

CITY COPY

162
12
M.B.162/12

SHEET 1 OF 3 SHEETS

FILED
ON 9/8, 1986
AT 10:30 A.M.

WILLIAM E. CONERLY
COUNTY RECORDER
BY: Santa Regan
FEE \$10.00
NO 217041
FILED BY CITY CLERK
TICOR TITLE
SUB'DN G'TEE INSURANCE

NOTARY ACKNOWLEDGEMENT

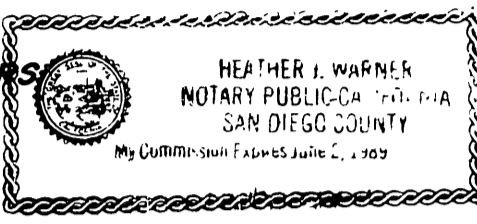
STATE OF CALIFORNIA } S.S.
COUNTY OF SAN DIEGO }
ON THIS 17TH DAY OF AUGUST, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RONALD V. MONTORO, PERSONALLY KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT OF OLD STONE OF CALIFORNIA, INC., A RHODE ISLAND CORPORATION, THE CORPORATION WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS THE ATTORNEY-IN-FACT OF OLD STONE BANK, A FEDERAL SAVINGS BANK; THAT THE NAME OF SAID LAST NAMED PARTY WAS SUBSCRIBED THERETO AS PRINCIPAL, AND THAT THE NAME OF SAID CORPORATION WAS SUBSCRIBED THERETO AS ATTORNEY-IN-FACT AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AS ATTORNEY-IN-FACT.
WITNESS MY HAND AND OFFICIAL SEAL
HEATHER I. WARNER
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES JUNE 2, 1989

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 20866-3

BEING A SUBDIVISION OF PORTIONS OF BLOCKS 11, 13, 15, LOT 66 (KASELBACK AVE. VACATED) AND LOT 111 (MORTON AVE. VACATED), LA SIERRA GARDENS, PER M.B. 11/42-50, RECORDS OF RIVERSIDE COUNTY, CALIF. (LOCATED IN PORTIONS OF SECTIONS 15 & 22, T.35., R.64., S.B.M.)

FEBRUARY, 1986

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
RIVERSIDE CALIFORNIA



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 NO 20866, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON MAY 23, 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 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 PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORD 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: SEPT. 2, 1986 ROBERT C. WALES, R.C.E. 18793
DIRECTOR OF PUBLIC WORKS
BY: William D. Gardner
DEPUTY R.C.E. 11405

PUBLIC 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 UTILITY 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 Sept. 2, 1986 BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
BY: Bio

CITY TREASURER

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 Aug 28, 1986 H.E. BREWER, CITY TREASURER
BY: H.E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 17TH DAY OF MAY, 1985, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: 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 NO 20866-3, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT "E" WHICH IS ACCEPTED AS "1" BARRIER STRIP " TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOTS "A" AND "B", 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 2ND DAY OF September, 1986
ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE
BY: Alice A. Hare



TAX COLLECTOR

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 1,900.00.

DATED August 29, 1986 R. WAYNE WATTS
COUNTY TAX COLLECTOR
BY: Anita Brooks
DEPUTY

TAX BOND

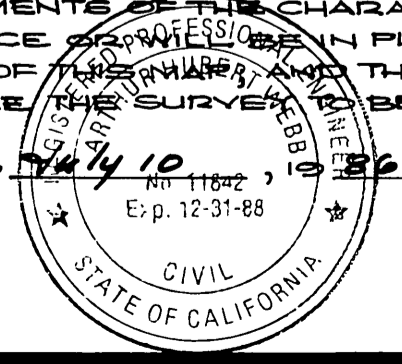
I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 1900.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING 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 SEPT. 4, 1986 GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY: R.D. Olund

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 TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING JUNE, 1985; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR HAVE BEEN IN PLACE WITHIN (1) YEAR FROM THE RECORDING DATE OF THIS MAP, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED July 10, 1986 ALBERT A. WEBB
R.C.E. 11842
E.p. 12-31-88
BY: Albert A. Webb
A. HUBERT WEBB, R.C.E. 11842
R.C.E. EXPIRATION DATE: DEC. 31, 1988
1053/11-25 86-13



OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF 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 BORDER LINE AND WE HEREBY DEDICATE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" THROUGH "E", INCLUSIVE. WE FURTHER DEDICATE TO PUBLIC USE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES, THE EASEMENTS DESIGNATED AS 5' X 25' P.U.E., 5' X 35' P.U.E. AND 5' X 40' P.U.E.

RANCHO LA SIERRA ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP
BY:
FULLERTON SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION
A GENERAL PARTNER

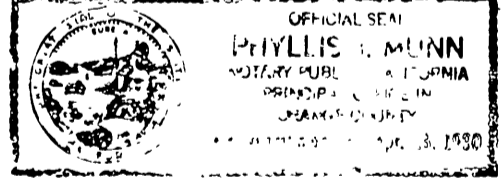
BY: C.W. Gregory PRES. Joyce R. Bouise SEC.
WOODCREST DEVELOPMENT OF ORANGE COUNTY, INC., A CALIFORNIA CORPORATION, A GENERAL PARTNER
Amador Gonzalez Jr. AMADOR GONZALEZ JR. VICE PRES. Shirley A. Gerbas ASS'T. SEC.
OLD STONE BANK, A FEDERAL SAVINGS BANK, AS BENEFICIARY, UNDER DEED OF TRUST REC'D. APRIL 21, 1986 AS INST. NO. 89988, O.R. RIV. CO.
BY: OLD STONE OF CALIFORNIA, INC., A RHODE ISLAND CORP AS ATTORNEY-IN-FACT
BY: Ronald V. Montoro IN-FACT
Howard V. Montoro VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE }

ON THIS 18TH DAY OF AUGUST, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED C.W. GREGORY AND JOYCE R. BOUISE PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS THE PRESIDENT AND SECRETARY OF FULLERTON SAVINGS AND LOAN ASSOCIATION, 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 SAID CORPORATION, SAID CORPORATION BEING A GENERAL PARTNER OF RANCHO LA SIERRA ASSOCIATES, THE GENERAL PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AS SAID GENERAL PARTNER AND THAT SAID GENERAL PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES APRIL 23 1990 WITNESS MY HAND AND OFFICIAL SEAL
Phyllis R. Munn
NOTARY PUBLIC IN AND FOR SAID STATE

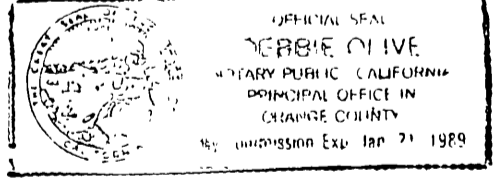


NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE }

ON THIS 18TH DAY OF AUGUST, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED AMADOR GONZALEZ JR. AND SHIRLEY A. GERBAS PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT AND ASS'T. SECRETARY OF WOODCREST DEVELOPMENT OF ORANGE COUNTY, 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 SAID CORPORATION, SAID CORPORATION BEING A GENERAL PARTNER OF RANCHO LA SIERRA ASSOCIATES, THE GENERAL PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AS SAID GENERAL PARTNER AND THAT SAID GENERAL PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES 1-21-89 WITNESS MY HAND AND OFFICIAL SEAL
Debra Olive
NOTARY PUBLIC IN AND FOR SAID STATE



M.B. 162/12

ENGINEER'S NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF MAGNOLIA AVENUE TAKEN AS N.56°00'00"E AS SHOWN BY PARCEL MAP ON FILE IN BOOK 73 OF PARCEL MAPS AT PAGES 91 THROUGH 93 THEREOF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. —●— INDICATES FD. 1" IRON PIPE, FLUSH, TAGGED R.C.E. 11842, PER TR. NO. 21228, PER M.B. 155/99-101, REC'S. RIV. CO., UNLESS OTHERWISE NOTED.
3. —○— INDICATES SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, UNLESS OTHERWISE NOTED.
4. SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH AT ALL REAR LOT CORNERS, CORNER CUTBACKS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
5. SET "SURE-FIRE STUDS" TAGGED R.C.E. 11842 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 9.56 GROSS ACRES.
7. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PART THEREOF.
8. () INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER TR. NO. 20866-2, M.B. 162/9-11, REC'S. RIV. CO., CALIF.
9. —○— INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, PER TR. NO. 20866-2, M.B. 162/9-11, REC'S. RIV. CO., UNLESS OTHERWISE NOTED.

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTEREST HAVE BEEN OMITTED.

1. AN EASEMENT FOR SANITARY SEWER FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE BY DOCUMENT REC'D. MAY 30, 1986 AS INSTR. NO. 125848, O.R. RIV. CO., CA.
2. AN EASEMENT FOR SANITARY SEWER FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE BY DOCUMENT REC'D. JUNE 13, 1986 AS INSTR. NO. 138281, O.R. RIV. CO., CA.
3. AN EASEMENT FOR STORM DRAIN FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE BY DOCUMENT REC'D. MAY 30, 1986 AS INSTR. NO. 125850, O.R. RIV. CO., CA.
4. AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND OTHER HYDRO-CARBON SUBSTANCES AND MINERALS BELOW A DEPTH OF 500.00 FEET FROM THE SURFACE WITHOUT THE RIGHT OF SURFACE ENTRY AS RESERVED TO MITWORTH CORPORATION, A CALIFORNIA CORPORATION ET AL BY DEED RECORDED DEC. 16, 1967 AS INSTR. NO. 113293.

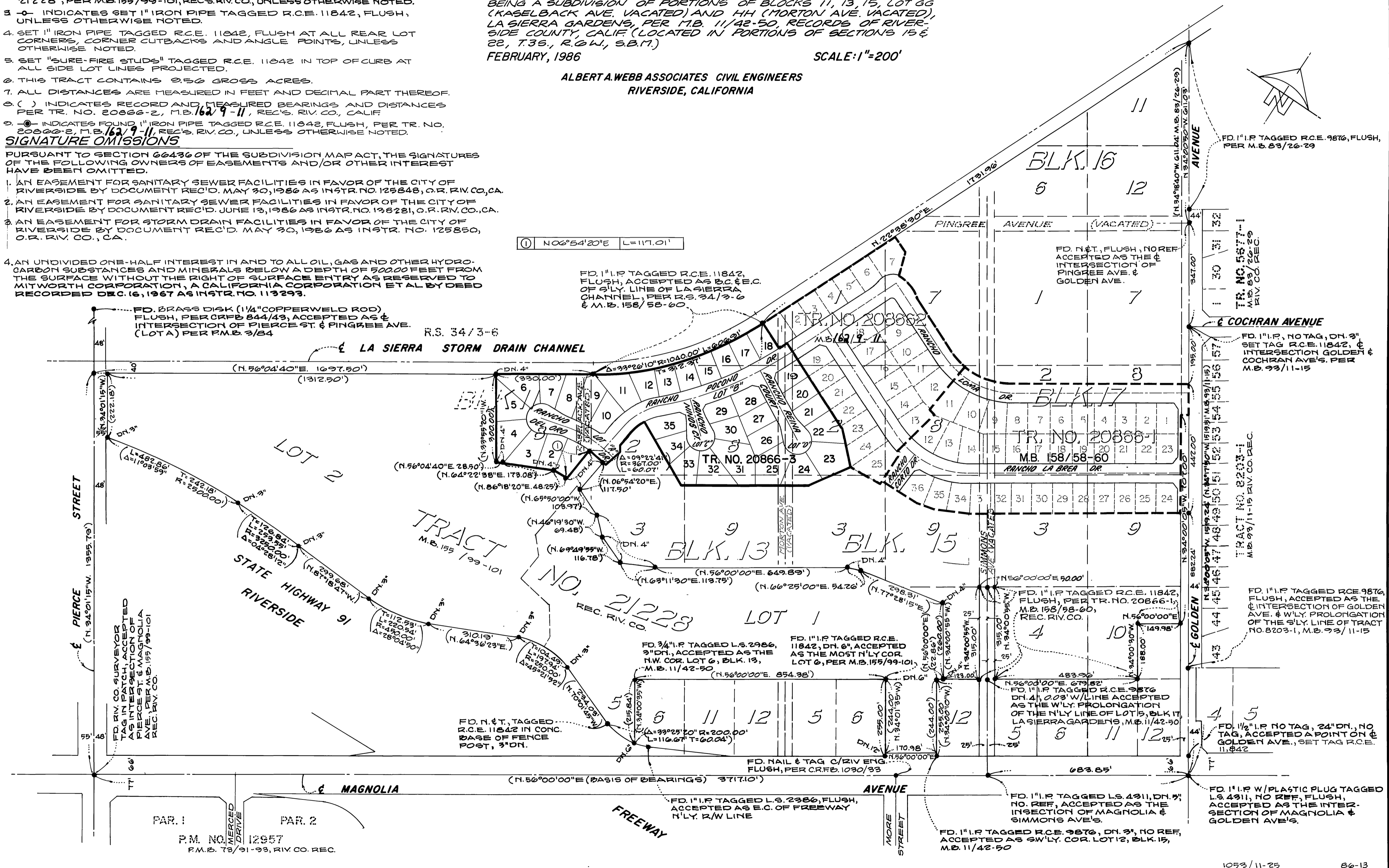
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA.

TRACT NO. 20866-3

BEING A SUBDIVISION OF PORTIONS OF BLOCKS 11, 13, 15, LOT 66 (KASSELBACK AVE. VACATED) AND HH (MORTON AVE. VACATED), LA SIERRA GARDENS, PER M.B. 11/42-50, RECORDS OF RIVERSIDE COUNTY, CALIF. (LOCATED IN PORTIONS OF SECTIONS 15 & 22, T.3S., R.2W., S.B.M.)
FEBRUARY, 1986

SCALE: 1"=200'

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA



M.B. 162/13

M.B. 162/13

CITY COPY

M.B.162/14

TRACT NO. 20866-3

BEING A SUBDIVISION OF PORTIONS OF BLOCKS 11, 13, 15, LOT 66 (KASSELBACK AVE. VACATED) AND LOT 111 (MORTON AVE. VACATED), LA SIERRA GARDENS, PER M.B. 11/42-50, RECORDS OF RIVERSIDE COUNTY, CALIF. (LOCATED IN PORTIONS OF SECTIONS 15 AND 22, T. 35., R. 6W., S.B.M.)

FEBRUARY, 1986

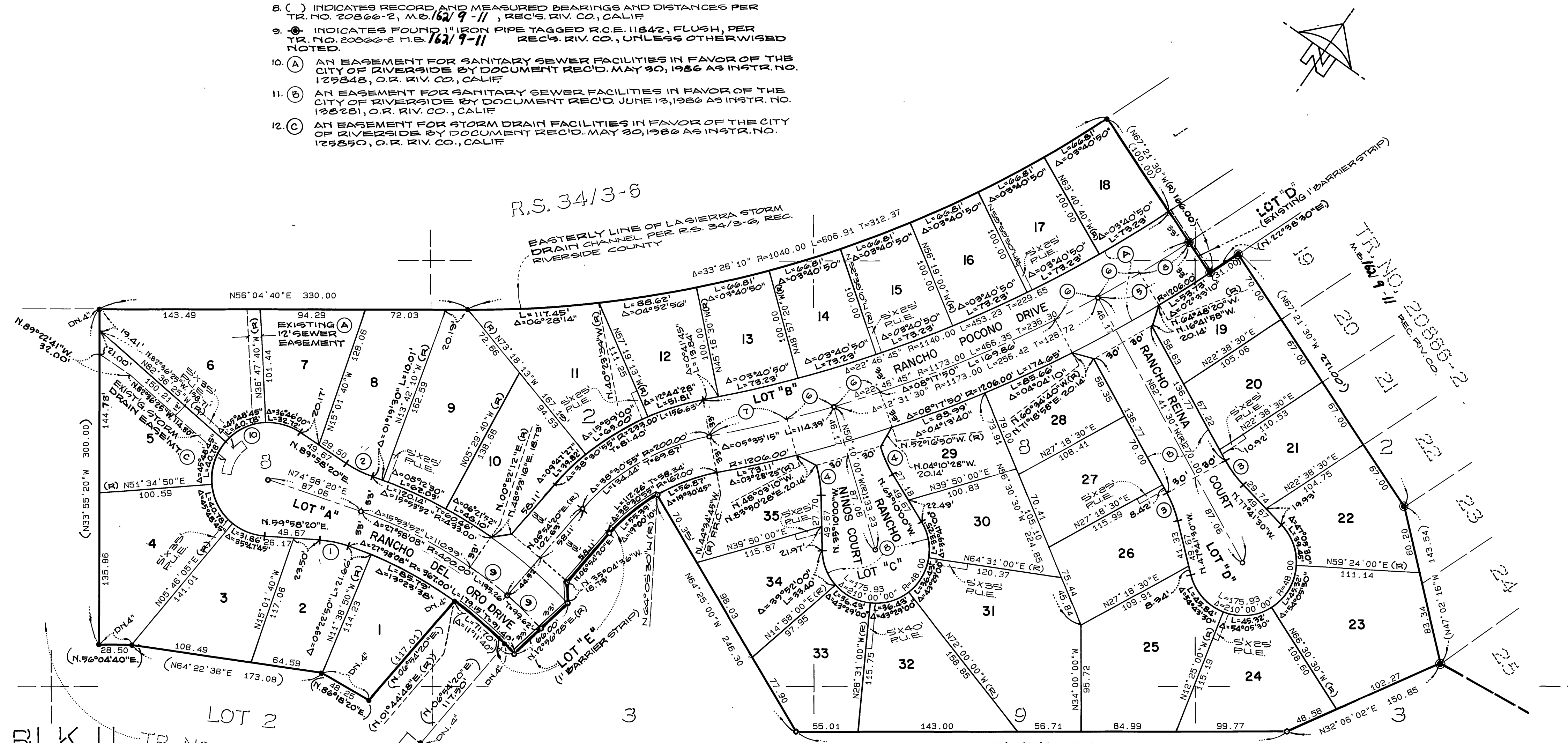
SCALE: 1" = 60'

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

NO.	Δ	R	L	T
1	15°00'00"	100.00'	26.18'	13.17'
2	15°00'00"	100.00'	26.18'	13.17'
3	15°00'00"	103.00'	26.97'	13.56'
4	15°00'00"	103.00'	26.97'	13.56'
5	04°40'00"	1173.00'	95.54'	47.80'
6	02°06'50"	1173.00'	43.28'	21.64'
7	03°28'25"	1173.00'	71.11'	---
8	02°33'10"	1173.00'	62.26'	---
9	06°02'08"	400.00'	42.14'	---
10	210°00'00"	51.00'	186.92'	---

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF MAGNOLIA AVENUE TAKEN AS N. 56°00'00"E, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 73 OF PARCEL MAPS AT PAGES 91 THROUGH 93 THEREOF, REC'D. RIV. CO., CALIF.
2. (●) INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, PER TR. NO. 21228, M.B. 155/89-101 REC'D. RIV. CO., UNLESS OTHERWISE NOTED.
3. (○) INDICATES SET 1" IRON PIPE, FLUSH, TAGGED R.C.E. 11842, UNLESS OTHERWISE NOTED.
4. SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH AT ALL REAR LOT CORNERS, CORNER CUTBACKS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
5. SET "SURE-FIRE STUDS" TAGGED R.C.E. 11842 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 9.56 GROSS ACRES.
7. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
8. () INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER TR. NO. 20866-2, M.B. 162/9-11, REC'D. RIV. CO., CALIF.
9. (●) INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, PER TR. NO. 20866-2 M.B. 162/9-11 REC'D. RIV. CO., UNLESS OTHERWISE NOTED.
10. (A) AN EASEMENT FOR SANITARY SEWER FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE BY DOCUMENT REC'D. MAY 30, 1986 AS INSTR. NO. 125848, O.R. RIV. CO., CALIF.
11. (B) AN EASEMENT FOR SANITARY SEWER FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE BY DOCUMENT REC'D. JUNE 13, 1986 AS INSTR. NO. 138281, O.R. RIV. CO., CALIF.
12. (C) AN EASEMENT FOR STORM DRAIN FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE BY DOCUMENT REC'D. MAY 30, 1986 AS INSTR. NO. 125850, O.R. RIV. CO., CALIF.



M.B.162/14