

**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 "D", INCLUSIVE. WE FURTHER DEDICATE TO PUBLIC USE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES, THE EASEMENTS DESIGNATED AS 5'x25' P.U.E. AND "S' P.U.E."

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

BEING A SUBDIVISION OF PORTIONS OF BLOCKS 15, 17 AND LOT II (SIMMONS 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. 3S., R. 6W., S.B.M.)

FEBRUARY, 1986

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA



**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA } S.S.  
COUNTY OF SAN DIEGO }  
ON THIS 14<sup>th</sup> 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 J. Warner  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES JUNE 2, 1989

**FILED**  
ON Feb 26, 1987

AT 3:00 P.M.  
WILLIAM E. CONERLY  
COUNTY RECORDER  
BY: Santa Rogan  
FEE \$10.00  
NO 54099  
FILED BY CITY CLERK  
SUB'DN G'TEE TICOR TITLE INSURANCE

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

C.W. GREGORY PRES. JOYCE R. BOUSE SEC.

WOODCREST DEVELOPMENT OF ORANGE COUNTY, INC., A CALIFORNIA CORPORATION, A GENERAL PARTNER

AMADOR GONZALEZ JR. VICE PRES. SHIRLEY A. GERBASI ASS'T. SEC.

OLD STONE BANK, A FEDERAL SAVINGS BANK, AS BENEFICIARY, UNDER DEED OF TRUST REC'D. APRIL 21, 1986 AS INSTR. NO. 89982, O.R. RIV. CO.  
BY: OLD STONE OF CALIFORNIA, INC., A RHODE ISLAND CORPORATION AS ATTORNEY-IN-FACT.  
RONALD V. MONTORO

LINCOLN SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION AS BENEFICIARY, UNDER DEED OF TRUST REC'D. APRIL 21, 1986, BY INSTR. NO. 89982 AND RE-REC'D. MAY 27, 1986, BY INSTR. NO. 122024, O.R. RIV. CO.

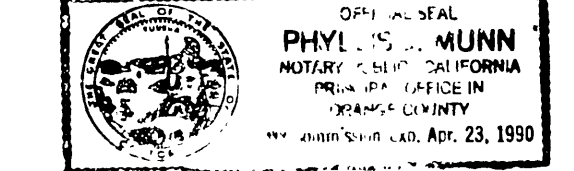
**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA } S.S.  
COUNTY OF ORANGE }  
RAY FIDEL VICE PRES.

ON THIS 18<sup>th</sup> DAY OF August, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED C.W. GREGORY AND JOYCE R. BOUSE 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 J. Munson  
NOTARY PUBLIC IN AND FOR SAID STATE



**NOTARY ACKNOWLEDGEMENT**

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

ON THIS 15<sup>th</sup> DAY OF August 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED AMADOR GONZALEZ JR. AND SHIRLEY A. GERBASI 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 ASSISTANT 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

**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 JAN. 26, 1987 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 JAN 23, 1987  
FOR BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES  
BY: Dieter P. Witzfeld

**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 Jan 22, 1987 H.E. BREWER, CITY TREASURER  
BY: H.E. Brewer

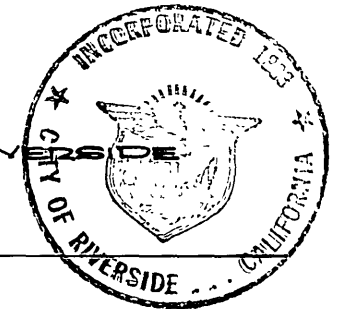
**SOIL REPORT**

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, 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 2<sup>nd</sup> DAY OF February, 1987.

ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE  
BY: Alice A. Hare



**TAX COLLECTOR**

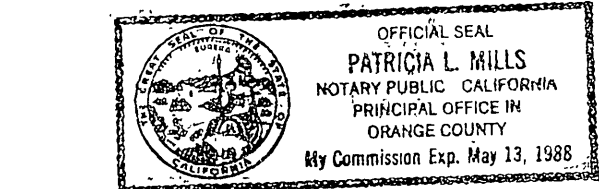
I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ . The payment status of any supplemental assessment cannot be verified at this time.

DATED 1/22, 1987 R. WAYNE WATTS  
COUNTY TAX COLLECTOR  
BY: Patti A. Crislip  
DEPUTY

**NOTARY ACKNOWLEDGEMENT**

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

ON THIS 25 DAY OF February 1987, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RAY FIDEL, PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT OF LINCOLN SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.



**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 WILL BE IN PLACE WITHIN (1) YEAR FROM THE RECORDING DATE OF THIS MAP; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED 1/22, 1987  
ARTHUR HUBERT WEBB  
CIVIL ENGINEER  
No 11842  
Exp 12-31-88  
BY: Arthur Webb  
A. HUBERT WEBB R.C.E. 11842  
R.C.E. EXPIRATION DATE: DEC. 31, 1988  
1053/11-25 86-15

M.B. 166/68

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 78 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. 21223, 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 9.05 GROSS ACRES.
7. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PART THEREOF.
8. ( ) INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER TR. NO. 20866-1, M.B. 153/58-60, REC'S. RIV. CO.
9. [ ] INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER TR. NO. 20866-4, M.B. 163/27-29, REC'S. RIV. CO.

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 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

BEING A SUBDIVISION OF PORTIONS OF BLOCKS 15, 17 AND LOT 11 (SIMMONS 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.36., R.6W., S.B.M.)

FEBRUARY, 1986

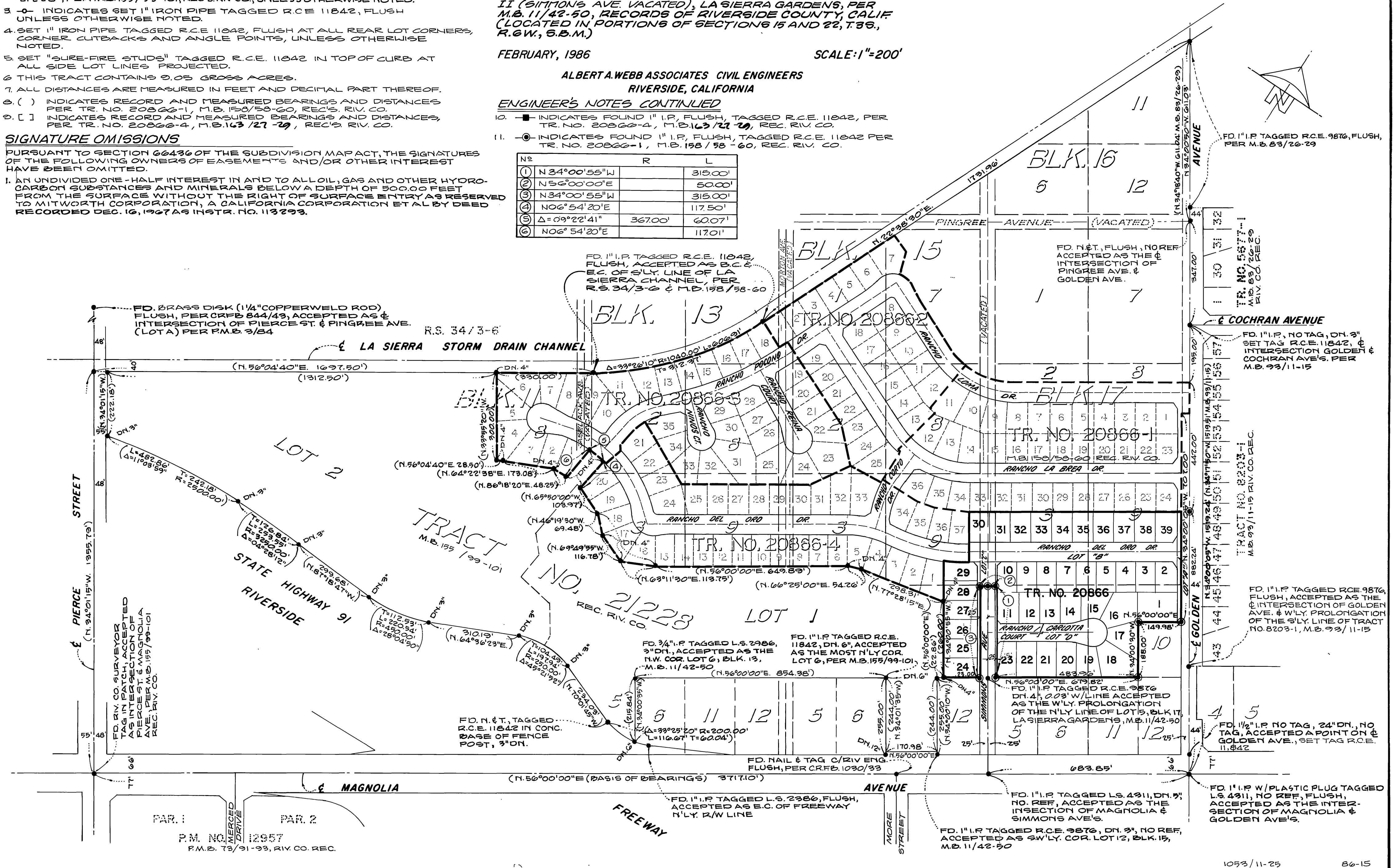
SCALE: 1"=200'

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

ENGINEER'S NOTES CONTINUED

10. - indicates FOUND 1" I.P., FLUSH, TAGGED R.C.E. 11842, PER TR. NO. 20866-4, M.B. 163/27-29, REC. RIV. CO.
11. - indicates FOUND 1" I.P., FLUSH, TAGGED R.C.E. 11842 PER TR. NO. 20866-1, M.B. 158/58-60, REC. RIV. CO.

No	R	L
1	N 34°00'55"W	315.00'
2	N 56°00'00"E	50.00'
3	N 34°00'55"W	315.00'
4	N 06°54'20"E	117.50'
5	Δ = 09°22'41"	367.00' 60.07'
6	N 06°54'20"E	117.01'



M.B. 166/68



# TRACT NO. 20866

BEING A SUBDIVISION OF PORTIONS OF BLOCKS 15, 17 AND LOT II (SIMMONS 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. 36, R. 6W, S.B.M.)

FEBRUARY, 1986

SCALE: 1" = 60'

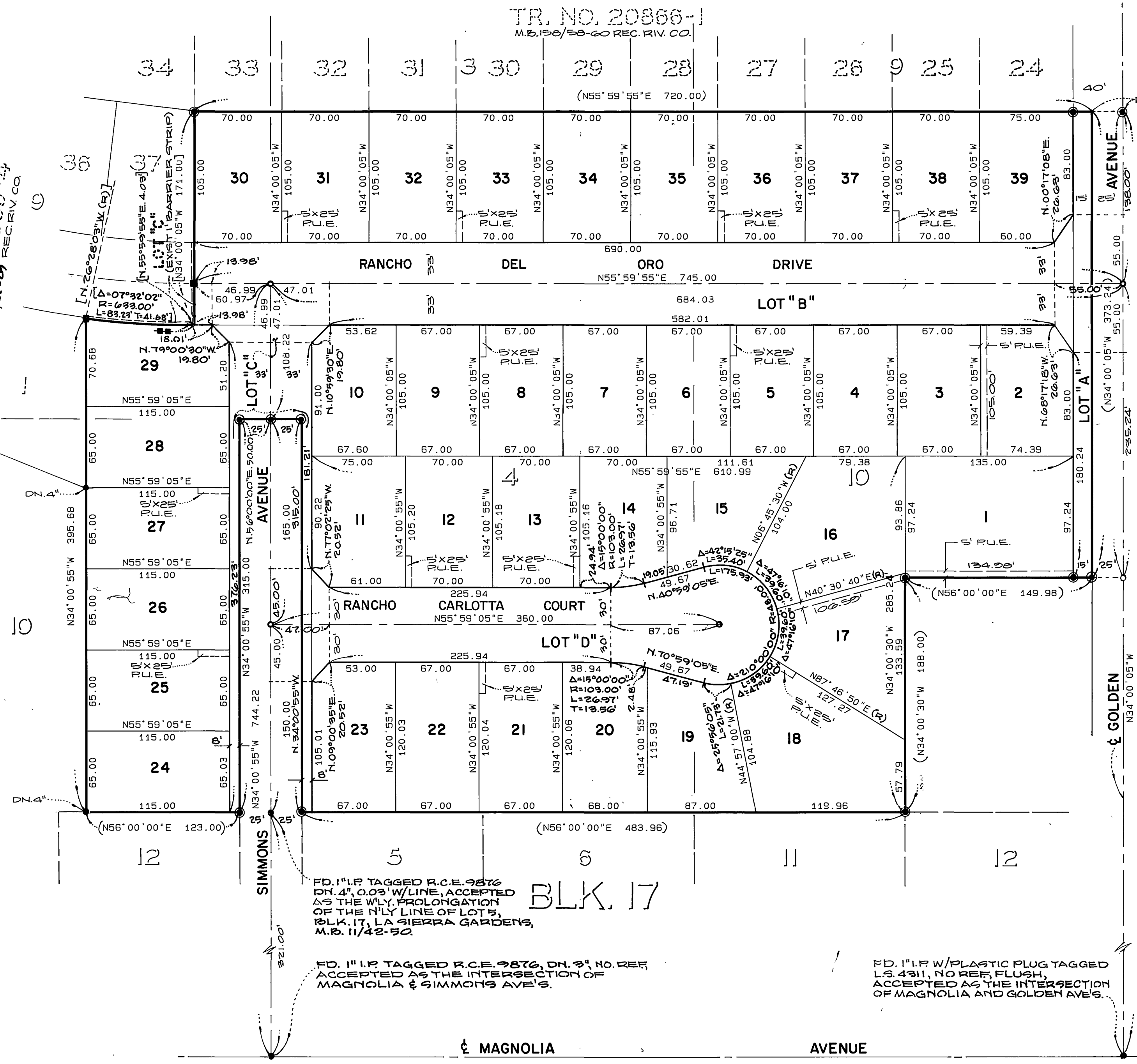
ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

M.B. 166/69

TR. NO. 20866-1  
M.B. 158/58-60 REC. RIV. CO.

TR. NO. 20866-4  
M.B. 163/27-29 REC. RIV. CO.

TR. NO. 21228  
M.B. 155/99-101 REC. RIV. CO.



### 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. RIV. CO., CALIF.
2. (●) INDICATES FOUND 1" I.P., FLUSH, TAGGED R.C.E. 11842, PER TR. NO. 21228, M.B. 155/99-101 REC. RIV. CO., UNLESS OTHERWISE NOTED.
3. (○) INDICATES SET 1" I.P., 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 9.05 GROSS ACRES.
7. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
8. ( ) INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER TR. NO. 20866-1, M.B. 158/58-60 REC. RIV. CO.
9. [ ] INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER TR. NO. 20866-4, M.B. 163/27-29 REC. RIV. CO.
10. (●) INDICATES FOUND 1" I.P., FLUSH, TAGGED R.C.E. 11842, PER TR. NO. 20866-4, M.B. 163/27-29 REC. RIV. CO.
11. (○) INDICATES FOUND 1" I.P., FLUSH, TAGGED R.C.E. 11842, PER TR. NO. 20866-1, M.B. 158/58-60, REC. RIV. CO.

FD. 1" I.P. TAGGED R.C.E. 9876 DN. 4", 0.03" W/LINE, ACCEPTED AS THE W/LY. PROLONGATION OF THE N'LY. LINE OF LOTS 5, BLK. 17, LA SIERRA GARDENS, M.B. 11/42-50

FD. 1" I.P. TAGGED R.C.E. 9876, DN. 3" NO. REF. ACCEPTED AS THE INTERSECTION OF MAGNOLIA & SIMMONS AVE.'S.

FD. 1" I.P. W/PLASTIC PLUG TAGGED L.S. 4311, NO REF. FLUSH, ACCEPTED AS THE INTERSECTION OF MAGNOLIA AND GOLDEN AVE.'S.

MAGNOLIA AVENUE

GOLDEN AVENUE

SIMMONS AVENUE

BLK. 17

M.B. 166/69