

City Copy

171
22

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

SHEET 1 OF 3 SHEETS

TRACT NO. 20804

FILED

BEING A SUBDIVISION OF A PORTION OF LOT 2, COMBINATION TRACT, RECORDED IN BOOK 7 AT PAGE 14 OF MAPS OF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LOCATED IN SECTION 22, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN
FEBRUARY, 1987

ON 23rd of July, 1987
AT 2:00 P.M.

THE KEITH COMPANIES, INLAND EMPIRE
RIVERSIDE, CALIFORNIA

WILLIAM E. CONERLY
COUNTY RECORDER
BY: Drita Kagan
FEE: \$1000
NO. 212233
FILED BY CITY CLERK
SUBD'N G'TEE STEWART TITLE CO. RIVERSIDE COUNTY

OWNERSHIP 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 BORDER LINE AND WE HEREBY DEDICATE FOR STREET AND PUBLIC UTILITY PURPOSES LOT "A" AND, FURTHER, THE UNDERSIGNED OWNERS, 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 13 & 14 ON, OVER AND ACROSS INDIANA AVENUE, ADJOINING SAID LOTS. WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS "5' P.U.E.", "5'X35'-P.U.E."

JACKSON LAND CORPORATION, a California corporation

BY: Schuyler W. Jackson
PRESIDENT

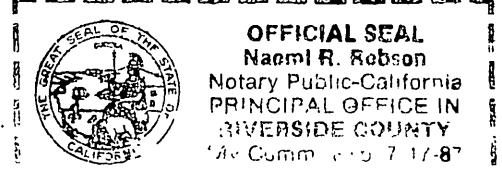
STEWART TITLE CO. OF RIVERSIDE COUNTY, a California corporation, as trustee under Deeds of Trust recorded 12-31-86 as Instruments Number 338224, 338225 & 338227 of Official Records of Riverside County, California.

BY: Terri Peterson BY: Hugh W. Ashby
Terri Peterson, Secretary Hugh W. Ashby
Vice President

STATE OF CALIFORNIA) ss
COUNTY OF Riverside

ON THIS 2nd DAY OF May, 1987, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Schuyler W. Jackson, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT OF JACKSON LAND CORPORATION, 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 SUCH CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 7-17-87 WITNESS MY HAND AND OFFICIAL SEAL.



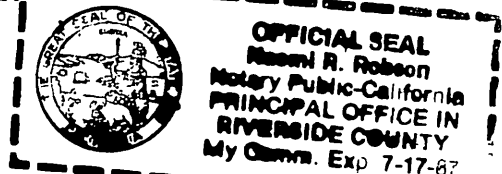
Naomi R. Robson
NOTARY PUBLIC IN AND FOR SAID STATE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) ss
COUNTY OF Riverside

ON THIS 2nd DAY OF MAY, 1987, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Hugh W. Ashby AND Terri Peterson, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND SECRETARY OF STEWART TITLE CO. OF RIVERSIDE COUNTY, 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, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 7-17-87 WITNESS MY HAND AND OFFICIAL SEAL.



Naomi R. Robson
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. 20804 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON May 9, 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: June 9, 1987

BARRY BECK
DIRECTOR OF PUBLIC WORKS
R.C. 20900
BY: Barry Beck

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: JUNE 3, 1987

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
BY: Dieter P. Wintzfeld

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: May 22, 1987

H. E. BREWER, CITY TREASURER
BY: H.E. Brewer

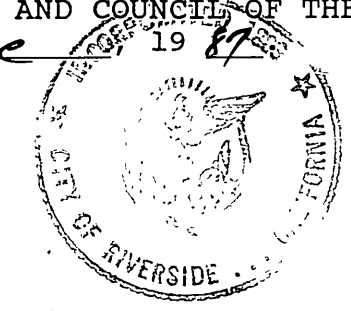
SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 29th DAY OF January 1987 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953 By: Aragon Geotechnical Consultants Inc. project No. 3296 5FL

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. 20804 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 16th DAY OF June, 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 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 \$ 3,500.00

DATED: May 22, 1987

R. WAYNE WATTS
RIVERSIDE COUNTY TAX COLLECTOR
BY: Patt. A. Crisp
DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 3,500.00 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: July 22, 1987

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY: Maria Brown

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING February, 1987; 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; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: May 21, 1987

BY: Brian L. Jensen
BRIAN L. JENSEN, R.C.E. N2 30534



M.B. 171/22

M.B. 171/22

TRACT NO. 20804

*BEING A SUBDIVISION OF A PORTION OF LOT 2, COMBINATION TRACT, RECORDED
IN BOOK 7 AT PAGE 14 OF MAPS OF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
LOCATED IN SECTION 22, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO
MERIDIAN
FEBRUARY, 1967*

THE KEITH COMPANIES, INLAND EMPIRE
RIVERSIDE, CALIFORNIA

UTILITIES EASEMENT CERTIFICATE

City of Riverside, being the owner of the below dedicated easement, hereby consents to the making and filing of the annexed map.

- 1) Rights-of-way of the Riverside Water Company, its successors or assigns, for the construction and maintenance of all necessary water flumes, ditches or pipes, for irrigation and domestic use. Recorded June 7, 1961, as instrument No. 48579 of official records of Riverside County, California.
- 2) An easement for public utilities, and incidental purposes, as granted to Southern California Edison Company, a corporation, in deed recorded February 19, 1964, as instrument No. 21122 of official records of Riverside County, California.

Bill D. Carnahan
Director of Public Utilities

By: Dieter P. Wirtzfeld Dated: JUNE 3, 87

M.B. 171/23

M.B. 171/23

ENGINEER'S NOTES:

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

SHEET 3 OF 3 SHEETS


TRACT NO. 20804

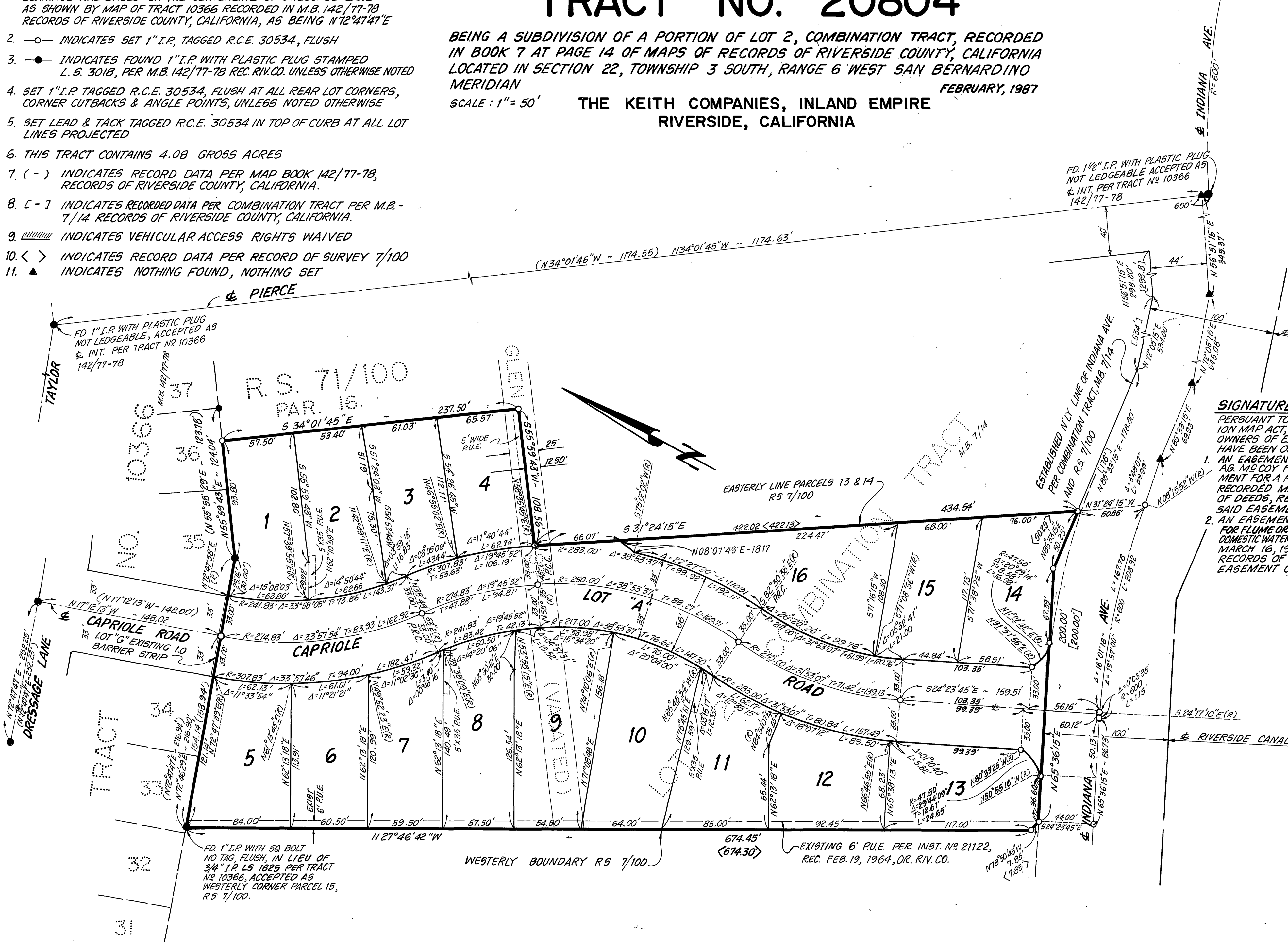
BEING A SUBDIVISION OF A PORTION OF LOT 2, COMBINATION TRACT, RECORDED IN BOOK 7 AT PAGE 14 OF MAPS OF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LOCATED IN SECTION 22, TOWNSHIP 3 SOUTH, RANGE 6 WEST SAN BERNARDINO MERIDIAN

FEBRUARY, 1987

SCALE: 1" = 50'

THE KEITH COMPANIES, INLAND EMPIRE
RIVERSIDE, CALIFORNIA

1. BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE CENTERLINE OF DRESSAGE LANE AS SHOWN BY MAP OF TRACT 10366 RECORDED IN M.B. 142/77-78 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS BEING N72°47'47"E
2. —○— INDICATES SET 1" I.P. TAGGED R.C.E. 30534, FLUSH
3. ● INDICATES FOUND 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, PER M.B. 142/77-78 REC. RIV.CO. UNLESS OTHERWISE NOTED
4. SET 1" I.P. TAGGED R.C.E. 30534, FLUSH AT ALL REAR LOT CORNERS, CORNER CUTBACKS & ANGLE POINTS, UNLESS NOTED OTHERWISE
5. SET LEAD & TACK TAGGED R.C.E. 30534 IN TOP OF CURB AT ALL LOT LINES PROJECTED
6. THIS TRACT CONTAINS 4.08 GROSS ACRES
7. (-) INDICATES RECORD DATA PER MAP BOOK 142/77-78, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
8. [-] INDICATES RECORDED DATA PER COMBINATION TRACT PER M.B. 7/14 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
9.  INDICATES VEHICULAR ACCESS RIGHTS WAIVED
10. < > INDICATES RECORD DATA PER RECORD OF SURVEY 7/100
11. ▲ INDICATES NOTHING FOUND, NOTHING SET



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 EASEMENT GRANTED TO PEARL H. MCCOY & AG. MCCOY FOR ROAD PURPOSES, ALSO AN EASEMENT FOR A FLUME OR PIPELINE BY INSTRUMENT RECORDED MARCH 20, 1927 IN BOOK 708/101, OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIF. SAID EASEMENT CANNOT RIPEN INTO FEE.
2. AN EASEMENT GRANTED TO JOHN C. TRAVERS FOR FLUME OR PIPELINE, ALSO AN EASEMENT FOR A DOMESTIC WATER MAIN BY INSTRUMENT RECORDED MARCH 16, 1927 IN BOOK 708/258, OF DEEDS RECORDS OF RIVERSIDE COUNTY, CALIF. SAID EASEMENT CANNOT RIPEN INTO FEE.

M.B. 171/24

M.B. 171/24