

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 "K" 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 48 through 62 inclusive and Lot 107, on, over and across Cole Avenue adjoining said Lots, and all vehicular access rights appurtenant to Lots 62 through 75 inclusive, on, over and across Krameria Avenue adjoining said Lots, all 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 drainage facilities, the easements designated as "DRAINAGE EASEMENT". We further dedicate for the construction and maintenance of electrical energy distribution facilities, the easements designated as "E.P.U.E."

RICHMOND AMERICAN HOMES OF CALIFORNIA, INC. a Colorado corporation

6/12/87

N. C. Swain
President

FIRST AMERICAN TITLE INSURANCE COMPANY, a California Corporation, Trustee under Deed of Trust Rec. Dec 31, 1986 as instrument NO 339653 OR. Riv. Co., Calif.

John P. [Signature]
ASST. SEC.

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 6-22-87

David W. Hansen
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 Declaration of Dedication for slopes by deed recorded July 2, 1985 as Instrument No. 145288, Official Records of Riverside County, California.

(A) Indicates an easement for drainage facilities in favor of the City of Riverside by deed recorded 7-27-87 as Instrument No. 214383 Official Records of Riverside County, California.

(B) Indicates an easement for waterline and irrigation line facilities in favor of Western Municipal Water District by deed recorded 6/4/87 as Instrument No. 157817, Official Records of Riverside County, California.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 19958-3

BEING A SUBDIVISION OF PORTIONS OF BLOCKS 69 & 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.

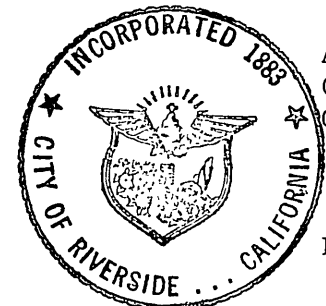
FEBRUARY 1986

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

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 19958-3 and the streets and easements are hereby accepted as public streets and easements, except Lots "J" and "K" which are hereby accepted as "Barrier Strips to deny access from adjoining private property to Lots "A" and "I", 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: JUNE 26, 1987

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 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

BARRY BECK R.C.E. 20900
City Engineer

By *Barry Beck*

RECORDER'S CERTIFICATE

Filed this 28th day of JULY 1987, at 11:00 A.M. in Book 171 of Maps at Pages 45-49 at the request of the City Clerk

No. 216583
Fee: \$1000

WILLIAM E. CONERLY, County Recorder
By *Barita Logan*, Deputy

Subdivision Guarantee:
FIRST AMERICAN TITLE INSURANCE 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

James F. Davidson, Jr.
L.S. 3018
EXP. 6-30-88

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 \$54,900.00.

Dated June 22, 1987

R. WAYNE WATTS
County Tax Collector

By *Beth A. Cusby*

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$54,900.00 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 20, 1987

GERALD A. MALONEY
Clerk of the Board of Supervisors

By *Maria Gross*
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 18, 1987

H. E. BREWER
City Treasurer

By *HE Brewer*
M.O. 87-9822

City Copy

171/46
M.B. 171/46

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 19958-3

BEING A SUBDIVISION OF PORTIONS OF BLOCKS 69 & 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 19th day of June, 1987, before me, Vickie Tharp, a Notary Public in and for said State, personally appeared Roderick W. Johnston (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst. Vice President, and JW Penn (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst Secretary of First American Title Insurance Company 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 9-6-88

Witness my hand and official seal



Vickie Tharp
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Orange) SS

On this 15th day of June, 1987, before me, _____, a Notary Public in and for said State, personally appeared Leon C. Swails (personally known to me) (proved to me on the basis of satisfactory evidence) to be the _____ President, and _____ (personally known to me) (proved to me on the basis of satisfactory evidence) to be the _____ Secretary of Richmond American Homes of California, Inc. a Colorado 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 Sept 16, 1989

Witness my hand and official seal.

Lisa Gutierrez
Notary Public in and for said State

M.B. 171/46

TRACT 19958-3

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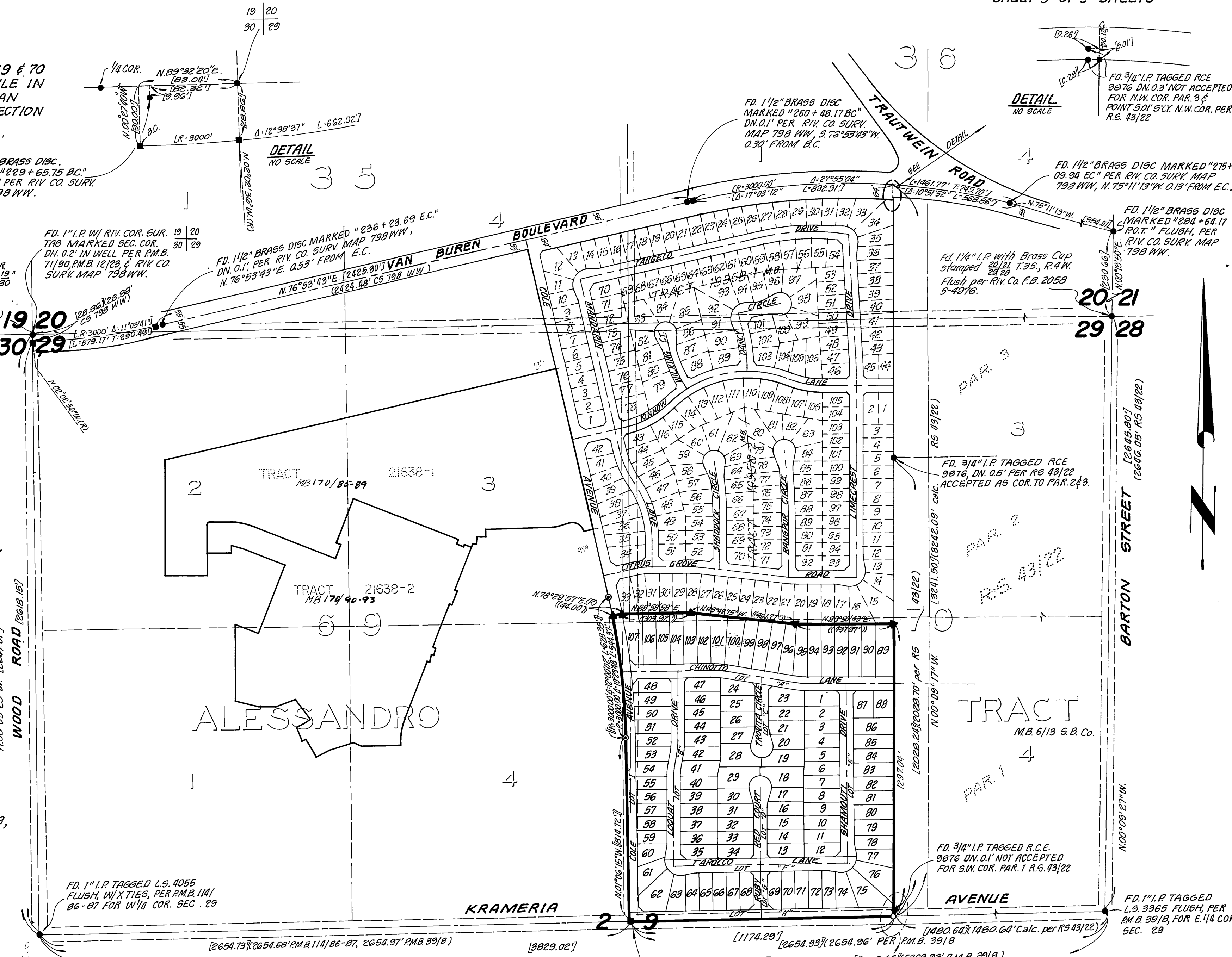
J. F. DAVIDSON ASSOCIATES, INC.
RIVERSIDE, CALIFORNIA

FD. 1 1/2" BRASS DISC MARKED "229 + 65.75 BC" DN. 0.2' PER RIV. CO. SURV. MAP 798 WW.

CITY COPY

171/47

M.B. 171/47



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 & Tr. 19958-2 M.B.170/72-76

■ 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 & Tr. 19958-2 M.B.170/72-76

▲ Indicates Fd. 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted per Tr. 19958-2 M.B. 170/72-76

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 & Tr. 19958-2 M.B.170/72-76

[~] Indicates Measured Data and Record Data per Tr. 19958-1 M.B.170/67-71 & Tr. 19958-2 M.B. 170/72-76

(~) Indicates Measured Data and Record Data per Tr. 19958-2 M.B.170/72-76

LLL Indicates Vehicular Access Rights Waived.

○ Indicates Set 1" I.P. with plastic plug stamped L.S. 3018, Flush, unless otherwise noted.

○ Indicates Fd. 1" I.P. with plastic plug stamped L.S. 3018, Flush per Tr. 21638-2 M.B.170/72-76

[~] Indicates Measured Data and Record Data per Tr. 21638-2 M.B.170/76-93

This Tract contains 36.38 Acres.

FD. 1" I.P. TAGGED L.S. 4055 FLUSH, W/XTIES, PER P.M.B. 114/86-87 FOR W 1/4 COR. SEC. 29

FD. 2"x2" TAGGED L.S. 3599 FLUSH, PER P.M.B. 114/86-87, FOR CEN. SEC. 29, REPLACED W/ 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018, FLUSH PER TR. 19958-1 M.B. 170/67-71 & TR. 19958-2 M.B.170/72-76

DETAIL NO SCALE

P.M. 17749 P.M.B. 114/86-87

P.M. NO. 3703 P.M.B. 39/8

M.B. 171/47

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 19958-3

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

SCALE: 1"=60'

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 N89°59'45"E as shown by Parcel Map 17749 on file in Book 14 of Parcel Maps of 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 & Tr. 19958-2 M.B.170/72-76

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 & Tr. 19958-2 M.B.170/72-76

Indicates Fd. 1" I.P. with plastic plug stamped L.S.3018, Flush unless otherwise noted per Tr. 19958-2 M.B.170/72-76

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 & Tr. 19958-2 M.B.170/72-76

Indicates Measured Data and Record Data per Tr. 19958-1 M.B.170/67-71 & Tr. 19958-2 M.B.170/72-76

(--)) Indicates Measured Data and Record Data per Tr. 19958-2 M.B.170/72-76

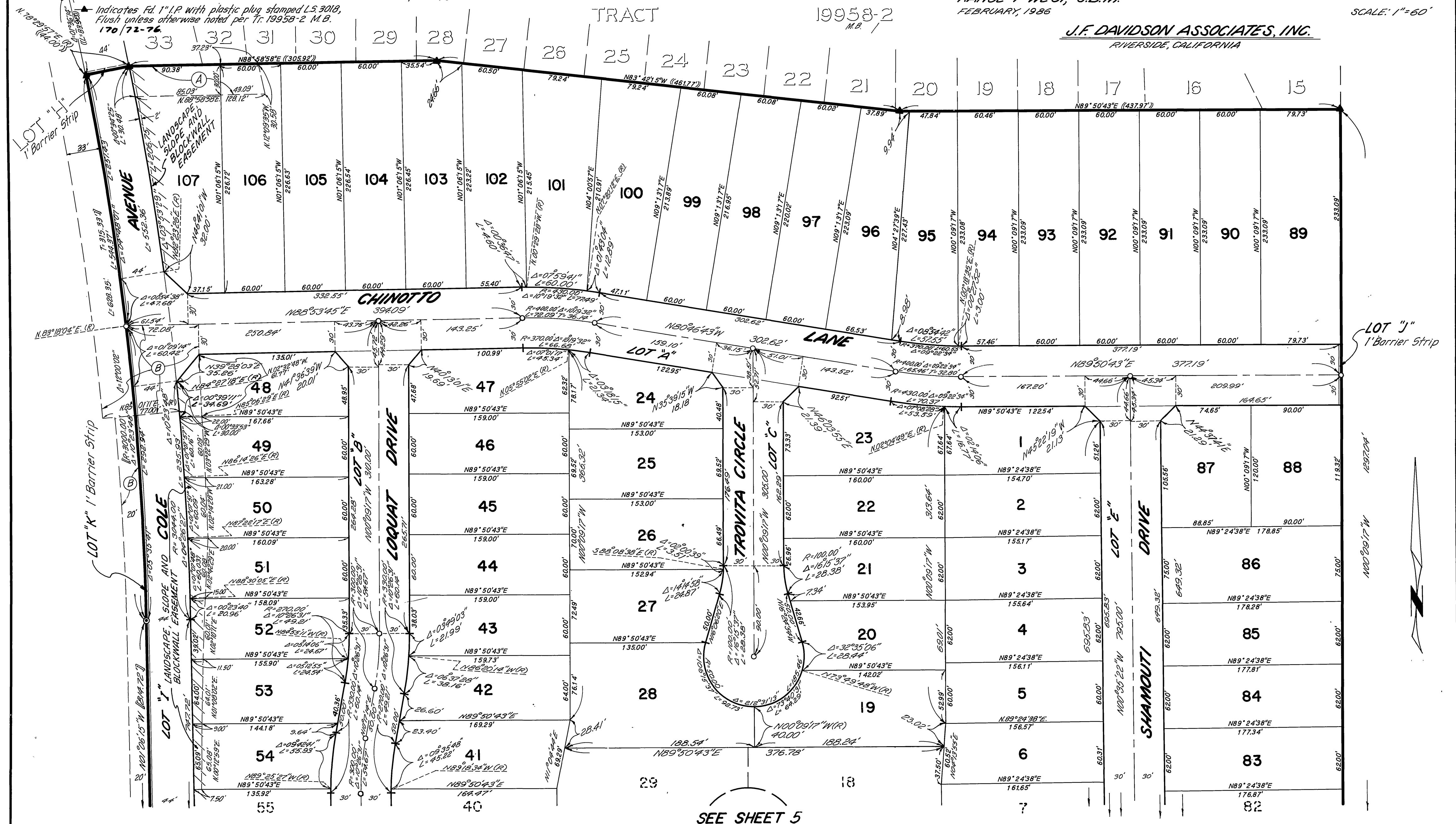
LLL Indicates Vehicular Access Rights Waived.

Indicates Set 1" I.P. with plastic plug stamped L.S.3018, Flush, unless otherwise noted.

Indicates Fd. 1" I.P. with plastic plug stamped L.S.3018, Flush per Tr. 21638-2 M.B.170/90-93

Indicates Measured Data and Record Data per Tr. 21638-2 M.B.170/90-93

This Tract contains 36.38 Acres.



M.B. 171/48

SEE SHEET 5

SURVEYOR'S NOTES

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- (~) Indicates Measured Data and Record Data per Tr. 19958-1 M.B.170/67-71 & Tr. 19958-2 M.B.170/72-76
- [~] Indicates Measured Data and Record Data per Tr. 19958-1 M.B.170/67-71 & Tr. 19958-2 M.B. 170/72-76
- ([~]) Indicates Measured Data and Record Data per Tr. 19958-2 M.B.170/72-76
- LLL Indicates Vehicular Access Rights Waived.
- Indicates Set 1" I.P. with plastic plug stamped L.S.3018, Flush, unless otherwise noted.
- Indicates Fd. 1" I.P. with plastic plug stamped L.S.3018, Flush per Tr. 21638-2 M.B.170/72-76.

(~) Indicates Measured Data and Record Data per Tr. 21638-2 M.B.170/96-93. This Tract contains 36.38 Acres.

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

SCALE: 1"=60'

