

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 21399

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

OCTOBER 1986 L A WAINSCOTT & ASSOCIATES
GRAND TERRACE, CALIFORNIA

RECORDER'S CERTIFICATE

FILED THIS 18TH DAY OF MARCH 1987, AT 3:30 P.M. IN BOOK 167 OF MAPS, AT PAGES 7-10 AT THE REQUEST OF THE CITY CLERK

NO. 74228
FEE \$12.00

WILLIAM E. CONERLY, COUNTY RECORDER
BY: Santa Laguna DEPUTY
TITLE GUARANTEE BY: FATCO

CITY Copy

OWNER'S CERTIFICATE

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 BORDERLINE, AND WE HEREBY DEDICATE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" THROUGH "H", INCLUSIVE. WE ALSO HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES THOSE EASEMENTS SHOWN AS "S.D. EASEMENT", "30' S.D. EASEMENT", AND "15' S.D. EASEMENT". WE ALSO HEREBY OFFER FOR DEDICATION TO PUBLIC USE FOR PEDESTRIAN AND EQUESTRIAN PURPOSES, THE EASEMENT DESIGNATED AS "PEDESTRIAN AND EQUESTRIAN EASEMENT".

HAWARDEN INVESTMENT, GROUP LTD.,
A GENERAL PARTNERSHIP

Andrew M. Bodewin

RIVERSIDE NATIONAL BANK,
A CORPORATION AS BENEFICIARY UNDER DEED OF TRUST RECORDED FEBRUARY 09, 1987, AS INSTRUMENT NO 36156 O.R., RIVERSIDE COUNTY

James F. Cochran, President
S. V. P. Secretary

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside) SS

ON Feb 3, 1987, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Andrew M. Bodewin AND James F. Cochran, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE A GENERAL PARTNER OF THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 9-6-88

Dickie Sharp

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside) SS

ON Mar 9, 1987, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED James F. Cochran AND R. L. Larson, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS Vice President AND S. V. P. SECRETARY, ON BEHALF OF Riverside National Bank, A CALIFORNIA CORPORATION, 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, AS TRUSTEE.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 5-22-90

Darlene J. Patterson

NOTARY PUBLIC IN AND FOR SAID COUNTY AND 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 21399 WHICH WAS APPROVED BY THE RIVERSIDE PLANNING COMMISSION ON JUNE 5, 1986 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 AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT, THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED, THAT THE 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: March 13, 1987. ROBERT C. WALES, R.C.E. 18793
CITY ENGINEER

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

SOILS REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY C. H. J. INCORPORATED, ON THE 18TH DAY OF AUGUST 1986, AS REQUIRED BY THE HEALTH AND SAFETY CODE.

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 ON SAID MAP ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: MARCH 11, 1987.
BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Wirtzfeld

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.

DATE: Jan 30, 1987. H.E. BREWER
CITY TREASURER

BY: H.E. Brewer

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. 21399 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS "F", "G", AND "H" WHICH ARE HEREBY ACCEPTED AS 1' BARRIERS STRIPS TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOTS "A" AND "B", AND EXCEPT THE EASEMENT DESIGNATED AS "EQUESTRIAN AND PEDESTRIAN EASEMENT" WHICH IS HEREBY NOT ACCEPTED AT THIS TIME, HOWEVER THE CITY RESERVES THE RIGHT TO ACCEPT SAID EASEMENT AT ANY TIME HEREFTER, AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THEREON AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA AND AFFIX THE OFFICIAL SEAL OF SAID CITY THEREON.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 17TH DAY OF March 1987.

ALICE A. HARB
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Harb

TAX COLLECTOR

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 \$ 4,600.00.

DATED March 9, 1987. R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Anita Burns
DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$4,600.00 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 March 18, 1987. GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: Maria Gross
DEPUTY

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 SURVEY MADE UNDER MY SUPERVISION DURING SEPT. 1986, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE (1) YEAR FROM 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 Oct 28, 1986 L. A. WAINSCOTT
REGISTERED CIVIL ENGINEER NO. 16056

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436(C)(1) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

- A. H. WISHART, FOR INGRESS, EGRESS AND ROAD PURPOSES, PER DEEDS RECORDED JUNE 6, 1956, AS INSTRUMENT NO 39006 AND DECEMBER 11, 1961, AS INSTRUMENT NO 105929, BOTH OF O.R. OF RIVERSIDE COUNTY.
- GEORGE W. SPAULDING, FOR DITCH OR CANAL CONSTRUCTION, AS RECORDED IN UNITED STATES PATENT RECORDED MARCH 17, 1908, IN BOOK 4, PAGE 112, OF PATENTS, RECORDS OF RIVERSIDE COUNTY.

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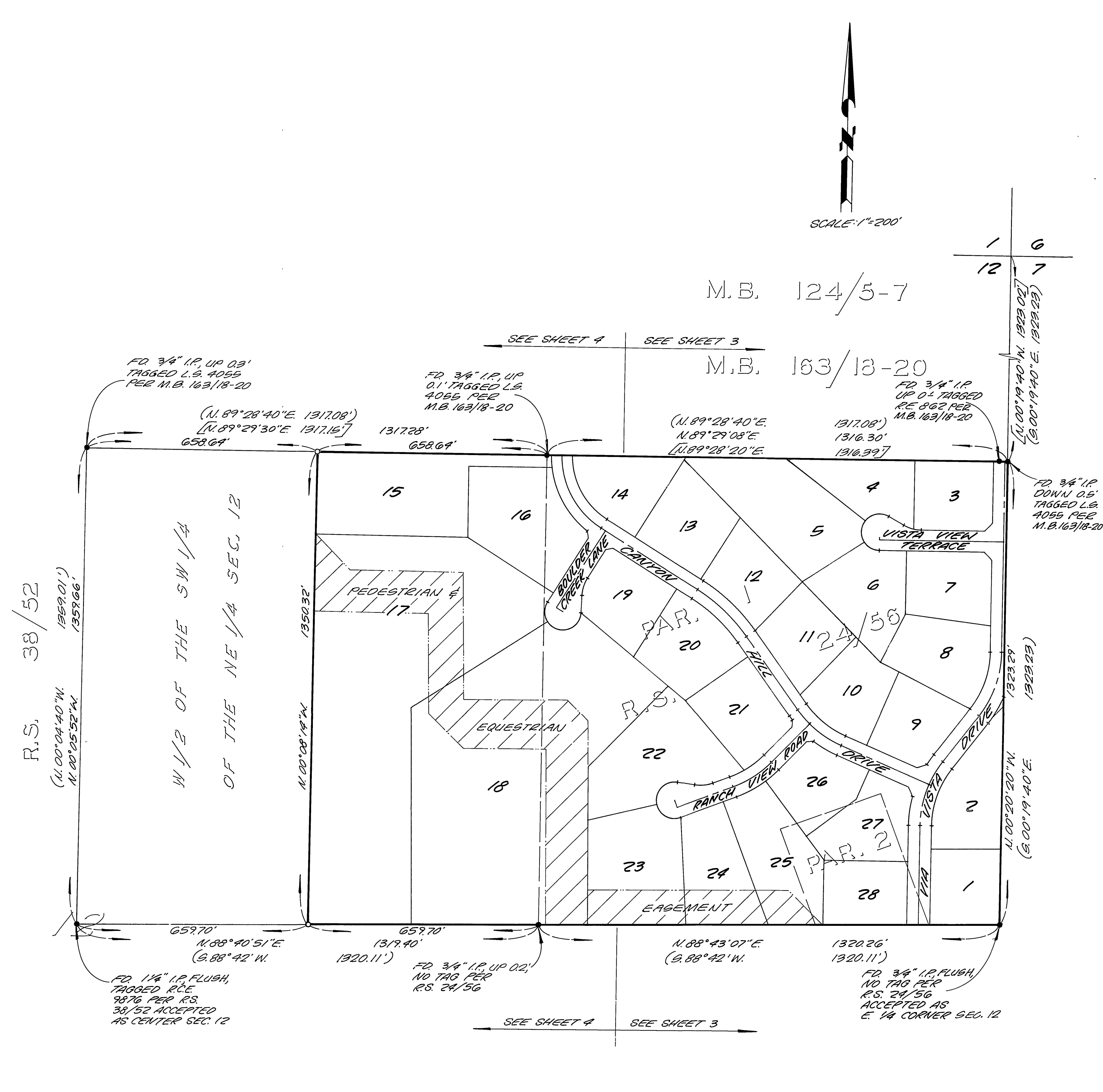
OCTOBER 1986 L A WAINSCOTT & ASSOCIATES
GRAND TERRACE, CALIFORNIA

ENGINEER'S NOTES

1. THE BASIS OF BEARINGS FOR THIS MAP IS THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, BEING N. 89° 29' 30" E. PER M.B. 124/5-7, RIVERSIDE COUNTY RECORDS.
2. —●— INDICATES FOUND MONUMENT AS NOTED.
3. —○— INDICATES SET 1 1/4" I.P. TAGGED R.C.E. 16056, FLUSH.
4. SET 1 1/4" I.P. TAGGED R.C.E. 16056, FLUSH, AT REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES, UNLESS NOTED OTHERWISE.
5. SET NAIL & R.C.E. 16056 TAG, IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 60.67 ACRES.
7. [XX.XX] INDICATES RECORD INFORMATION PER M.B. 124/5-7, AND M.B. 163/18-20.
8. (XX.XX) INDICATES RECORD INFORMATION PER R.S. 24/56.

CITY Copy

167/8



SCALE: 1"=200'

M.B. 124/5-7

M.B. 163/18-20

R.S. 38/52
(N. 00° 04' 40" W. 1359.01')
(N. 00° 05' 52" W. 1359.66')

W 1/2 OF THE SW 1/4
OF THE NE 1/4 SEC. 12

1 6
12 7

(N. 00° 19' 40" W. 1323.02')
(S. 00° 19' 40" E. 1323.23')

FD 3/4" I.P. DOWN 0.5' TAGGED L.S. 4055 PER M.B. 163/18-20

(N. 00° 20' 20" W. 1323.29')
(S. 00° 19' 40" E. 1323.23')

FD 3/4" I.P. UP 0.3' TAGGED L.S. 4055 PER M.B. 163/18-20

(N. 89° 28' 40" E. 1317.08')
(N. 89° 29' 30" E. 1317.15')

1317.28'

FD 3/4" I.P. UP 0.1' TAGGED L.S. 4055 PER M.B. 163/18-20

(N. 89° 28' 40" E. 1317.08')
(N. 89° 29' 08" E. 1316.30')
(N. 89° 28' 20" E. 1316.39')

FD 3/4" I.P. UP 0.2' TAGGED R.E. 862 PER M.B. 163/18-20

FD 1 1/4" I.P. FLUSH, TAGGED R.C.E. 9876 PER R.S. 38/52 ACCEPTED AS CENTER SEC. 12

FD 3/4" I.P. UP 0.2', NO TAG PER R.S. 24/56

FD 3/4" I.P. FLUSH, NO TAG PER R.S. 24/56 ACCEPTED AS E. 1/4 CORNER SEC. 12

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OCTOBER 1986 L.A. WAINSCOTT & ASSOCIATES
GRAND TERRACE, CALIFORNIA

ENGINEER'S NOTES
SEE SHEET 2 OF 4 SHEETS

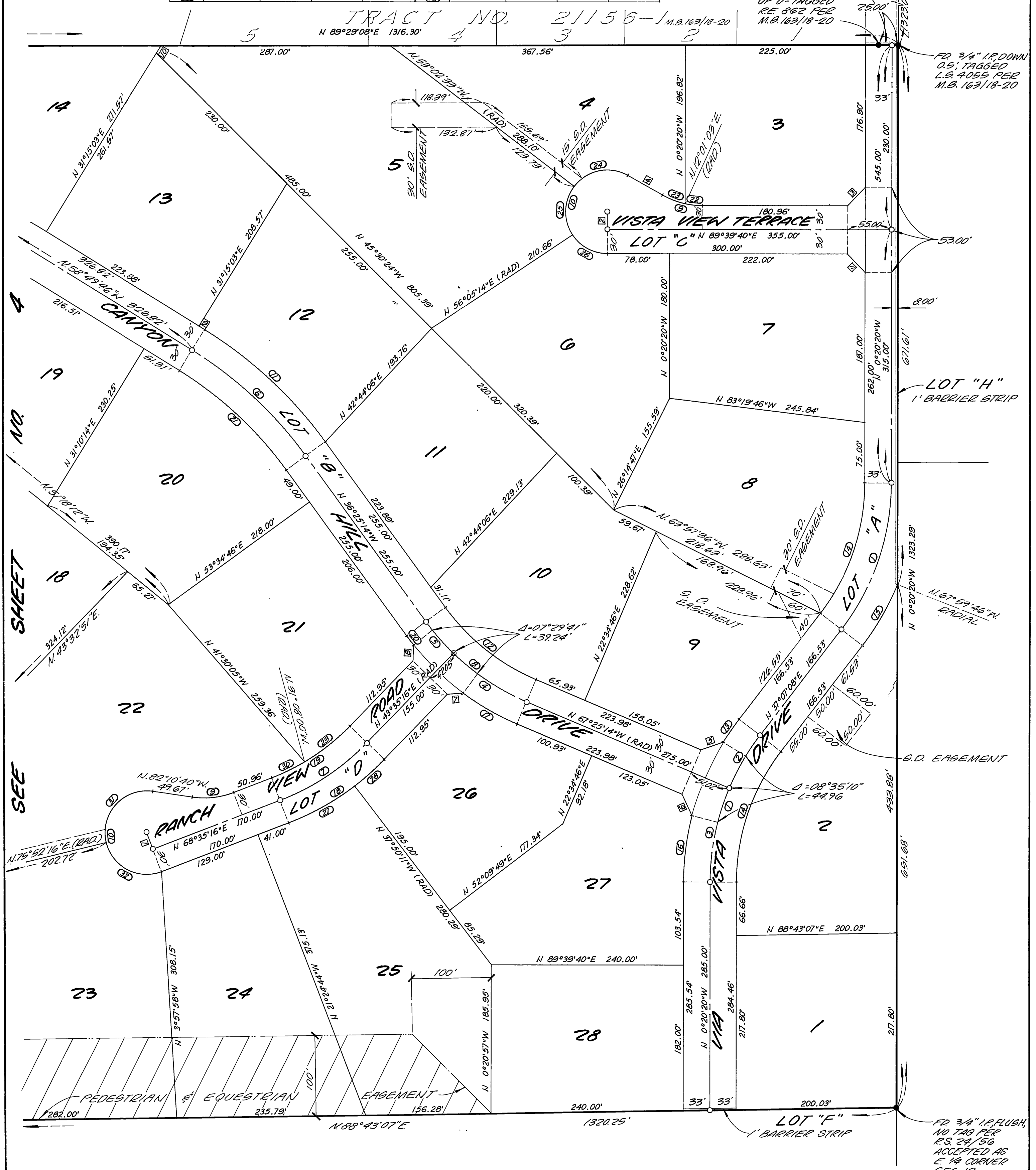
CITY COPY



SCALE: 1"=80'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CURVE	DELTA	RADIUS	LENGTH	TANGENT
1	37°27'28"	300.00'	196.13'	101.71'	17	13°30'49"	330.00'	77.83'	39.10'
2	14°32'22"	300.00'	76.13'	38.27'	18	25°00'00"	330.00'	143.99'	73.16'
3	22°55'06"	300.00'	120.00'	60.81'	19	25°00'00"	270.00'	117.81'	59.86'
4	21°00'30"	300.00'	110.00'	55.62'	20	2°29'49"	330.00'	14.38'	7.19'
5	9°59'30"	300.00'	52.32'	26.22'	21	22°24'31"	470.00'	183.82'	93.10'
6	22°24'31"	500.00'	195.55'	99.04'	22	12°21'24"	103.00'	22.21'	11.15'
7	25°00'00"	300.00'	130.90'	66.51'	23	16°52'39"	103.00'	30.34'	15.28'
8	31°00'00"	300.00'	162.32'	83.20'	24	81°56'16"	52.00'	74.36'	45.15'
9	29°14'03"	103.00'	52.55'	26.86'	25	70°52'13"	52.00'	64.32'	37.00'
10	209°14'03"	52.00'	189.89'	—	26	56°25'34"	52.00'	51.21'	27.90'
11	22°24'31"	530.00'	207.29'	104.98'	27	16°25'27"	330.00'	94.60'	47.63'
12	31°00'00"	270.00'	146.08'	74.88'	28	8°34'33"	330.00'	49.39'	24.74'
13	5°57'12"	333.00'	34.60'	17.32'	29	15°16'44"	270.00'	72.00'	36.21'
14	37°27'28"	267.00'	174.55'	90.52'	30	9°43'16"	270.00'	45.81'	22.96'
15	15°06'53"	333.00'	87.85'	44.18'	31	111°57'04"	52.00'	101.60'	77.02'
16	14°19'56"	333.00'	83.30'	41.87'	32	97°16'59"	52.00'	88.29'	59.07'

NOTE	BEARING	DISTANCE
1	N 21°24'44"W	22.00'
2	N 0°20'20"W	22.00'
3	N 43°23'17"E	31.83'
4	N 61°06'17"W	49.67'
5	N 70°23'34"E	29.36'
6	N 25°14'03"W	29.36'
7	N 84°50'26"E	19.78'
8	N 2°20'07"E	19.78'
9	N 58°49'46"W	7.65'
10	N 31°15'03"E	10.00'
11	N 44°03'57"W	31.83'



SEE SHEET NO. 167/9

FD 3/4" I.P. DOWN 0.5; TAGGED L.S. 4055 PER M.B. 163/18-20

LOT "H" 1' BARRIER STRIP

FD 3/4" I.P. FLUSH, NO TAG PER R.S. 24/56 ACCEPTED AS E. 1/4 CORNER SEC. 12

K.O. 22703

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

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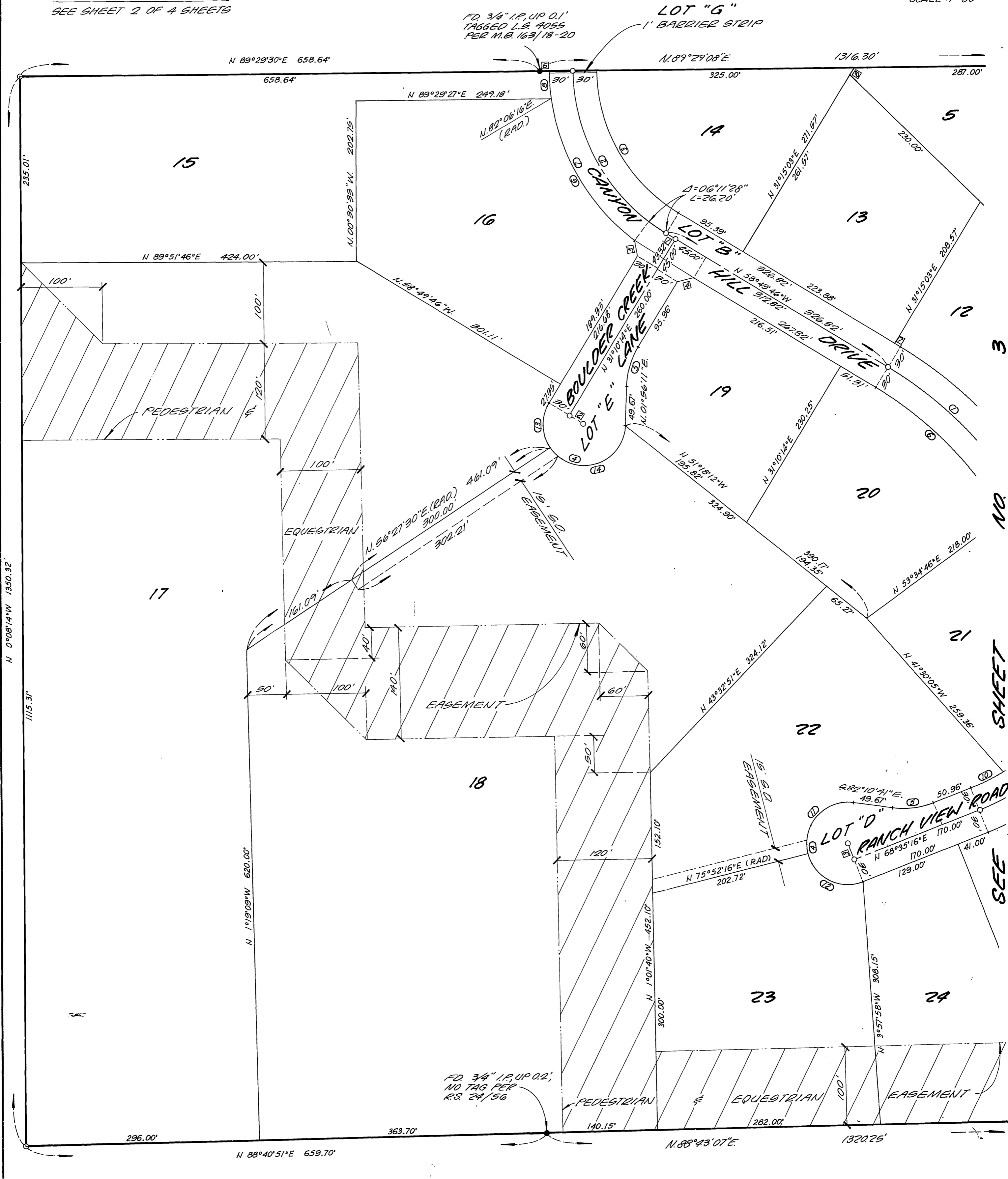
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CURVE	DELTA	RADIUS	LENGTH	TANGENT
(1)	22°24'31"	500.00'	195.55'	99.04'	(8)	7°22'52"	272.45'	35.10'	17.57'
(2)	58°18'53"	242.45'	246.76'	135.26'	(9)	44°44'33"	272.45'	212.76'	112.14'
(3)	58°18'53"	212.45'	216.23'	118.53'	(10)	9°43'16"	270.00'	45.81'	22.96'
(4)	209°14'03"	52.00'	189.89'		(11)	111°57'04"	52.00'	101.60'	77.02'
(5)	29°14'03"	109.00'	52.55'	26.86'	(12)	97°16'59"	52.00'	88.29'	59.07'
(6)	22°24'31"	470.00'	183.82'	92.10'	(13)	64°42'45"	52.00'	58.73'	32.94'
(7)	52°07'25"	272.45'	247.86'	133.25'	(14)	144°31'18"	52.00'	131.16'	162.55'

NOTE	BEARING	DISTANCE
1	N 58°49'46"W	14.00'
2	N 58°49'46"W	22.00'
3	N 21°24'44"W	22.00'
4	N 76°10'14"E	21.21'
5	N 10°44'02"W	20.04'
6	N 89°29'08"E	10.74'
7	N 58°49'46"W	7.55'
8	N 31°15'03"E	10.00'

ENGINEER'S NOTES

SEE SHEET 2 OF 4 SHEETS

SCALE: 1"=80'



CITY COPY

167/10