

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 21010-1

BEING A SUBDIVISION OF LOTS 1 & 2 AND PORTIONS OF LOTS 3 & 4 OF THE PRENDA SUBDIVISION AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 33 OF RECORD OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, T.3S., R.5W., S.B.M.

MARCH 1986

GABEL, COOK & BECKLUND, INC. RIVERSIDE, CA.

RECORDER'S CERTIFICATE

FILED THIS 22nd DAY OF OCTOBER, 1986, AT 4 P.M. IN BOOK 162 OF MAPS, AT PAGES 83-86 AT THE REQUEST OF THE CITY CLERK.

NO. 264132 FEE \$1200 WILLIAM E. CONERLY, COUNTY RECORDER BY: Santa Ragan SUBDIVISION GUARANTEE FIRST AMERICAN TITLE INSURANCE COMPANY

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 SUBDIVISION SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE. WE HEREBY DEDICATE FOR PUBLIC USE FOR STREET PURPOSES AND PUBLIC UTILITY FACILITIES LOTS "A" THRU "M" INCLUSIVE, AND FURTHER, THE UNDERSIGNED OWNERS, OUR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOTS 1 AND 23 THROUGH 28, INCLUSIVE, ON, OVER AND ACROSS OVERLOOK PARKWAY ADJOINING SAID LOTS, AND LOTS 15 THROUGH 23, INCLUSIVE, ON, OVER AND ACROSS WASHINGTON STREET ADJOINING SAID LOTS. WE FURTHER HEREBY DEDICATE FOR PUBLIC USE FOR CONSTRUCTION AND MAINTENANCE OF LANDSCAPING AND BLOCK WALLS THE AREAS SHOWN AS LANDSCAPING AND BLOCKWALL EASEMENT. WE FURTHER HEREBY DEDICATE FOR THE CONSTRUCTION AND MAINTENANCE OF WATERLINE FACILITIES THE EASEMENT DESIGNATED AS "20' WATERLINE EASEMENT". WE FURTHER HEREBY DEDICATE FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES THE EASEMENTS DESIGNATED AS "5'X 35", 5'X 40' & 5' ELECTRICAL EASEMENTS".

Clarence N. Myerscough, CLARENCE N. MYERSCOUGH, A MARRIED MAN, AS HIS SOLE AND SEPERATE PROPERTY.

EQUITABLE DEED COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE PER DEED OF TRUST RECORDED 7 JULY 1986 AS INSTRUMENT NO. 156881, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

James Hill, VICE PRESIDENT

SECRETARY

NOTARY ACKNOWLEDGE

STATE OF CALIFORNIA COUNTY OF Riverside ss.

ON THIS 8th DAY OF October, 1986, BEFORE ME, Betty A. Russell, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CLARENCE N. MYERSCOUGH, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES June 10, 1987

Betty A. Russell, NOTARY PUBLIC IN AND FOR SAID STATE

NOTARY ACKNOWLEDGEMENT

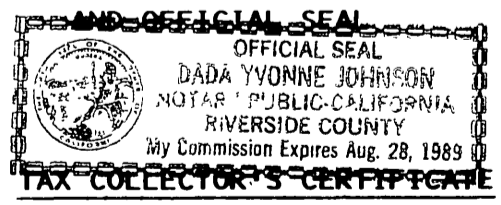
STATE OF CALIFORNIA COUNTY OF Riverside ss.

ON THIS 7th DAY OF October, 1986, BEFORE ME, Dada Johnson, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED James G. Hill, KNOWN TO ME TO BE THE VICE PRESIDENT, AND Betty A. Russell, KNOWN TO ME TO BE THE SECRETARY OF EQUITABLE DEED COMPANY, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES Aug 28, 1989

Dada Johnson, NOTARY PUBLIC IN AND FOR SAID STATE



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 AND SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$

DATED THIS 14th DAY OF October, 1986

R WAYNE WATTS COUNTY TAX COLLECTOR

BY: Anita Brooks DEPUTY

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, 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 THIS DAY OF 1986

GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS

DEPUTY

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE 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 AGAINST SAID PROPERTY.

DATED: Oct. 14, 1986

H. E. BREWER, CITY TREASURER

BY: H.E. Brewer

DIRECTOR OF 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 DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: Oct 16 1986

BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES

BY: Bill D. Carnahan

UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP.

- 1. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR ELECTRIC DISTRIBUTION FACILITY AND INCIDENTAL PURPOSES PER INSTRUMENT NO. 191380 RECORDED 11 SEPTEMBER 1978, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
2. EASEMENT FOR WATERLINE FACILITIES AS RESERVED BY THE CITY WITHIN PORTION OF MUIRFIELD ROAD VACATED.
3. RIGHT-OF-WAY RESERVED TO THE CITY OF RIVERSIDE, AS SUCCESSOR IN INTEREST TO THE RIVERSIDE WATER COMPANY, FOR WATER DITCHES, PIPELINES AND INCIDENTAL PURPOSES; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.

DATED: Oct 16 1986

BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES

BY: Bill D. Carnahan

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY JOHN R. BYERLY, INC., ON THE 24TH DAY OF FEBRUARY, 1986, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

CIVIL ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF FOUR (4) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING FEBRUARY 1986; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN (1) ONE YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED 13 OCT 1986

WILLIAM D. GABEL R.C.E. LICENSE EXPIRES



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 NO. 21010, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON 8 AUGUST, 1985, AND ANY APPROVED ALTERATION 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 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: Oct 16 1986

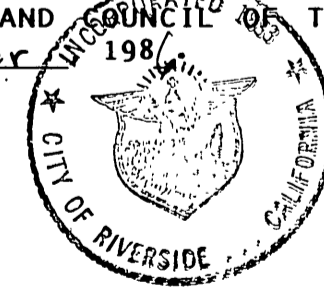
ROBERT C. WALES, R.C.E. 18793 CITY ENGINEER

BY: William D. Gardner DEPUTY R.C.E. 11405

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF FOUR (4) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 21010-1 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS "L" AND "M" WHICH ARE ACCEPTED AS 1 FOOT BARRIER STRIPS TO DENY ACCESS FROM AJJOINING PRIVATE PROPERTY TO LOTS "D" AND "F" RESPECTIVELY, 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 21st DAY OF October 1986



ALICE A. HARE CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: Alice A. Hare

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 (C) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

- 1. THE GAGE CANAL COMPANY, THE HOLDERS OF THE RIGHT-OF-WAY FOR WATER DITCHES, PIPELINES AND INCIDENTAL PURPOSES; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.
2. EASEMENTS FOR GAS LINES AND SANITARY SEWER FACILITIES RESERVED BY THE CITY OF RIVERSIDE WITHIN MUIRFIELD ROAD VACATED.

CITY COPY

162 83

M.B. 162/83

M.B. 162/83

M.B. 162/84

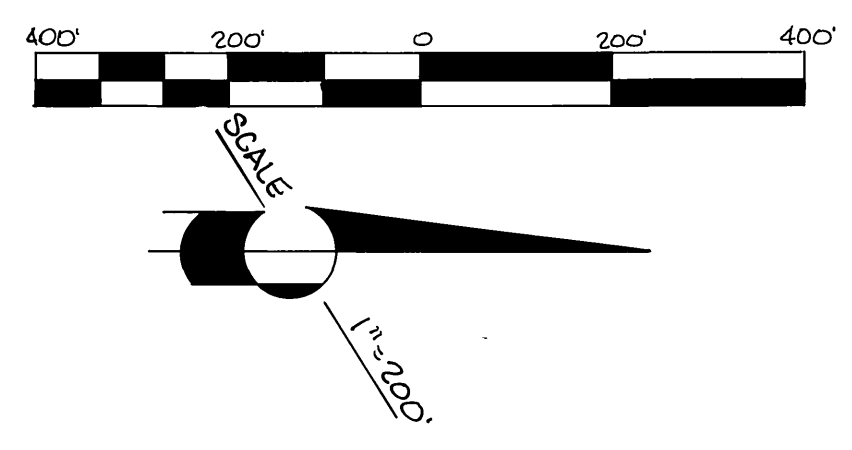
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MARCH 1986

GABEL, COOK & BECKLUND, INC.
RIVERSIDE, CA.

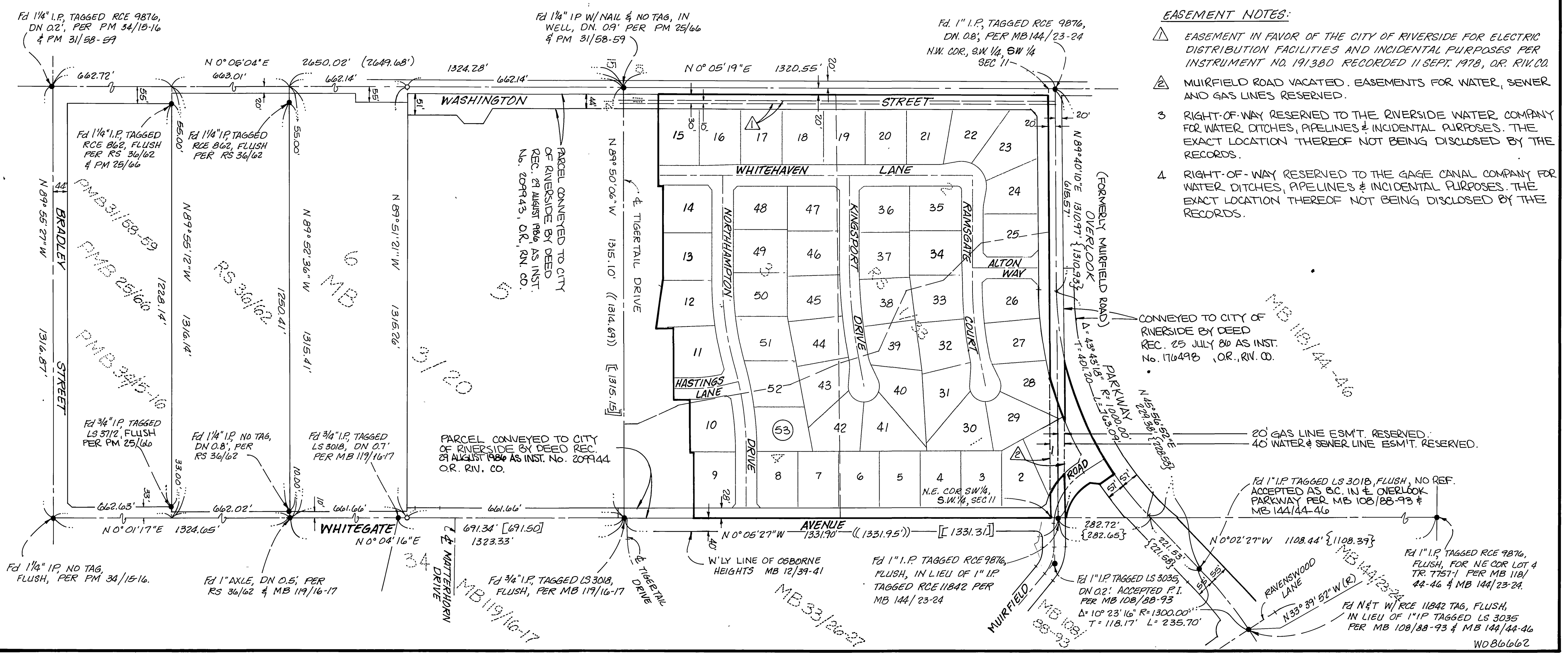


ENGINEER'S NOTES:

1. BASIS OF BEARING IS THE CENTERLINE OF MUIRFIELD ROAD BEING N89° 40' 10" E AS SHOWN ON MB 144/23-24 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENTS AS NOTED.
3. ○ INDICATES SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH, UNLESS OTHERWISE NOTED.
4. SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH, AT ALL REAR LOT CORNERS & ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
5. SET BRASS PIN & TAG RCE 21740 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.
6. () INDICATES RECORD DATA PER MB 3/20, RIV. CO. REC., UNLESS OTHERWISE NOTED.
7. () INDICATES RECORD DATA PER MB 33/26-27, RIV. CO. REC.
8. [] INDICATES RECORD DATA PER MB 119/16-17, RIV. CO. REC.
9. [] INDICATES RECORD DATA PER MB 12/39-41, RIV. CO. REC.
10. { } INDICATES RECORD DATA PER MB 144/23-24, RIV. CO. REC.
11. THIS TRACT CONTAINS 35.34 GROSS ACRES.

EASEMENT NOTES:

1. EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR ELECTRIC DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES PER INSTRUMENT NO. 191380 RECORDED 11 SEPT. 1978, OR. RIV. CO.
2. MUIRFIELD ROAD VACATED. EASEMENTS FOR WATER, SEWER AND GAS LINES RESERVED.
3. RIGHT-OF-WAY RESERVED TO THE RIVERSIDE WATER COMPANY FOR WATER DITCHES, PIPELINES & INCIDENTAL PURPOSES. THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.
4. RIGHT-OF-WAY RESERVED TO THE GAGE CANAL COMPANY FOR WATER DITCHES, PIPELINES & INCIDENTAL PURPOSES. THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.



M.B. 162/84

WB 08/06/82

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 21010-1

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MARCH 1986

GABEL, COOK & BECKLUND, INC.
RIVERSIDE, CA.

PARCEL CONVEYED TO CITY OF RIVERSIDE BY DEED REC. 25 JULY 86, AS INST. No. 176498 OR., R.V. CO.

ENGINEER'S NOTES

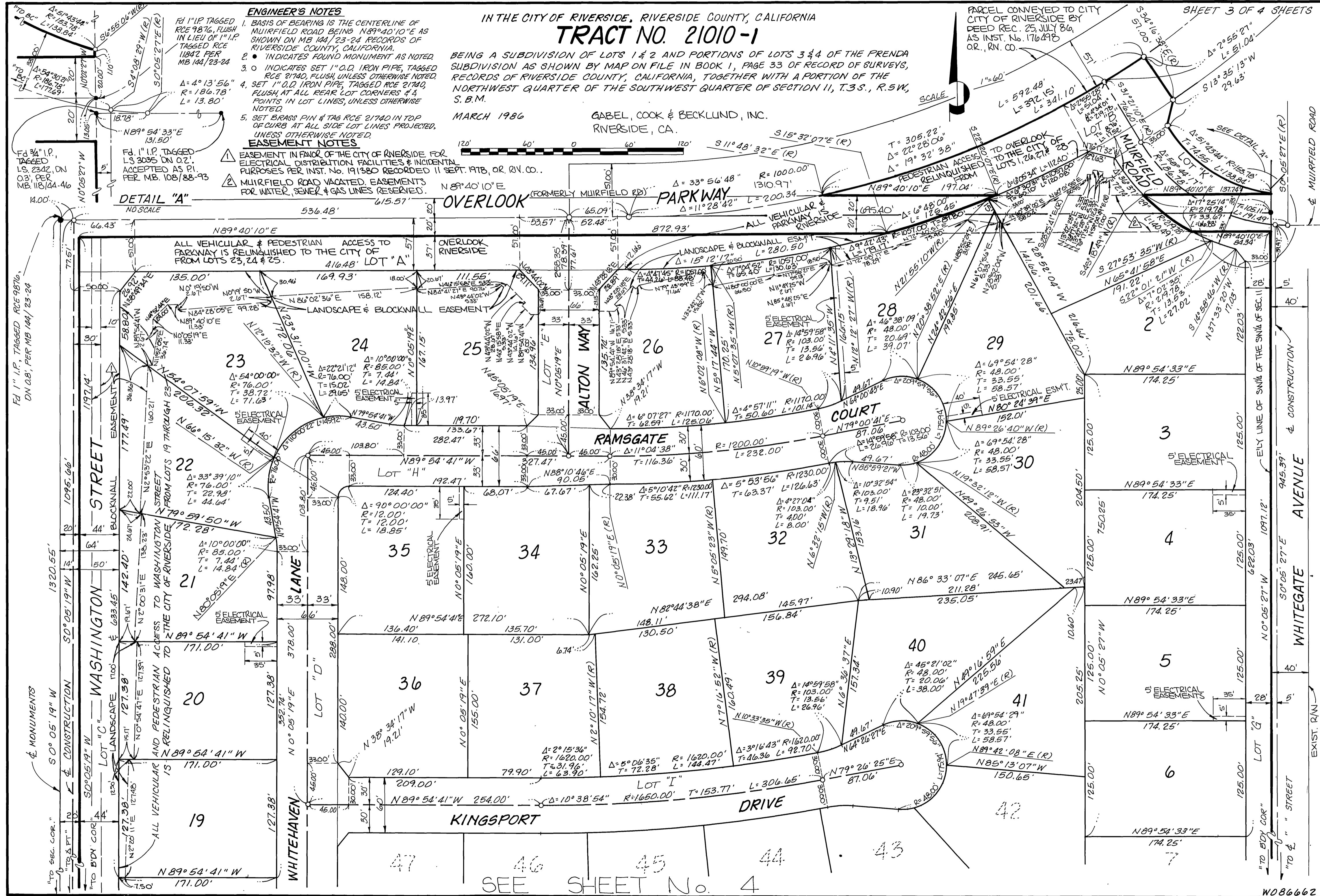
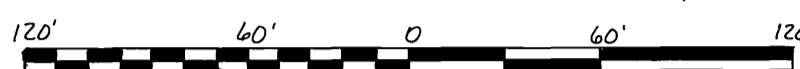
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2. INDICATES FOUND MONUMENT AS NOTED.
3. INDICATES SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH UNLESS OTHERWISE NOTED.
4. SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH AT ALL LEAN LOT CORNERS & POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
5. SET BRASS PIN & TAG RCE 21740 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.

EASEMENT NOTES

- ▲ EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR ELECTRICAL DISTRIBUTION FACILITIES & INCIDENTAL PURPOSES PER INST. No. 191380 RECORDED 11 SEPT. 1978, OR. R.V. CO..
- ▲ MUIRFIELD ROAD VACATED. EASEMENTS FOR WATER, SEWER & GAS LINES RESERVED.

DETAIL "A"

NO SCALE



M.B. 162/85

M.B. 162/85

SEE SHEET No. 4

WD86662

CITY COPY

162/86

ENGINEER'S NOTES

1. BASIS OF BEARING IS THE CENTERLINE OF MUIRFIELD ROAD BEING N89°40'10"E AS SHOWN ON MB 144/23-24 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENTS AS NOTED.
3. ○ INDICATES SET 1" D.D. IRON PIPE, TAGGED RCE 21740, FLUSH, UNLESS OTHERWISE NOTED.
4. SET 1" D.D. IRON PIPE, TAGGED RCE 21740, FLUSH, AT ALL REAR LOT CORNERS & ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
5. SET BRASS PIN & TAG RCE 21740 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.

EASEMENT NOTES

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IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

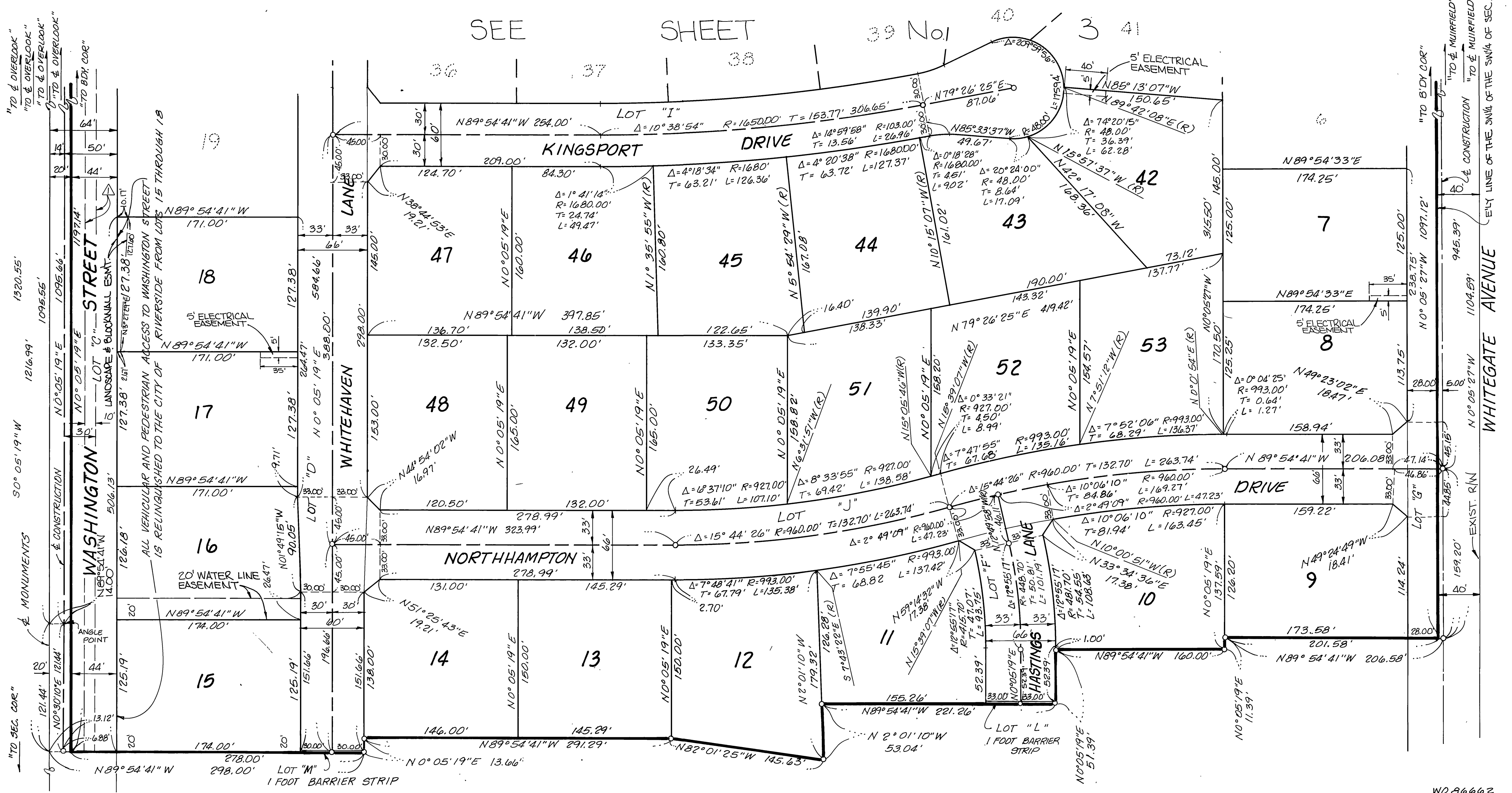
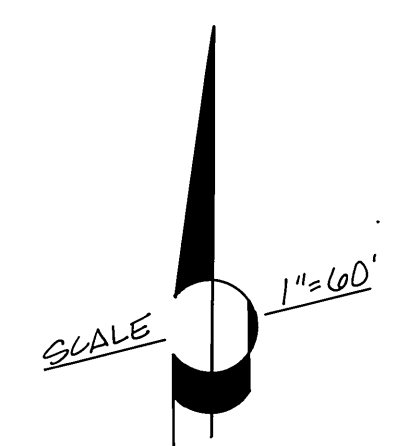
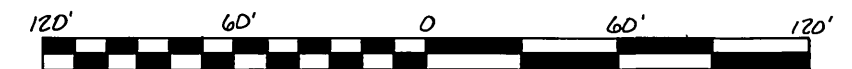
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MARCH 1986

GABEL, COOK & BECKLUND, INC. RIVERSIDE, CA.

SHEET 4 OF 4 SHEETS



M.B. 162/86

M.B. 162/86

WD 86662