

CITY  
COPY

163  
18

OWNERSHIP

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 CONSENT TO THE MAKING AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE AND THAT WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" THROUGH "E", INCLUSIVE.

*Neil C. Hansen Jr.*  
NEIL C. HANSEN JR.

*Sandra K. Hansen*  
SANDRA K. HANSEN

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

# TRACT NO. 21156-1

BEING A SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, T. 3 S., R. 5 W., S.B.M.

J.N. BEELER AND ASSOCIATES  
RIVERSIDE, CA

MAY 1986

RECORDER'S CERTIFICATE

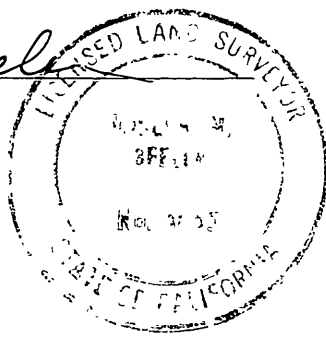
FILED THIS 31<sup>ST</sup> DAY OF OCTOBER, 1986  
AT 2:00 P.M. IN BOOK 163 OF MAPS, AT PAGE(S) 18-20, AT THE REQUEST OF THE CITY CLERK.

NO: 275185  
FEE: 410.00  
WILLIAM E. CONERY, COUNTY RECORDER  
BY: *Santa Regan*, DEPUTY  
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY.

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 TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING MAY, 1986, THAT ALL MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE OR WILL BE 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: SEPT. 3, 1986

BY: *Joseph N. Beeler*  
JOSEPH N. BEELER  
LS 4055  


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. 21156, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON OCTOBER 17, 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 ARE SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOOD HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUB-DIVIDER 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  
DIRECTOR OF PUBLIC WORKS

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

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: 9/25, 1986

H.E. BREWER  
CITY TREASURER

BY: *WR Hansen*

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS HAVE BEEN OMITTED.

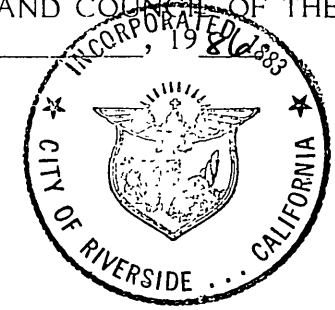
NETTIE A. WISHART - OWNER OF AND EASEMENT FOR ACCESS OF PUBLIC UTILITIES PER INSTRUMENT NO. 113048, RECORDED DECEMBER 22, 1967, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

A.H. WISHART - OWNER OF AN EASEMENT FOR ROAD PURPOSES PER INSTRUMENT RECORDED IN BOOK 1922, PAGE 273 ON JUNE 6, 1956, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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. 21156-1 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS "D" AND "E" WHICH ARE HEREBY ACCEPTED AS 1' BARRIER STRIPS 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 21<sup>ST</sup> DAY OF October



ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE

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: Oct 16, 1986

BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

BY: *Bill D. Carnahan*

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: \_\_\_\_\_, 19 \_\_\_\_\_

GERALD A. MALONEY,  
CLERK OF THE BOARD OF SUPERVISORS

BY: \_\_\_\_\_ DEPUTY

TAX COLLECTOR CERTIFICATE

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 AND 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 \$ \_\_\_\_\_.

DATED: October 3, 1986

R. WAYNE WATTS  
COUNTY TAX COLLECTOR

BY: *Batt G. Crislip, Deputy*

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 7<sup>TH</sup> DAY OF AUGUST, 1981, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953 BY: CHJ MATERIALS LABORATORY, INC.

UTILITIES EASEMENT

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

RIVERSIDE WATER COMPANY, FOR A RIGHT OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY APPARATUS FOR THE PURPOSE OF IRRIGATION AND DOMESTIC USE. SAID RIGHT OF WAY CANNOT BE LOCATED FROM THE RECORDS.

DATED: Oct 16, 1986

BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

BY: *Bill D. Carnahan*

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) SS.

ON SEPTEMBER 15, 1986, BEFORE ME, LOLA M. HALL, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED NEIL C. HANSEN JR. AND SANDRA K. HANSEN, (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES \_\_\_\_\_



SEPTEMBER 27, 1989  
*Lola M. Hall*

M.B. 163/18

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

# TRACT NO. 21156-1

BEING A SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, T.3 S., R.5 W., S.B.M.

J.N. BEELER AND ASSOCIATES  
RIVERSIDE, CA

MAY 1986

## BOUNDARY SURVEY

### BOUNDARY DATA

1	N. 0° 15' 12" E.	257.52'	REC. & MEAS.
2	N. 89° 44' 48" W.	185.00'	" "
3	N. 10° 33' 26" W.	64.00'	" "
4	N. 72° 25' 19" W.	106.24'	" "
5	N. 37° 59' 10" W.	225.84'	" "
6	N. 51° 19' 34" W.	142.85'	" "
7	N. 74° 41' 08" W.	175.50'	" "
8	N. 0° 19' 40" W.	20.91'	REC. & MEAS.
9	N. 89° 40' 20" E.	41.00'	" "
10	N. 0° 19' 40" W.	244.15'	" "
11	N. 12° 07' 04" E.	60.00'	" "
12	Δ = 5° 32' 49"	R = 330.00'	T = 15.99'
		L = 31.95'	
13	Δ = 7° 37' 38"	R = 358.21'	T = 23.88'
		L = 47.69'	

### SURVEYOR'S NOTES

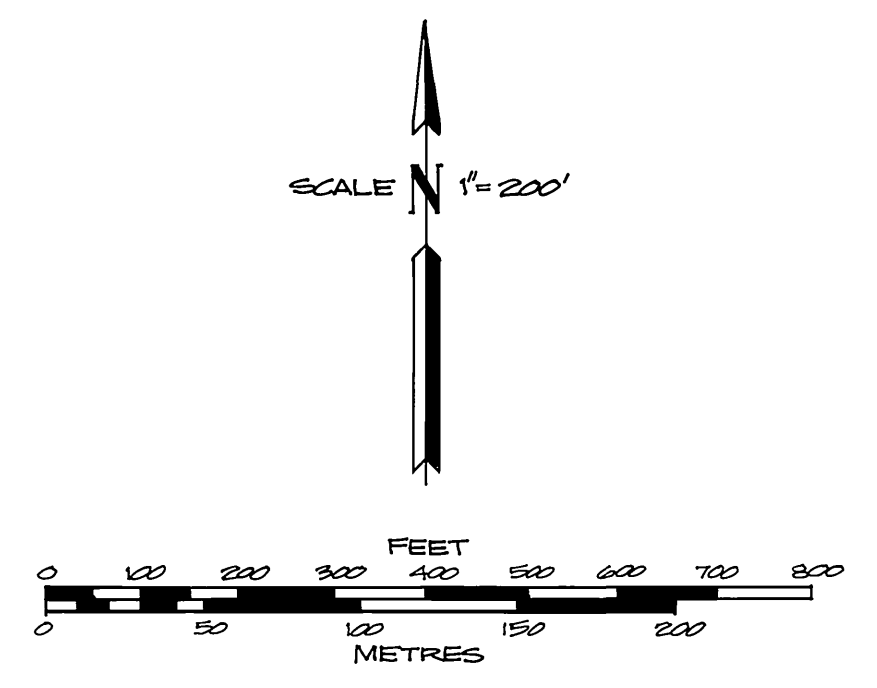
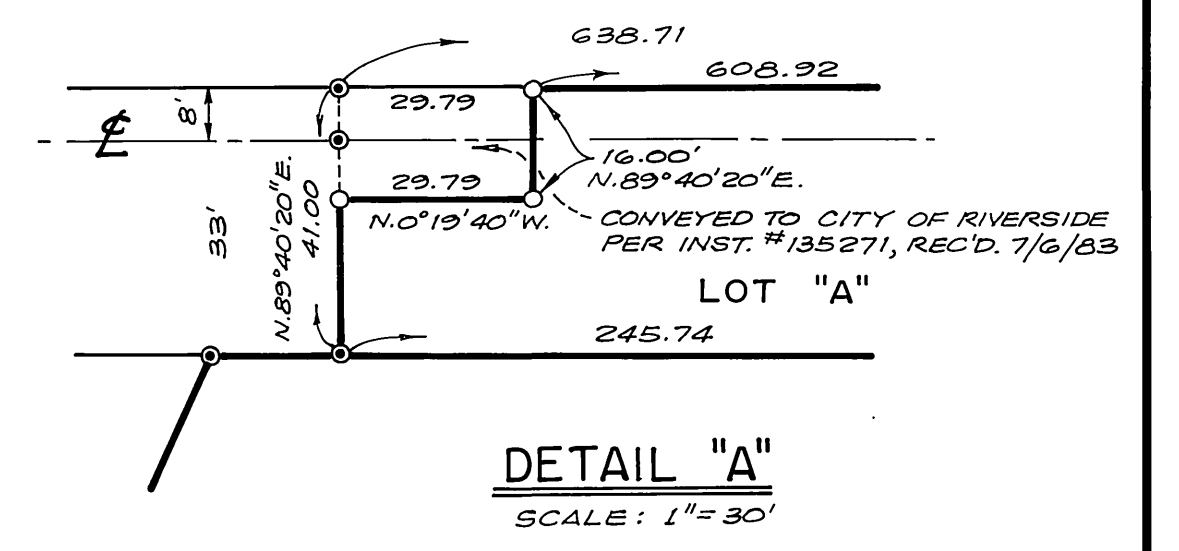
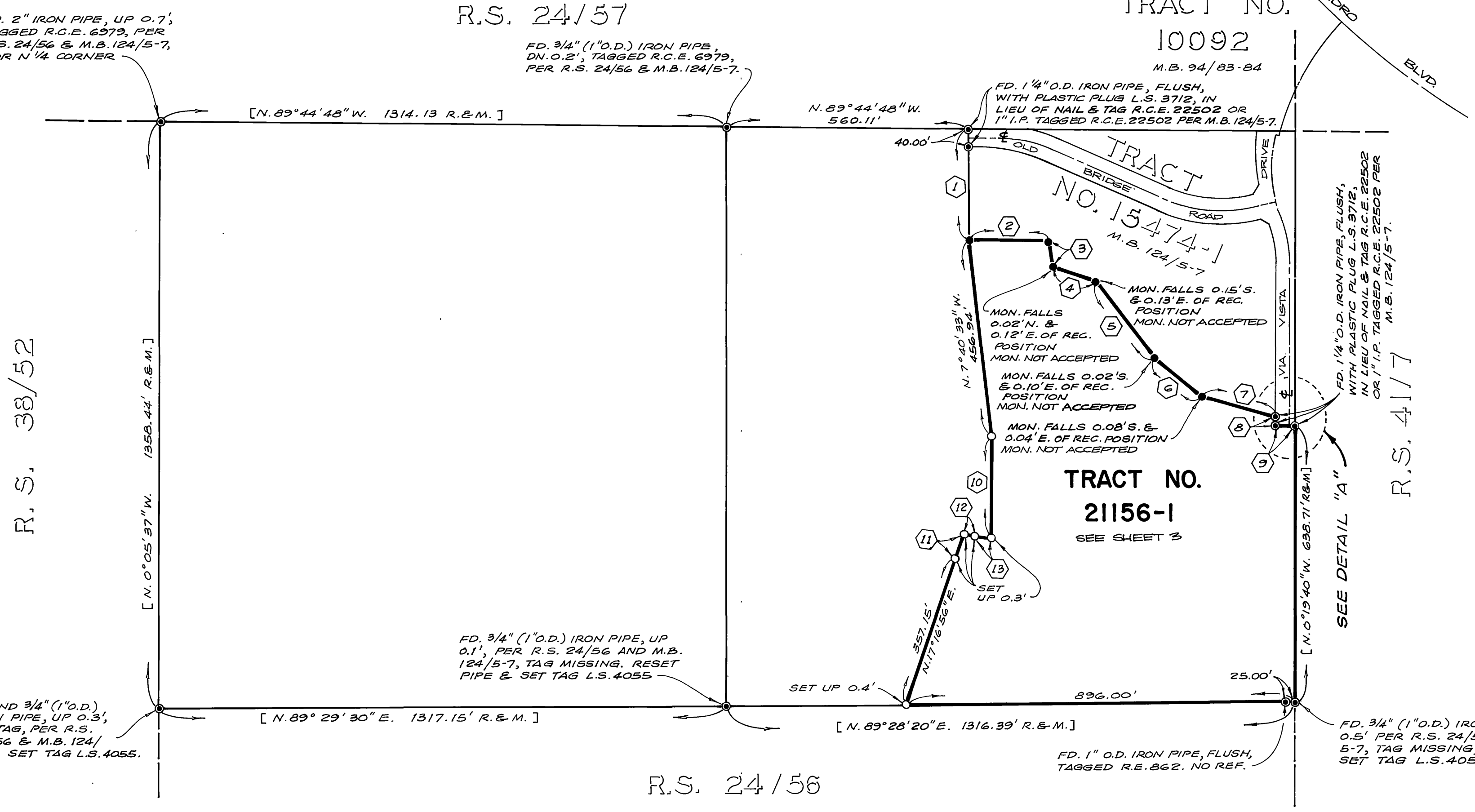
1. BASIS OF BEARINGS IS THE NORTH LINE OF THE W 1/2 N 1/2 OF THE NE 1/4 OF SEC. 12, T. 3 S., R. 5 W., S.B.M., PER M.B. 124/5-7, TAKEN AS N. 89° 44' 48" W.
2. ( ) INDICATES RECORD DATA PER R.S. 24/56.
3. [ ] INDICATES RECORD DATA PER M.B. 124/5-7.
4. ● INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 22502, FLUSH, PER M.B. 124/5-7.
5. ⊙ INDICATES MONUMENTS FOUND AS NOTED.
6. ○ INDICATES SET 1 1/4" O.D. GALVANIZED STEEL PIPE, FLUSH, TAGGED L.S. 4055, UNLESS OTHERWISE NOTED.
7. SET NAIL & TAG L.S. 4055 IN TOP OF CURB AT THE PROLONGATION OF ALL SIDE LOT LINES.
8. SET 1 1/4" O.D. GALVANIZED STEEL PIPE, FLUSH, AT ALL LOT CORNERS, ANGLE POINTS, & LOT LINE INTERSECTIONS, UNLESS OTHERWISE NOTED.
9. THIS TRACT CONTAINS 15.19 ACRES.
10. R & M INDICATES RECORD AND MEASURED, AS NOTED.

FD. 2" IRON PIPE, UP 0.7', TAGGED R.C.E. 6979, PER R.S. 24/56 & M.B. 124/5-7, FOR N 1/4 CORNER

R.S. 24/57

FD. 3/4" (1" O.D.) IRON PIPE, DN. 0.2', TAGGED R.C.E. 6979, PER R.S. 24/56 & M.B. 124/5-7.

TRACT NO. 10092  
M.B. 94/83-84



R. S. 38/52

[ N. 0° 05' 37" W. 1358.44' R. & M. ]

[ N. 89° 44' 48" W. 1314.13 R. & M. ]

N. 89° 44' 48" W. 560.11'

40.00'

N. 7° 40' 39" W. 456.94'

N. 7° 40' 39" W. 456.94'

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FD. 3/4" (1" O.D.) IRON PIPE, UP 0.1', PER R.S. 24/56 AND M.B. 124/5-7, TAG MISSING. RESET PIPE & SET TAG L.S. 4055

SET UP 0.4'

[ N. 89° 28' 20" E. 1316.39' R. & M. ]

TRACT NO. 21156-1  
SEE SHEET 3

SEE DETAIL "A"

25.00'

[ N. 89° 28' 20" E. 1316.39' R. & M. ]

FD. 1" O.D. IRON PIPE, FLUSH, TAGGED R.E. 862. NO REF.

FD. 3/4" (1" O.D.) IRON PIPE, DN. 0.5' PER R.S. 24/56 & M.B. 124/5-7, TAG MISSING, FOR 1/16 COR. SET TAG L.S. 4055.

R.S. 24/56

FOUND 3/4" (1" O.D.) IRON PIPE, UP 0.3', NO TAG, PER R.S. 24/56 & M.B. 124/5-7. SET TAG L.S. 4055.

M.B. 163/19

M.B. 163/19

