

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 1 OF 4 SHEETS

TRACT MAP 19220

BEING A SUBDIVISION OF A PORTION OF LOT 72 AND LOT 73 OF S.C.C.R. LANDS AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. LOCATED IN SECTION 13, T. 2 S., R. 5 W. 3 B.M.

APRIL 1983

HAWKINS, ROBERTSON & ASSOCIATES
RIVERSIDE - CALIFORNIA

RECORDER'S CERTIFICATE

FILED THIS 21st DAY OF MAY 1983 AT 3 P.M. IN BOOK 169 OF MAPS AT PAGES 8-11 AT THE REQUEST OF THE CITY CLERK.

SEE: 12.00

NO: 14363 WILLIAM E. CONERLY
COUNTY RECORDER

BY: Gina Huntley DEPUTY

SUBDIVISION GUARANTEE: SAFECO TITLE INSURANCE COMPANY

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 COLORED BORDER LINE. WE HEREBY DEDICATE FOR STREET PURPOSES AND PUBLIC UTILITY FACILITIES LOTS "A", "B", "C", "D", "E" AND "F". WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES, THE EASEMENT DESIGNATED AS '5' P.U.E." WE ALSO HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY FACILITIES THE EASEMENTS DESIGNATED AS '5' X 20' P.U.E.

SHANNON BRIDGE CONSTRUCTION COMPANY, A CALIFORNIA CORPORATION

BY: Frank Turley
FRANK TURLEY, PRESIDENT

TRUSTEE

SAFECO TITLE INSURANCE COMPANY, TRUSTEE UNDER DEED OF TRUST RECORDED APRIL 17, 1987 AS INSTRUMENT NO. 06886 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

[Signature] ASST. VICE PRESIDENT
[Signature] ASST. SECRETARY

NOTARY ACKNOWLEDGEMENT

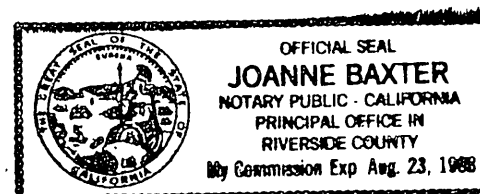
STATE OF CALIFORNIA)
COUNTY OF Riverside) ss

ON THIS 6th DAY OF May 1987, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED FRANK TURLEY PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PRESIDENT OF SHANNON BRIDGE CONSTRUCTION COMPANY, 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 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.

MY COMMISSION EXPIRES 8/23/88
Riverside County

WITNESS MY HAND AND OFFICIAL SEAL

Joanne Baxter
NOTARY PUBLIC IN AND FOR SAID STATE



NOTARY ACKNOWLEDGEMENT

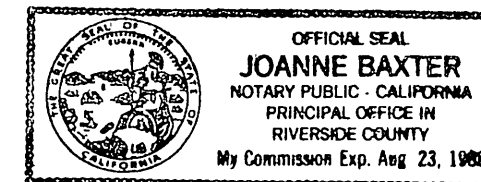
STATE OF CALIFORNIA)
COUNTY OF Riverside) ss

ON THIS 6th DAY OF MAY 1987, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Ted Curtis AND R.G. Reid PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE ASST. VICE PRESIDENT AND ASST. SECRETARY OF SAFECO TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, THE CORPORATION THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF 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

MY COMMISSION EXPIRES August 23, 1988

WITNESS MY HAND AND OFFICIAL SEAL

Joanne Baxter
NOTARY PUBLIC IN AND FOR SAID STATE



SIGNATURE OMISSION

IN ACCORDANCE WITH SECTION 66439(C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

A RIGHT OF WAY FOR A CHAIN TIE PIPE FOR THE PURPOSE OF CARRYING DRAINAGE WATER RECORDED SEPT. 28, 1914 IN BOOK 268, PAGE 330, AND BOOK 399, PAGE 266 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AN AGREEMENT RECORDED IN BOOK 428, PAGE 325 OF DEEDS, RIVERSIDE COUNTY RECORDS, SHOWING THE INTEREST OF THE VARIOUS OWNERS OF A CERTAIN WELL AND PUMPING PLANT SITUATED BETWEEN THE LANDS OF C.H. LEWIS AND THE LAND DESCRIBED HEREIN.

12' SEWER EASEMENT CONVEYED TO THE CITY OF RIVERSIDE BY INST NO. 155694 RECORDED JULY 19, 1984 OFFICIAL RECORDS OF RIVERSIDE COUNTY

UTILITIES EASEMENT CERTIFICATE

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

A RIGHT OF ENTRY UPON AND RIGHT OF WAY OVER SAID LAND FOR ALL WATER PIPES, DITCHES AND OTHER CONDUITS THAT MAY BE REQUIRED BY THE RIVERSIDE WATER COMPANY, A CORPORATION, THE LOCATION NOT BEING DESCRIBED BY THE RECORDS.

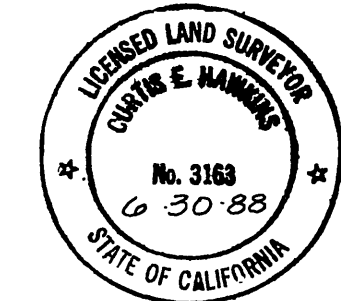
BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATE 5/18/87 BY [Signature]

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR 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 MARCH 1983. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN ONE (1) YEAR FROM THE RECORDING DATE OF THIS MAP, AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE 3-11-85
[Signature]
CURTIS E. HAWKINS
L.S. 3163
LICENSE EXPIRES 6-30-88



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 19220, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON APRIL 21, 1983, 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 APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR 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: 5/18/87 BARRY BECK R.C.E. 20900
DIRECTOR OF PUBLIC WORKS

BY: Barry Beck

M.B.169/8

M.B.169/8

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT MAP 19220

BEING A SUBDIVISION OF A PORTION OF LOT 72 AND LOT 73 OF S.C.C.R. LANDS AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LOCATED IN SECTION 13, T. 2 S., R. 5 W., S.B. 17.

HAWKINS, ROBERTSON & ASSOCIATES
RIVERSIDE • CALIFORNIA
APRIL 1983

TAX COLLECTOR'S CERTIFICATE

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 \$ 4,200.00

DATED May 7, 1987 A. WAYNE WATTS, RIVERSIDE COUNTY TAX COLLECTOR
BY Anita Brooks DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 4,200.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, 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 May 21, 1987 GERALD R. MALONEY, CLERK OF THE BOARD OF SUPERVISORS.
BY Maria Brans, Deputy

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 23RD DAY OF AUG. 1983, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953 BY: ASSOCIATED SOILS ENGINEERING, INC.

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 19220, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS "E" AND "F", 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 19TH DAY OF May 19 87.



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

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 THE 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 5/18/87 BILL D. CARNAHAN, DIRECTOR OF PUBLIC UTILITIES
BY [Signature]

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, 5/1/87 H.E. BREWER, CITY TREASURER
BY WA Hansen

M.B.169/9

M.B.169/9

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT MAP 19220

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APRIL 1983

SCALE: 1"=100'

HAWKINS, ROBERTSON & ASSOCIATES
RIVERSIDE • CALIFORNIA

BOUNDARY SHEET

SURVEYOR'S NOTES

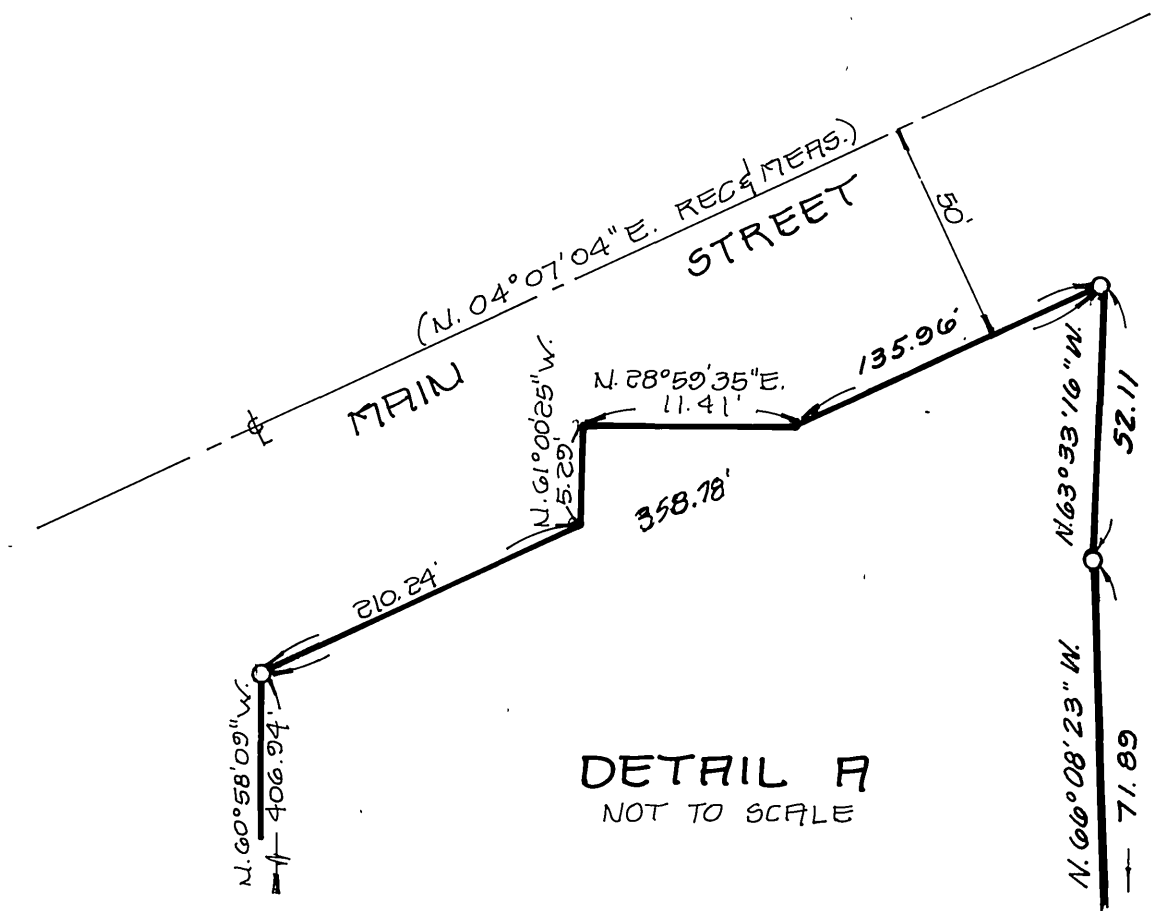
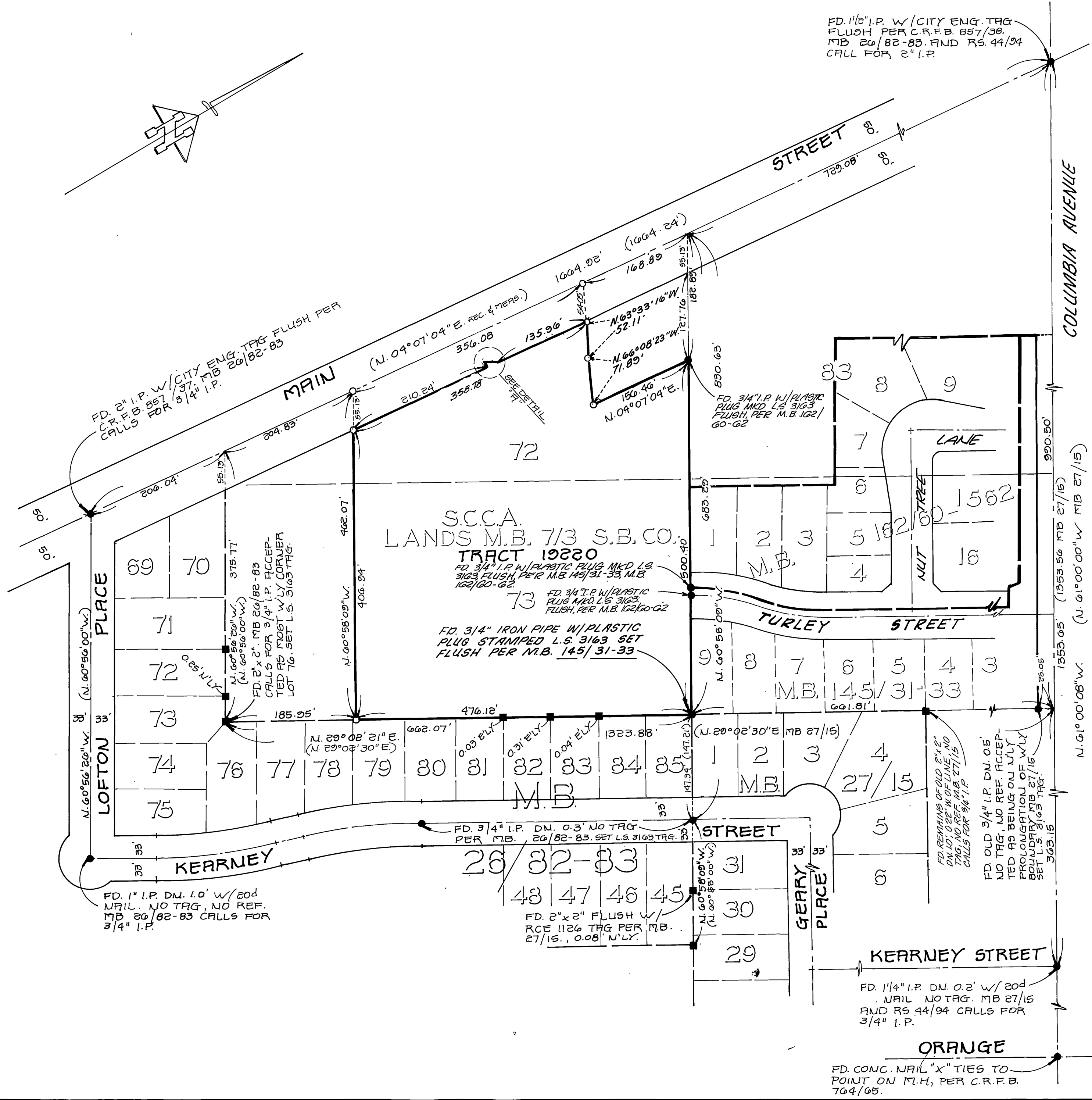
BEARINGS ARE BASED ON THE CENTERLINE OF MAIN STREET BEING N. 04° 07' 04" E. PER M.B. 20/82-83, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- INDICATES MONUMENTS FOUND AS NOTED.
- INDICATES FOUND 2" x 2" REDWOOD STAKE FLUSH WITH R.C.E. 1126 TAG PER MB 20/82-83 UNLESS OTHERWISE NOTED.
- INDICATES 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 3163 SET FLUSH.
- () INDICATES RECORD INFORMATION PER M.B. 20/82-83 UNLESS OTHERWISE NOTED.

THIS TRACT CONTAIN 5.2 ACRES GROSS.

3/4" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 3163 SET FLUSH AT ALL REAR LOT CORNERS AND AT CORNER CUTBACK POINTS

NAIL AND L.S. 3163 TAG SET IN TOP OF CURB AT ALL SIDE LOT LINE PROLONGATIONS.



FD. 1 1/8" I.P. W/ CITY ENG. TAG FLUSH PER C.R.F.B. 857/38, MB 20/82-83. FIND R.S. 44/94 CALL FOR 2" I.P.

FD. 2" I.P. W/ CITY ENG. TAG FLUSH PER C.R.F.B. 857/37, MB 20/82-83 CALLS FOR 3/4" I.P.

FD. 2" x 2" MB 20/82-83 ACCP. CALLS FOR 3/4" I.P. ACCP. TAG SET W/ Y. CORNER LOT 76. SET L.S. 3165 TAG.

FD. 3/4" IRON PIPE W/ PLASTIC PLUG MKD L.S. 3163 FLUSH PER M.B. 145/31-33

FD. 3/4" I.P. W/ PLASTIC PLUG MKD L.S. 3163 FLUSH PER M.B. 102/60-62

FD. REMAINS OF OLD 2" x 2" DN. 10', 0.22" W. OF LINE, NO TAG, NO REF. MB. 27/15 CALLS FOR 3/4" I.P.

FD. OLD 3/4" I.P. DN. 0.5' NO TAG, NO REF. ACCEPTED AS BEING ON JULY PROLONGATION OF W/ LY. SULLIVAN M.B. 27/15 SET L.S. 3165 TAG.

FD. 3/4" I.P. DN. 0.3' NO TAG PER M.B. 20/82-83. SET L.S. 3163 TAG.

FD. 2" x 2" FLUSH W/ R.C.E. 1126 TAG PER M.B. 27/15, 0.08' N.L.Y.

FD. 1 1/4" I.P. DN. 0.2' W/ 20d NAIL. NO TAG. MB 27/15 AND R.S. 44/94 CALLS FOR 3/4" I.P.

FD. CONC. NAIL "X" TIES TO POINT ON M.H., PER C.R.F.B. 704/65.

M.B. 169/10

M.B. 169/10

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

SHEET 4 OF 4 SHEETS

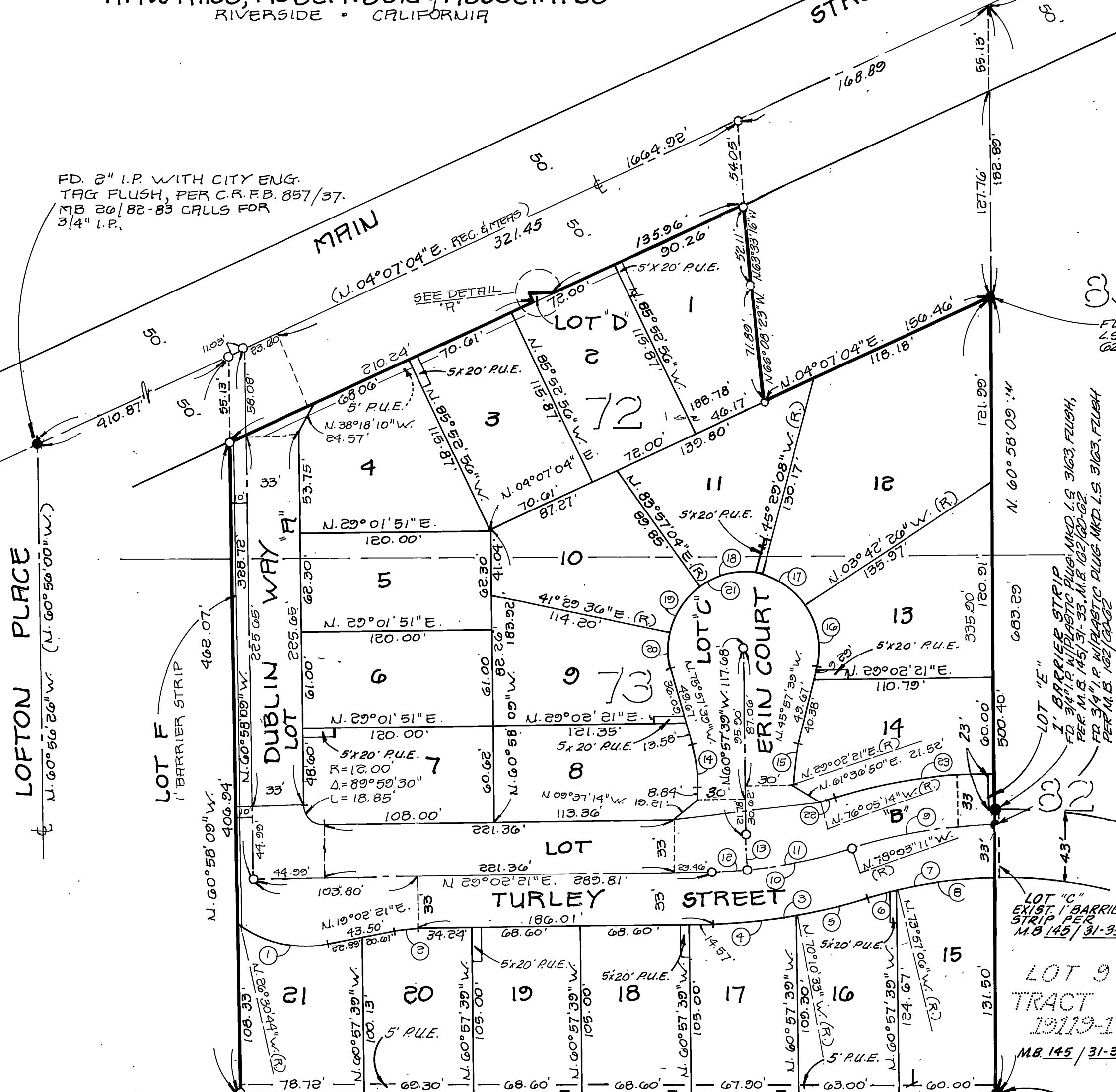
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APRIL 1983

SCALE: 1" = 60'

HAWKINS, ROBERTSON & ASSOCIATES
RIVERSIDE • CALIFORNIA



LOFTON PLACE
N. 60° 56' 26" W. (N. 60° 56' 00" W.)

LOT F
1" BARRIER STRIP

DUBLIN WAY
N. 29° 01' 51" E.
120.00'

ERIN COURT
N. 45° 29' 08" W. (R)
150.17'

LOT "C"
EXIST. 1" BARRIER STRIP PER M.B. 145 / 31-33

LOT 9 TRACT
19119-1
M.B. 145 / 31-33

M.B. 162 / 60-62

COLUMBIA AVENUE
N. 61° 00' 08" W. (N. 61° 00' 00" W.)

FD. 1 1/2" I.P. W/ CITY ENG.
TAG FLUSH PER C.R.F.B. 897/38
M.B. 26/82-83 AND R.S.
44/94 CALL FOR 2" I.P.

SURVEYOR'S NOTES

BEARINGS ARE BASED ON THE CENTERLINE OF MAIN STREET BEING N. 04° 07' 04" E. PER M.B. 26/82-83, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- INDICATES FOUND MONUMENTS AS NOTED.
- INDICATES 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 3163 SET FLUSH.
- 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 3163 SET FLUSH AT ALL REAR LOT CORNERS AND AT CORNER CUTBACK POINTS.
- NAIL AND L.S. 3163 TAG SET IN TOP OF CURB AT ALL SIDE LOT LINE PROLONGATIONS
- () INDICATES RECORD INFORMATION PER MB 26/82-83.
- THIS TRACT CONTAINS 5.23 ACRES GROSS.
- INDICATES FOUND 2" x 2" REDWOOD STAKE FLUSH WITH R.C.E. 1120 TAG PER MB 26/82-83 UNLESS OTHERWISE NOTED.

POTENTIAL LIQUEFACTION

ALL OR A PORTION OF THE LAND WITHIN THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO LIQUEFACTION SHOULD GROUND SHAKING OCCUR. TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT A GEOLOGIC INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAYBE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMITS.

	RADIUS	DELTA	LENGTH	TANGENT
①	76.00'	44° 26' 55"	58.96'	
②	85.00'	10° 00' 00"	14.84'	
③	333.00'	17° 05' 32"	99.34'	
④	333.00'	09° 12' 54"	53.56'	
⑤	333.00'	07° 52' 38"	45.78'	
⑥	267.00'	04° 06' 05"	19.11'	
⑦	267.00'	17° 05' 02"	79.61'	
⑧	267.00'	12° 58' 57"	60.50'	
⑨	300.00'	17° 05' 02"	89.45'	45.06'
⑩	300.00'	17° 05' 32"	89.49'	45.08'
⑪	300.00'	12° 48' 52"	67.10'	33.69'
⑫	300.00'	04° 16' 40"	22.40'	11.21'
⑬	300.00'	04° 16' 40"	22.40'	11.21'
⑭	103.00'	15° 00' 00"	26.97'	
⑮	103.00'	15° 00' 00"	26.97'	
⑯	48.00'	47° 44' 47"	40.00'	
⑰	48.00'	41° 46' 41"	35.00'	
⑱	48.00'	50° 33' 49"	42.36'	
⑲	48.00'	42° 27' 27"	35.57'	
⑳	48.00'	27° 27' 15"	23.00'	
㉑	48.00'	210° 00' 00"	175.93'	
㉒	267.00'	01° 57' 56"	9.16'	
㉓	333.00'	17° 05' 02"	99.29'	

FD. 3/4" IRON PIPE W/ PLASTIC PLUG STAMPED L.S. 3163 SET FLUSH PER M.B. 145 / 31-33

DETAIL "A"
NOT TO SCALE

M.B. 169/11

M.B. 169/11