

CITY COPY

170

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IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT 19958-2

BEING A SUBDIVISION OF PORTIONS OF BLOCKS 69 AND TO AS SHOWN ON MAP OF ALESSANDRO TRACT ON FILE IN MAP BOOK 6 AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. LOCATED IN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M. FEBRUARY 1986

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

### 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 for public use for street and public utility purposes, Lots "A" through "H" inclusive. Further, we the undersigned owners and our successors and assigns in interest hereby release and relinquish to the City of Riverside, a municipal corporation, all vehicular access rights appurtenant to Lots 33 through 42 inclusive, on, over and across Cole Avenue adjoining said Lots as shown on the annexed map. We further dedicate for the construction and maintenance of landscaping, slopes and blockwalls, the easements designated as "LANDSCAPE, SLOPE AND BLOCKWALL EASEMENT". We further dedicate for the construction and maintenance of electrical energy distribution facilities, the easement designated as "6' P.U.E.". We further dedicate for the construction and maintenance of drainage facilities, the easement designated as "DRAINAGE EASEMENT".

**ANDOVER COMPANIES** a California Corporation

*James* Vice President

**CONTINENTAL LAND TITLE COMPANY** a California Corporation,

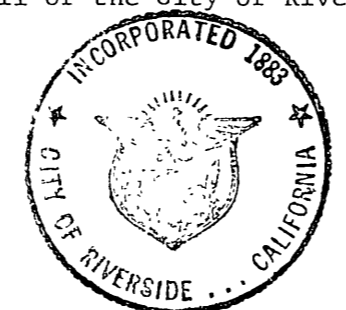
Trustee under Deed of Trust rec. December 31, 1986 inst. no. 338359, O. R. Riv. Co., Calif.

*Jina R. Shaw* Vice President  
*Ray* Assist. Vice President

### 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 19958-2 and the streets and easements are hereby accepted as public streets and easements, except Lots "G" and "H" which are hereby accepted as "Barrier Strips to deny access from adjoining private property to Lot "F" 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 7th day of July, 1987.



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

By *Alice A. Hare*

### SOIL REPORT

A preliminary soil report was prepared on Sept. 28, 1984, as required by the Health and Safety Code of California, Section 17953 by ARAGON GEOTECHNICAL CONSULTANTS, INC.

### 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 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 Division of the Department of Public Utilities of the City of Riverside. Arrangements for water service must be made with the Western Municipal Water District.

**BILL D. CARNAHAN**  
Director of Public Utilities

Dated: 6/19/87 By: *Bill D. Carnahan*

### 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 19958 which was approved by the Riverside City Planning Commission on Feb. 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 7/7/87 By *Barry Beck*  
**BARRY BECK** R.C.E. 20900  
City Engineer

### RECORDER'S CERTIFICATE

Filed this 10th day of JULY 1987, at 8:30 A.M. in Book 176 of Maps at Pages 72-76 at the request of the City Clerk.

No. 197430  
Fee: \$14.00

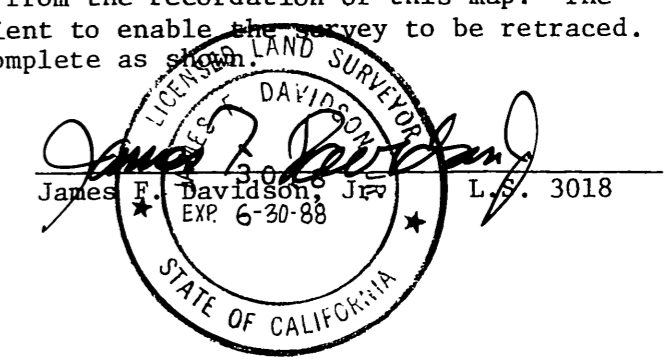
**WILLIAM E. CONERLY**, County Recorder  
By: *W. Huntley*, Deputy

Subdivision Guarantee:  
*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 June, 1984 and that all monuments shown thereon 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 enable the survey to be retraced. The survey is true and complete as shown.

Dated 12-17-86



### 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 \$54,300.00.

Dated June 15, 1987 **R. WAYNE WATTS**  
County Tax Collector

By *Jatti A. Crislip*

### TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ 54,300.00 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 July 9, 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 June 15, 1987 **H. E. BREWER**  
City Treasurer

By *H.E. Brewer*

### WATER FACILITIES CERTIFICATE

I hereby certify that the subdivider named on this map has posted securities with the Western Municipal Water District of Riverside County, adequate to cover required improvements. Once the fire hydrants, water mains, off-site facilities 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 6-16-87 **DAVID W. HANSEN** R.C.E. 17984, Chief Engineer

### SIGNATURE OMISSION

Pursuant to Section 66436 (c) (1) of the Subdivision Map Act, the following signatures have been omitted.

51 percent of all oil, gas, hydrocarbon and mineral substances underlying said land below 500 feet from the surface of the same without the right of surface entry as reserved by Mary H. Trautwein, et al in deed recorded April 29, 1963 as Instrument No. 42998, in Book 3380, page 88, Official Records of Riverside County, California.

(A) Indicates an easement for drainage facilities in favor of the City of Riverside by deed rec. 7-10-81 as inst. no. 197422, O.R. Riv. Co., Calif.

M.B. 170/72

City Copy

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IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT 19958-2

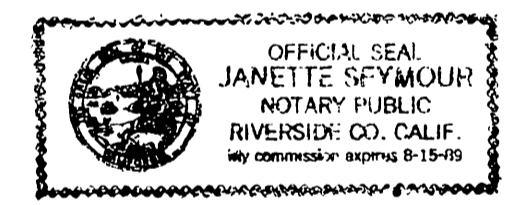
BEING A SUBDIVISION OF PORTIONS OF BLOCKS 69 AND 70 AS SHOWN ON MAP OF ALESSANDRO TRACT ON FILE IN MAP BOOK 6 AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. LOCATED IN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M. FEBRUARY 1986

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

NOTARY ACKNOWLEDGEMENT  
STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) SS

On this 12<sup>th</sup> day of JUNE, 1987, before me, THE UNDERSIGNED, a Notary Public in and for said State, personally appeared LARRY PERGONS (personally known to me) (proved to me on the basis of satisfactory evidence) to be the VICE President, and ANDOVER COMPANIES 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 knowledgeable 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 8-15-89 Witness my hand and official seal.



*Janette Seymour*  
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) SS

On this 12<sup>th</sup> day of JUNE, 1987, before me, THE UNDERSIGNED, a Notary Public in and for said State, personally appeared TINA R. SHAW (personally known to me) (proved to me on the basis of satisfactory evidence) to be the VICE President, and GREG GRUB (personally known to me) (proved to me on the basis of satisfactory evidence) to be the ASSIST VICE PRESIDENT of CONTINENTAL LAND TITLE 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 8-15-89 Witness my hand and official seal.



*Janette Seymour*  
Notary Public in and for said State

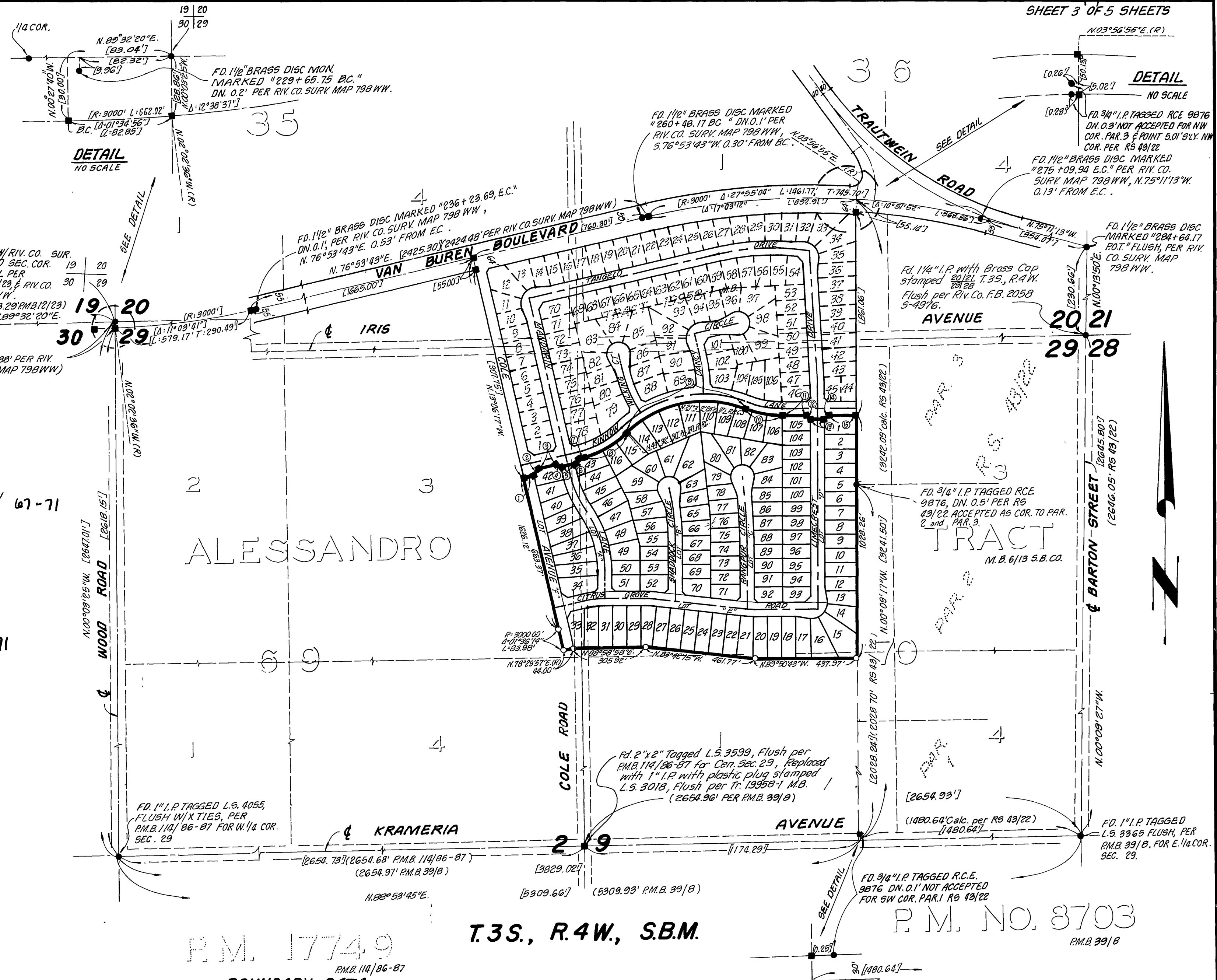
M.B.170/73

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT 19958-2

BEING A SUBDIVISION OF PORTIONS OF BLOCKS 69 AND 70 AS SHOWN ON MAP OF ALESSANDRO TRACT ON FILE IN MAP BOOK 6 AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LOCATED IN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M. FEBRUARY 1986

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



### SURVEYOR'S NOTES

Bearings are based upon the East-West Center Section line of Section 29, T.3S., R.4W., S.B.M. as being N.88°53'45"E. as shown by Parcel Map 17749 on file in Book 114 of Parcel Maps at Pages 86 and 87 thereof, Records of Riv. Co., Calif..

- Indicates Found Monuments as noted and per Tr. 19958-1 M.B. 170/ 67-71
- 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 and angle points in side lot lines, unless otherwise noted.
- Set Nail and L.S. 3018 Tag in top of curb at the prolongation of side lot lines.
- (~) Indicates Record Data as noted and per Tr. 19958-1 M.B. 170/ 67-71
- /// Indicates Vehicular Access Rights Waived.
- [~] Indicates Measured Data and Record Data per Tr. 19958-1 M.B. 170/ 67-71
- Indicates Fd. 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted per Tr. 19958-1 M.B. 170/ 67-71

This Tract contains 29.69 Acres.

P.M. 17749

T.3S., R.4W., S.B.M.

P.M. NO. 8703

### BOUNDARY DATA

- |   |                               |
|---|-------------------------------|
| ① N. 76° 53' 43" E. [244.00']           | ⑩ N. 45° 09' 17" W. [21.21']  |
| ② N. 29° 30' 34" E. [33.97']            | ⑪ N. 89° 50' 43" E. [60.00']  |
| ③ N. 76° 53' 43" E. [82.00']            | ⑫ N. 44° 50' 43" E. [21.21']  |
| ④ N. 58° 06' 17" W. [21.21']            | ⑬ N. 89° 50' 43" E. [120.00'] |
| ⑤ N. 76° 53' 43" E. [60.00']            |                               |
| ⑥ N. 31° 53' 43" E. [21.21']            |                               |
| ⑦ N. 76° 53' 43" E. [24.40']            |                               |
| ⑧ [P-430.00'] Δ-31° 26' 13" L-235.93' 7 |                               |
| ⑨ [P-470.00'] Δ-66° 04' 54" L-542.07'   |                               |
| ⑭ [P-430.00'] Δ-21° 41' 41" L-162.82'   |                               |
| ⑮ N. 89° 50' 43" E. [104.63']           |                               |

M.B. 170/74

M.B. 170/74

City Copy

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT 1958-2

BEING A SUBDIVISION OF PORTIONS OF BLOCKS 69 AND 70 AS SHOWN ON MAP OF ALESSANDRO TRACT ON FILE IN MAP BOOK 6 AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. LOCATED IN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M. FEBRUARY 1986

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

SCALE 1"=60'

MEYER CIRCLE

WILKING COURT

KINNOW LANE

SHADDOCK CIRCLE

CIRCLE

ROAD

GROVE

LOT "A" LANE

MANDARIN

AVENUE

LOT "L" 1' Barrier Strip

LANDSCAPE, SLOPE AND BLOCKWALL EASEMENT LOT "C"

LOT "G" 1' Barrier Strip

LANDSCAPE, SLOPE AND BLOCKWALL EASEMENT

LOT "H" 1' Barrier Strip

### SURVEYOR'S NOTES

Bearings are based upon the East-West Center Section line of Section 29, T.3S, R.4W, S.B.M. as being N.88°53'45"E. as shown by Parcel Map 17749 on file in Book 114 of Parcel Maps of Pages 86 and 87 thereof, Records of Riv. Co., Calif.

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Set 1" I.P. with plastic plug stamped L.S. 3018, Flush at all rear lot corners and angle points in side lot lines, unless otherwise noted.

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

(~) Indicates Record Data as noted.

LLL Indicates Vehicular Access Rights Waived.

[~] Indicates Measured Data and Record-Data per Tr. 19958-1 M.B. 170/67-71

■ Indicates Fd 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted per Tr. 19958-1 M.B. 170/67-71

This Tract contains 29.69 Acres.

Ⓐ Indicates an easement for drainage facilities in favor of the City of Riverside by deed rec. 1-10-87 as Inst. No. 197422, O.R. Riv. Co., Calif.

TRACT 19958-1

TRACT

M.B. 170/75

M.B. 170/75

CITY COPY

**SURVEYOR'S NOTES**

Bearings are based upon the East-West Center Section line of Section 29, T.3S, R.4W, S.B.M. as being N.88°53'45"E. as shown by Parcel Map 17749 on file in Book 114 of Parcel Maps of Pages 86 and 87 thereof, Records of Riv. Co., Calif.

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

(~) Indicates Record Data as noted.

LLL Indicates Vehicular Access Rights Waived.

[~] Indicates Measured Data and Record Data per Tr. 19958-1 M.B. 170/67-71

■ Indicates Fd. 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted per Tr. 19958-1 M.B. 170/67-71

This Tract contains 29.69 Acres.

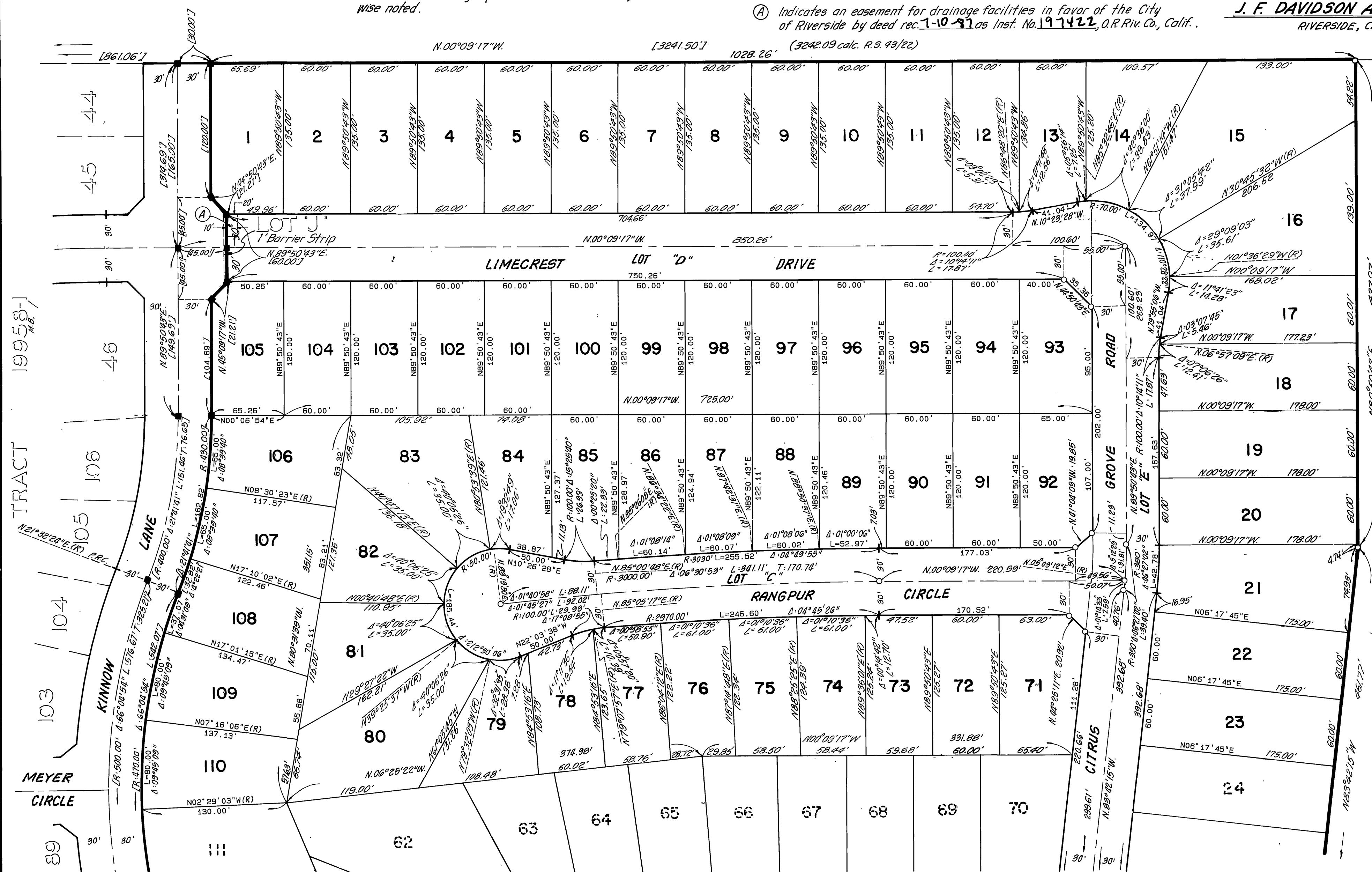
(A) Indicates an easement for drainage facilities in favor of the City of Riverside by deed rec. 1-10-57 as Inst. No. 197422, O.R. Riv. Co., Calif.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

**TRACT 1958-2**

BEING A SUBDIVISION OF PORTIONS OF BLOCKS 69 AND 70 AS SHOWN ON MAP OF ALESSANDRO TRACT ON FILE IN MAP BOOK 6 AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LOCATED IN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M. FEBRUARY 1966 SCALE 1"=60'

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



TRACT 19958-1

TRACT 105

TRACT 104

TRACT 103

TRACT 102

SEE SHEET 4

M.B. 170/76

M.B. 170/76