00 No. 143450

WILLIAM E. CONERLY, County Recorder  
By Sarita Regan, Deputy

CONTINENTAL LAND TITLE COMPANY  
Subdivision Guarantee

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 June 3, 1986

H. E. BREWER  
City Treasurer

By H.E. 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 \$ 2,700.00.

Dated June 02, 1986

R. WAYNE WATTS, Riverside  
County Tax Collector

By Donna M. Supia

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ 2700.00 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 June 18, 1986

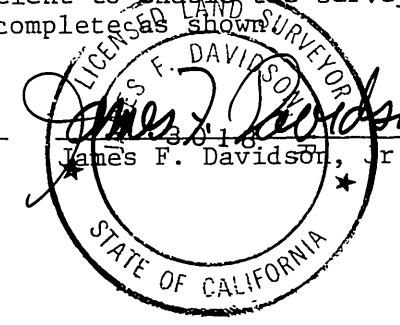
GERALD A. MALONEY  
Clerk of the Board of Supervisors

By R. M. Owens  
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 Three (3) sheets correctly represents a survey made under my supervision during March, 1983 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 6-3-86



James F. Davidson, Jr. L.S. 3018

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.

A right of entry upon and right of way over the lands herein described for the construction and maintenance of all necessary water pipes, ditches, and other conduits that may be required by the Riverside Water Company, a corporation, its successors and assigns.

Dated 6/4/86

ROBERT C. WALES, Acting  
Director of Public Utilities

By Robert C. Wales

JOHN J. PEARCE ESCROWS, INC., a California corporation  
as Trustee under Deed of Trust Rec. Aug. 6, 1985 as Inst.  
No. 174168, O.R. Riv. Co., Calif.  
President

Wayne L. Robinson  
WAYNE L. ROBINSON

Vincent D. Madia  
VINCENT D. MADIA

Carole J. Madia  
CAROLE J. MADIA

Dale W. Sexton  
DALE W. SEXTON

Jennette L. Sexton  
JENNETTE L. SEXTON

IN THE CITY OF RIVERSIDE  
RIVERSIDE COUNTY, CALIFORNIA

# TRACT 20157

BEING A PORTION OF LOT 11 IN BLOCK 4 OF RIVERSIDE  
LAND AND IRRIGATING COMPANY AS SHOWN BY MAP  
ON FILE IN BOOK 1 OF MAPS AT PAGE 70 THEREOF,  
RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.  
IN SECTION 6, T.2 S., R. 5 W., S.B.M.  
MAY 1985

J. F. DAVIDSON ASSOCIATES  
RIVERSIDE, CALIFORNIA.  
**FOR CONDOMINIUM PURPOSES**

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF Riverside SS

On this 14th day of Oct., 1985, before me, Bernice M. Rizzi  
a Notary Public in and for said State, personally  
appeared WAYNE L. ROBINSON  
(personally known to me) (~~proved to me on the basis of satisfactory evidence~~) to be  
the person described in, and whose name is subscribed to the within instrument,  
and acknowledged to me that he executed the same.

My commission expires 6-4-86 Witness my hand and official seal.



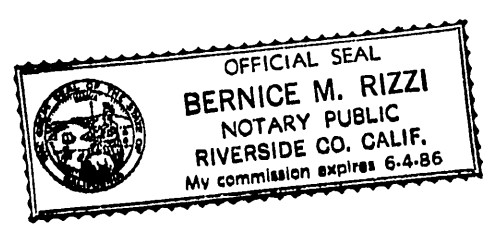
Bernice M. Rizzi  
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF Riverside SS

On this 18th day of October, 1985, before me, Bernice M. Rizzi  
a Notary Public in and for said State, personally  
appeared VINCENT D. MADIA and CAROLE J. MADIA  
(personally known to me) (proved to me on the basis of satisfactory evidence) to be  
the persons described in, and whose names are subscribed to the within instrument,  
and acknowledged to me that they executed the same.

My commission expires 6-4-86 Witness my hand and official seal.



Bernice M. Rizzi  
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF Riverside SS

On this 18th day of October, 1985, before me, Bernice M. Rizzi  
a Notary Public in and for said State, personally  
appeared DALE W. SEXTON and JEANNETTE L. SEXTON  
(personally known to me) (proved to me on the basis of satisfactory evidence) to be  
the persons described in, and whose names are subscribed to the within instrument,  
and acknowledged to me that they executed the same.

My commission expires 6-4-86 Witness my hand and official seal.



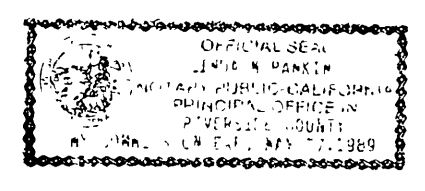
Bernice M. Rizzi  
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF Riverside SS

On this 28th day of OCTOBER, 1985, before me, LINDA M.  
RANKIN, a Notary Public in and for said State, personally  
appeared JOHN J. PEARCE (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 JOHN J. PEARCE ESCROWS,  
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 MAY 27th 1989 Witness my hand and official seal.



Linda M. Rankin  
Notary Public in and for said State

M.B.159/28

CITY COPY

159  
29

IN THE CITY OF RIVERSIDE  
RIVERSIDE COUNTY, CALIFORNIA

# TRACT 20157

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MAY 1985

**J. F. DAVIDSON ASSOCIATES**  
RIVERSIDE, CALIFORNIA

SCALE: 1"=60'

**FOR CONDOMINIUM PURPOSES**

Fd. Nail, fits Ties for 1 1/4" I.P., Dn. 2.0' per C.R. F.B. 709/3.

Fd. 2" I.P. with Nail, Dn. 0.7' in Capped Mon. per C.R. F.B. 709/3.

**TEXAS AVENUE**  
N. 33° 55' 25" W. (918.35' Calc. per M.B. 14/32)

**BELMONT TRACT NO. 1**  
M.B. 14/32

**BANCROFT STREET**

Fd. 3/4" I.P. Tagged R.C.E. 1126, Flush, shown as R.E. 9455 per M.B. 36/74-76.

Fd. 3/4" I.P. Tagged R.C.E. 1126, Flush, shown as R.E. 9455 per M.B. 36/74-76.

N. 33° 55' 00" W. 358.89'

**ARLINGTON AVENUE**

**GARDENS**  
M.B. 12/87

**LOT 1**  
4.84 Ac.  
"BLANKET P.U.E."  
"BLANKET AVIGATION EASEMENT"

**CO.**  
M.B. 1/70 S.B. CO.

**BLK. 4**

**DRIFTWOOD DRIVE**

**DRIVE**

**CONWAY**

Fd. 3/4" I.P. Tagged R.E. 4210, Dn. 0.1', shown as R.E. 9455 per M.B. 36/74-76.

Fd. 3/4" I.P. Tagged R.C.E. 1126, Dn. 0.3', shown as R.E. 9455 per M.B. 36/74-76.

Fd. 3/4" I.P. Tagged R.C.E. 1126, Up 0.6', Bent, shown as R.E. 9455 per M.B. 36/74-76. Replaced with 1" I.P. with plastic plug stamped L.S. 3018, Flush.

Fd. 3/4" I.P. Tagged R.E. 4210, Dn. 1.0', shown as R.E. 9455 per M.B. 36/74-76.

Fd. 3/4" I.P., No Tag, Dn. 0.4', No Ref., Accepted as being an N.W. ly line Lot 11.

Fd. 3/4" I.P. with PK Nail, Dn. 0.35' in Capped Mon. per C.R. F.B. 709/2.

**MURRAY STREET**

**ARLINGTON**

**GAFFORD**

**MONROE STREET**

Fd. Spike, Dn. 0.1', fits Ties for 1" I.P. in Capped Mon. per C.R. F.B. 709/1.

### SURVEYOR'S NOTES

Bearings are based upon the Northwesterly line of Lots 65 through 70 of Roblynn Manor Unit No. 3 as shown by map on file in Book 36 of Maps at Pages 74 through 76 thereof, Records of Riverside County, California, as being N. 55° 59' 15" E..

- 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. 36/74-76, unless otherwise noted.

This Tract contains 4.84 Acres.

M.B. 159/29

M.B. 159/29