

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 land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Subdivision Map as shown within the distinctive border line. We hereby dedicate to public use for street and public utility purposes, Lots "A" through "G" inclusive.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 21403-2

BEING A SUBDIVISION OF A PORTION OF LOTS 2 AND 3 IN BLOCK 4 OF ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. LOCATED IN SECTION 8, T.3S., R. 4 W., S.B.M.

JULY 1986

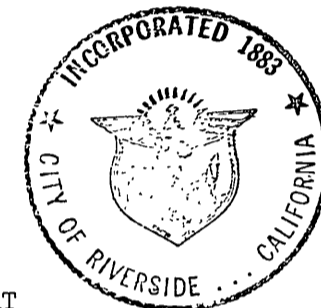
J. F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of five sheets be, and the same is hereby accepted as the final map of Tract 21403-2 and the streets and easements are hereby accepted as public streets and easements except Lot "G" which is hereby accepted as a 1' Barrier Strip to deny access from adjoining private property to Lot "A", 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 16th day of June, 19 87.



ALICE A. HARE City Clerk of the City of Riverside, California

By Alice A. Hare

SOIL REPORT

A preliminary soil report was prepared on April 1, 1983, as required by the Health and Safety Code of California, Section 17953 by PIONEER CONSULTANTS

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 540 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 Division of the Department of Public Utilities of the City of Riverside.

Dated JUNE 5, 1987

BILL D. CARNAHAN Director of Public Utilities

By Dieter P. Witzfeld

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 21403 which was approved by the Riverside City Planning Commission on February 6, 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; 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 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 6/10/87

BARRY BECK R.C.E. 20900 City Engineer

By Barry Beck

WATER FACILITIES CERTIFICATE

I hereby certify that the subdivider named on this map has deposited with the Western Municipal Water District of Riverside County, sufficient funds to cover required fees. Once the fire hydrants, water mains and service laterals have been installed and accepted by the District, the District will supply water to each lot. The easements shown are sufficient for all requirements of water distribution.

Dated 6.2.87

DAVID W. HANSEN R.C.E. 17984, Chief Engineer

UTILITIES EASEMENTS

The City of Riverside, being the owner of the following described easements hereby consents to the preparation and recordation of the annexed map.

① Indicates an easement for waterline facilities in favor of the City of Riverside by Deed recorded April 4, 1980 as Instrument No. 65206, Official Records of Riverside County, California.

② Indicates an easement for waterline slope and support purposes in favor of the City of Riverside by Deed recorded April 4, 1980 as Instrument Number 65207, Official Records of Riverside County, California.

Dated JUNE 5, 1987

BILL D. CARNAHAN Director of Public Utilities

By Dieter P. Witzfeld

RECORDER'S CERTIFICATE

Filed this 19th day of June 19 87,

at 4:00 P.M. in Book 170 of Maps at

Pages 18-22 at the request of the

City Clerk

No. 175694

Fee: \$14.00

WILLIAM E. CONERLY, County Recorder

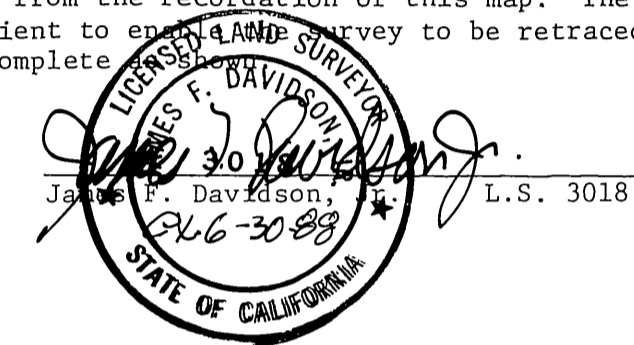
By Gina Huntley, Deputy

Subdivision Guaranteed CONTINENTAL LAND TITLE 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 five (5) sheets correctly represents a survey made under my supervision during February, 19 86 and that all monuments shown hereon actually exist and their positions are correctly shown or will be in place within one year from the recordation of this map. The monuments will be sufficient to ensure a survey to be retraced. The survey is true and complete.

Dated 5-29-87



James F. Davidson, L.S. 3018

TAX COLLECTOR 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 \$17,500.00.

Dated May 22, 1987

R. WAYNE WATTS County Tax Collector

By Beth A. Crisley, Deputy

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$17,500.00 has been executed and filed with the Board of Supervisors of the County of Riverside, State of 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 June 19, 1987

GERALD A. MALONEY Clerk of the Board of Supervisors

By Maria Broas, Deputy

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.

Dated 5/28/87

H. E. BREWER City Treasurer

By WA Hansen

M.B.170/18

M.B.170/18

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JULY 1986

J.F. DAVIDSON ASSOCIATES, INC.
RIVERSIDE, CALIFORNIA

M.B.170/19

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Orange) SS

On this 14th day of April, 1987, before me, Lorene I. Minchinton, a Notary Public in and for said State, personally appeared LES Thomas (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Vice President, and _____ (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Secretary of M.J. BROCK & SONS, INC., a Delaware Corporation, the corporation that executed the within instrument, and known to me to be the persons 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 4-11-88

Witness my hand and official seal.

Lorene I. Minchinton
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

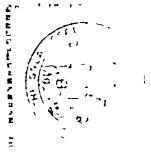
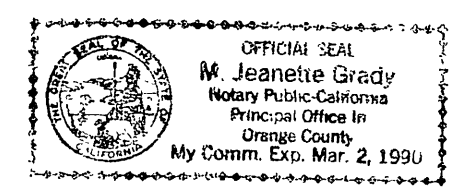
STATE OF CALIFORNIA)
COUNTY OF Orange) SS

On this 20th day of April, 1987, before me, M. JEANETTE GRADY, a Notary Public in and for said State, personally appeared K.J. Walker (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Vice President, and C.A. HARDY (personally known to me) (proved to me on the basis of satisfactory evidence) to be the ASSIST. Secretary of CALIFORNIA COMMUNITIES, 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 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 3/2/90

Witness my hand and official seal.

M. Jeanette Grady
Notary Public in and for said State



M.B.170/19

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

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JULY 1986

SCALE: 1"=200'

J. F. DAVIDSON ASSOCIATES, INC.
RIVERSIDE, CALIFORNIA

M.B.170/20

N.E. 1/4 SEC. 7
T.35., R.4W. S.B.M.

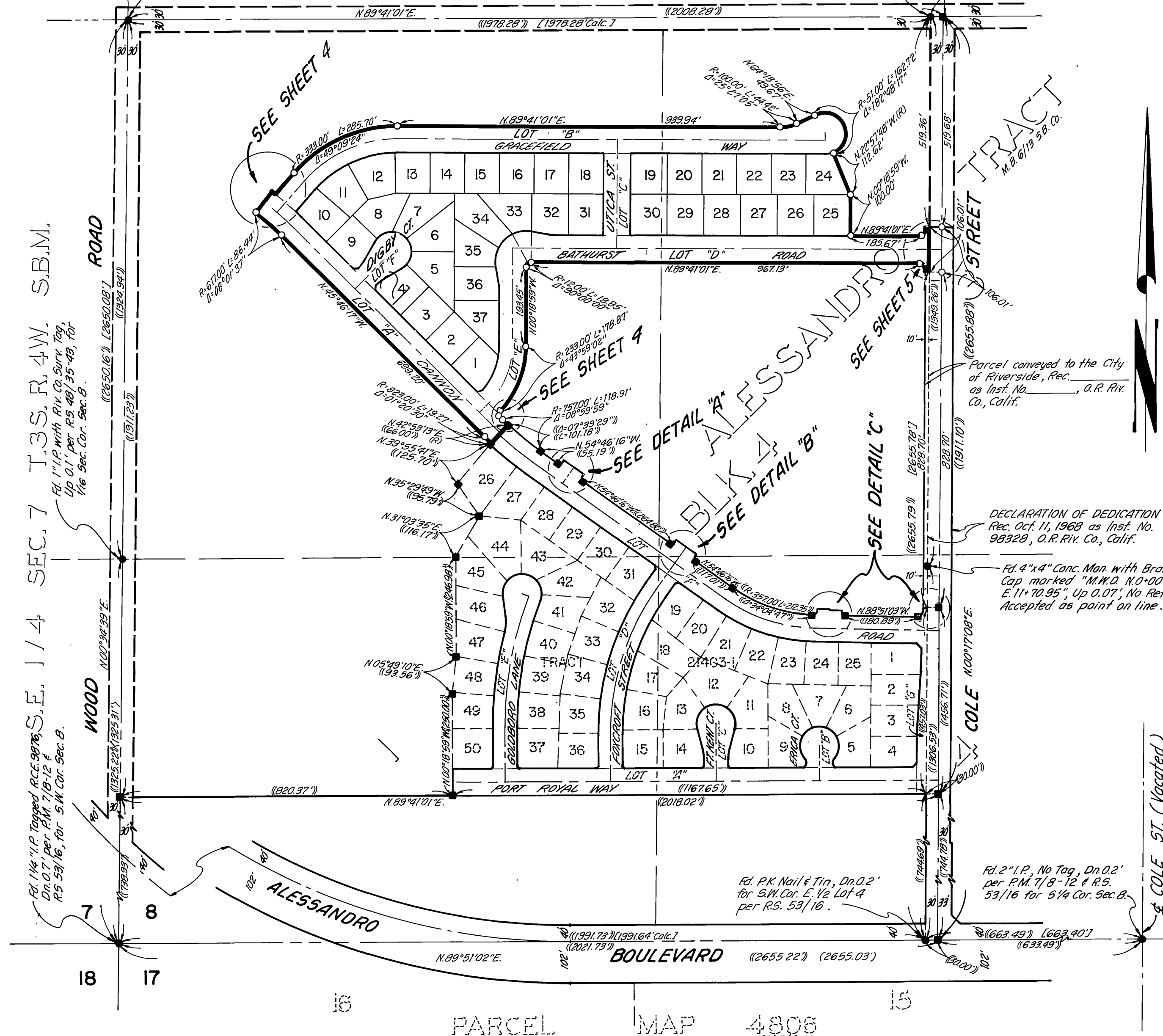
N.W. 1/4 SEC. 8 T.35. R.4W. S.B.M.

Fd. 1 1/4" I.P. with Riv. Co. Surv. Tag, Up 0.2' per R.S. 53/16, for W. 1/4 Cor. Sec. 8.

Fd. 3/4" I.P. Tagged R.C.E. 9876, Flush for N.W. Cor. E. 1/2 Lot 3 per R.S. 53/16.

COTTONWOOD AVENUE

AVENUE



SURVEYOR'S NOTES

Bearings are based upon the southerly line of the Southwest one-quarter of Section 8, T.35., R.4W., S.B.M. as being N89°51'02"E. as shown on Parcel Map 4806 by map on file in Book 7 of Parcel Maps at Pages 8-12 thereof, Records of Riverside County, California.

- Indicates Found Monuments as noted and per Tract 21403-1 M.B. 170/14-17.
- Indicates Found 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted per Tract 21403-1 M.B. 170/14-17.
- Indicates Set 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted.

Set 1" I.P. with plastic plug stamped L.S. 3018, Flush at all rear lot corners, unless otherwise noted.

Set Nail and L.S. 3018 Tag in top of curb at the prolongation of side lot lines, unless otherwise noted.

(—) Indicates Record Data per P.M.B. 7/8-12.

<—> Indicates Record Data per R.S. 48/35-43.

[—] Indicates Record Data per R.S. 53/16, unless otherwise noted.

(—) Indicates Measured Data also Record Data per Tract 21403-1 M.B. 170/14-17.

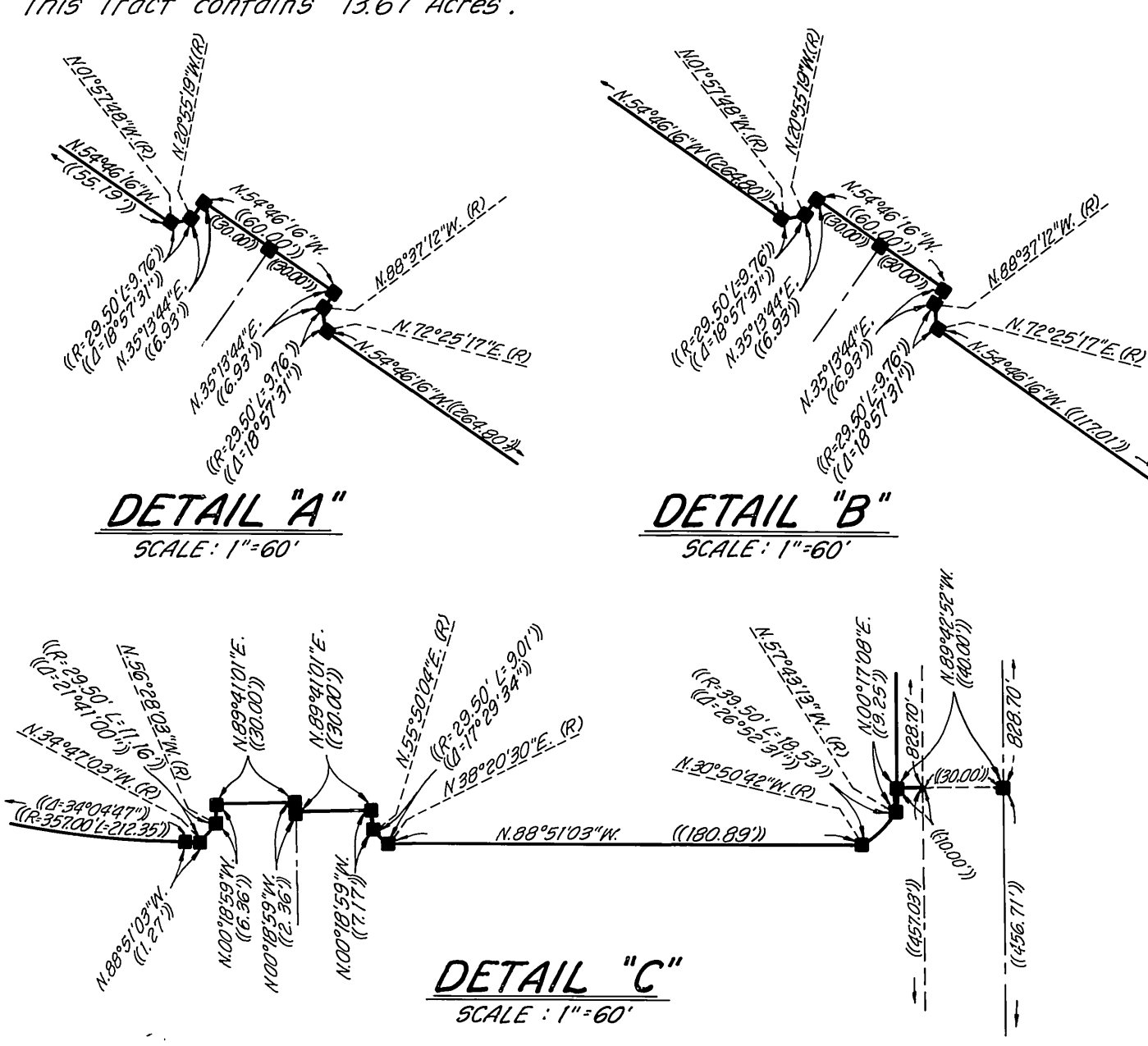
This Tract contains 13.67 Acres.

DECLARATION OF DEDICATION
Rec. Oct. 11, 1968 as Inst. No. 98328, O.R. Riv. Co., Calif.

Fd. 4"x4" Conc. Man. with Brass Cap marked "M.M.D. N.O.00 E. 11x70.95", Up 0.07', No Ref., Accepted as point on line.

Fd. P.K. Nail & Tin, Dn. 0.2' for S.W. Cor. E. 1/2 Lot 4 per R.S. 53/16.

Fd. 2" I.P. No Tag, Dn. 0.2' per P.M. 7/8-12 & R.S. 53/16 for S. 1/4 Cor. Sec. 8.



DETAIL "A"
SCALE: 1"=60'

DETAIL "B"
SCALE: 1"=60'

DETAIL "C"
SCALE: 1"=60'

NO. 86-9189

M.B.170/20

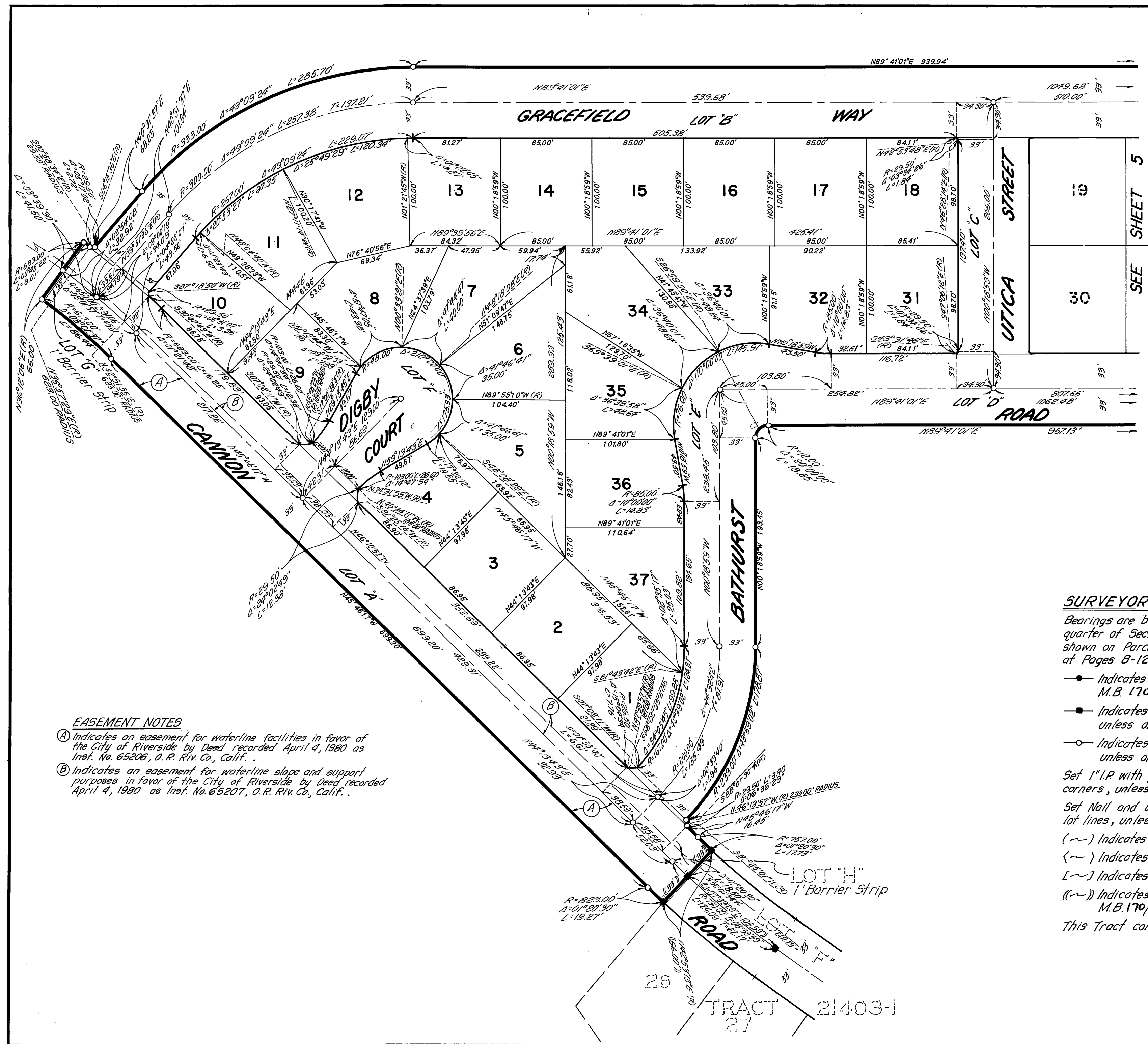
PARCEL MAP 4806
P.M. 7/8-12

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JULY 1986 SCALE: 1"=60'
J. F. DAVIDSON ASSOCIATES, INC.
RIVERSIDE, CALIFORNIA

M.B.170/21



EASEMENT NOTES

(A) Indicates an easement for waterline facilities in favor of the City of Riverside by Deed recorded April 4, 1980 as Inst. No. 65206, O.R. Riv. Co., Calif.

(B) Indicates an easement for waterline slope and support purposes in favor of the City of Riverside by Deed recorded April 4, 1980 as Inst. No. 65207, O.R. Riv. Co., Calif.

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M.B.170/21

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JULY 1986

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J. F. DAVIDSON ASSOCIATES, INC.
RIVERSIDE, CALIFORNIA

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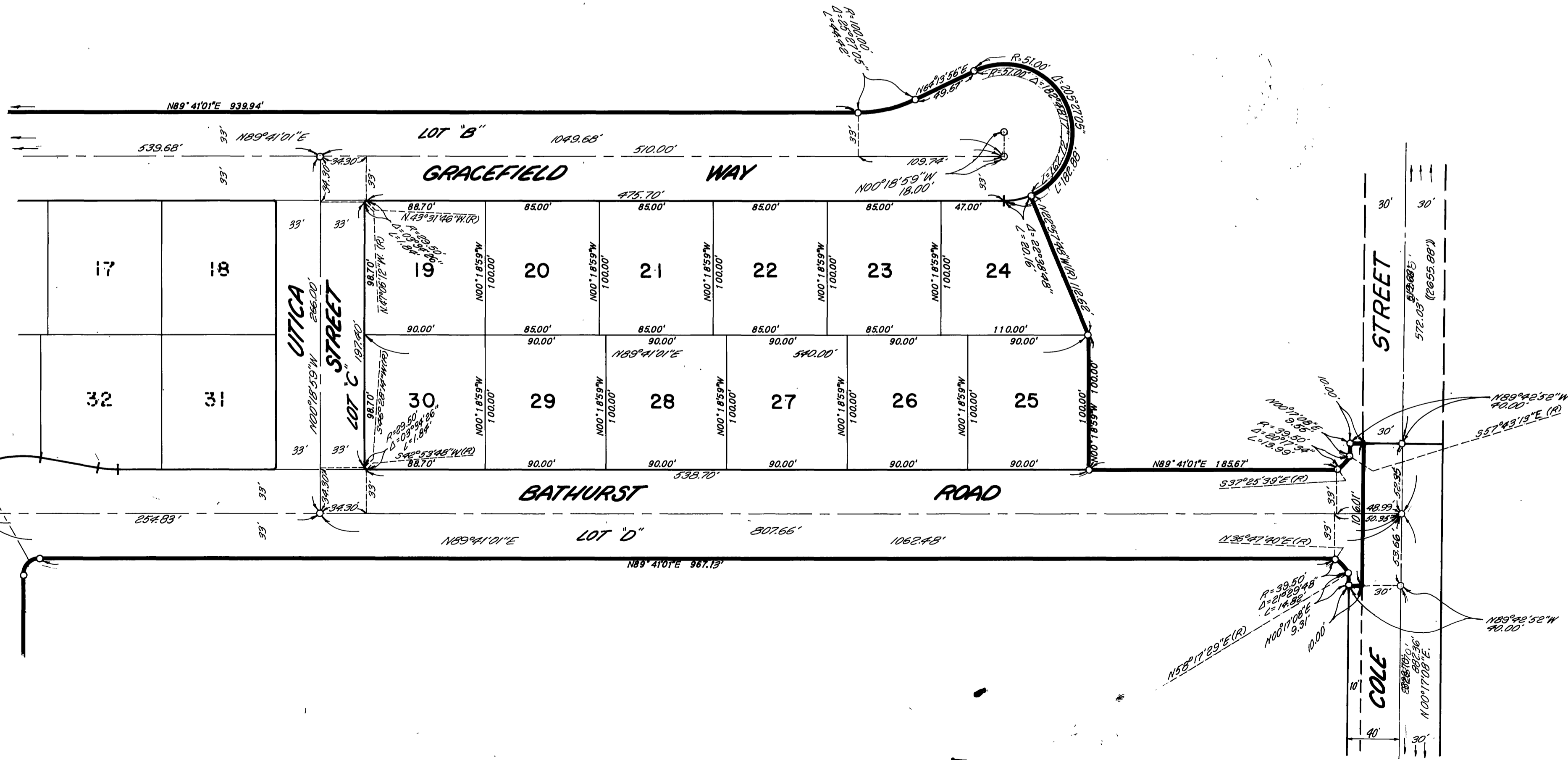
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SEE SHEET 4



M.B.170/22

M.B.170/22