

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 "e" inclusive. We hereby dedicate for construction and maintenance of water facilities, the easement designated as "Waterline Easement." We further dedicate for construction and maintenance of electrical energy distribution facilities, the easements designated as "BLANKET P.U.E."

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 20329-1

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 6, T.3S., R.4W., S.B.M. FEBRUARY 1987

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

RECORDER'S CERTIFICATE

Filed this 14th day of September 19 87, at 12:00 P.M. in Book 173 of Maps at Pages 54-58 at the request of the City Clerk

No. 266021 Fee: \$14.00

WILLIAM E. CONERLY, County Recorder

By: Maria Kuntley, Deputy

Subdivision Guarantee FIRST AMERICAN TITLE INSURANCE COMPANY

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 \$4,500.00.

Dated August 27, 1987

R. WAYNE WATTS County Tax Collector

By: Dickie L. Mooneyham

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$4,500.00 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.

Date Sept. 11, 1987

GERALD A. MALONEY Clerk of the Board of Supervisors

CASH TAX BOND R. WAYNE WATTS County Tax Collector

By: Cheri Andellkovic, 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 Aug 14, 1987

H. E. BREWER City Treasurer

By: H.E. Brewer

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 January, 1987 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 enable the survey to be retraced. The survey is true and complete as shown.

Dated 7-31-87

James F. Davidson, Jr. L.S. 3018 LICENSED LAND SURVEYOR STATE OF CALIFORNIA No. 3018 Exp. 6-30-88

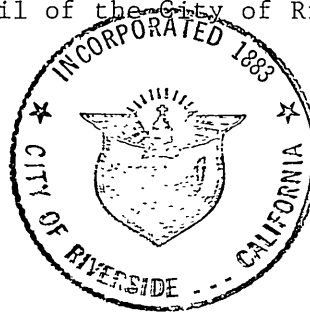
SOIL REPORT

A preliminary soil report was prepared on March 19, 1987, as required by the Health and Safety Code of California, Section 17953 by LEIGHTON AND ASSOCIATES, INC.

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 20329-1 and the streets and easements are hereby accepted as public streets and easements except Lots "E," "F," and "G" which are hereby accepted as 1' barrier strips to deny access from adjoining private property to Lots "B," "C" and "D," 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 8th day of September 19 87.



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

By: Alice A. Hare

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 utilities 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 SEPT 1, 1987

BILL D. CHARNAHAN 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 20329-1 which was approved by the Riverside City Council on October 7, 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 9/1/87

BARRY BECK R.C.E. 20900 City Engineer

By: Barry Beck

SIGNATURE OMISSION

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

An easement for pipelines in favor of Southern California Gas Company by deed recorded August 20, 1947 in Book 846, page 449, Official Records, Riverside County, California.

BEREN, a limited partnership By: BERGUM CONSTRUCTION COMPANY, a California corporation, General Partner

J.A. Bergum PRESIDENT Lucille Bergum SECRETARY

FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation as Trustee under Deed of Trust rec. November 7, 1977 as Inst. No. 222056 O.R. Riv. Co., Ca.

Hal Thomas Asst. Sec.

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, a California corporation, formerly TITLE INSURANCE AND TRUST COMPANY, a California corporation as Trustee under Deed of Trust rec. November 4, 1980 as Inst. No. 204992 and re-recorded October 27, 1981 as Inst. No. 201796 all being O.R. Riv. Co., Ca.

Steve Jones Asst. Sec.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT 20329-1

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

M.B. 173/55

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF Riverside ) SS

On this 10<sup>th</sup> day of August, 1987, before me, Vickie Tharp, a Notary Public in and for said State, personally appeared J. A. Bergum (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President, and Lucille Bergum (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Secretary, of Bergum Construction 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, said corporation being known to me to be a partner of Beren a limited partnership, the general partnership that executed the within instrument and acknowledged to me that such corporation executed the same as such general partner and that such general partnership executed the same.

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 Riverside ) SS

On this 10<sup>th</sup> day of August, 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 Hal Thomas (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst. Secretary of First American Title Insurance Company 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.

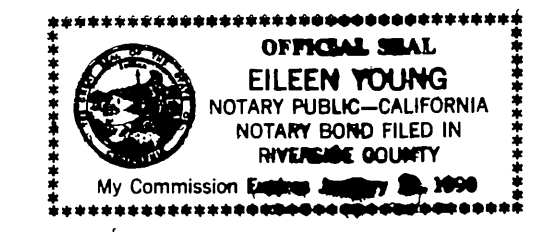
Vickie Tharp  
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) SS

On this 27<sup>th</sup> day of AUGUST, 1987, before me, EILEEN YOUNG, a Notary Public in and for said State, personally appeared STEVE JONES (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President, and Hal Thomas (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst. Secretary of TICOR TITLE INSURANCE COMPANY OF CALIF. 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 JAN. 15, 1990 Witness my hand and official seal.



Eileen Young  
Notary Public in and for said State

M.B. 173/55

# TRACT 20329-1

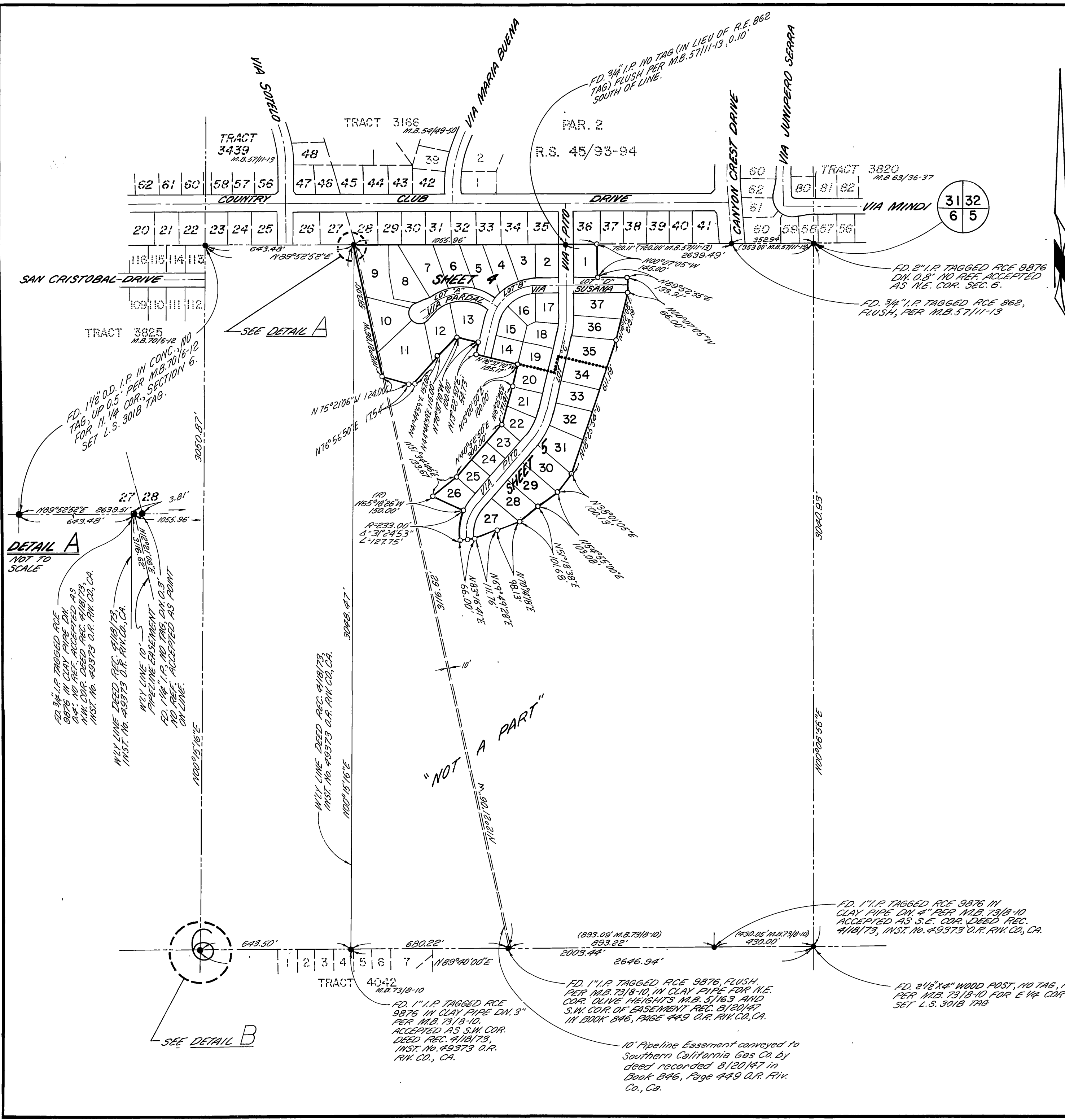
BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 6, T.3S., R.4W., S.B.M.

FEBRUARY 1987

SCALE: 1"=300'

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

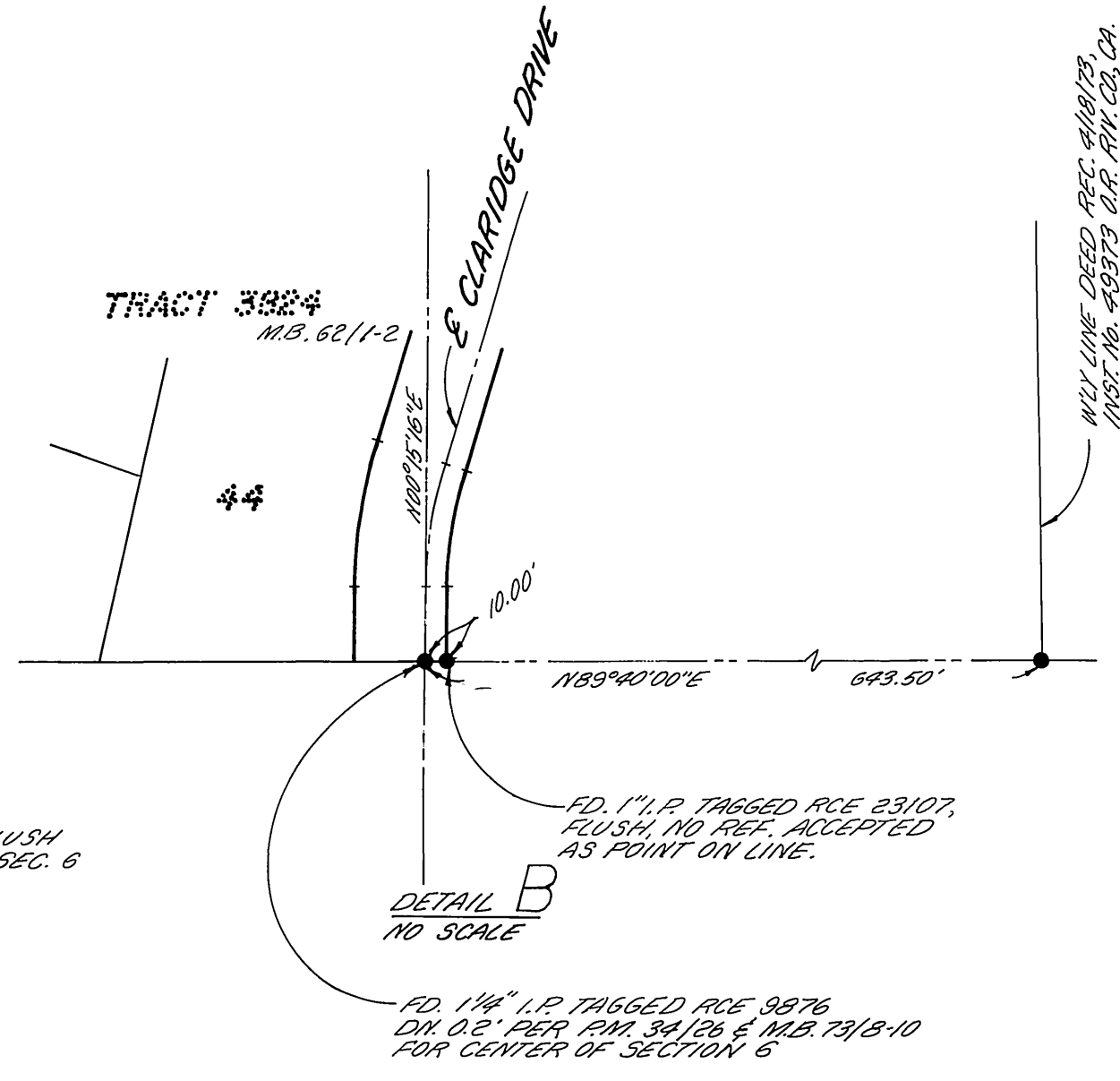
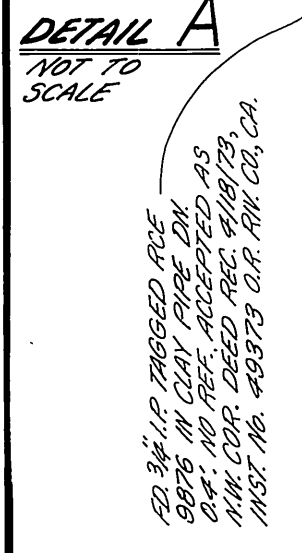
M.B. 173/56



### SURVEYOR'S NOTES

Bearings are based upon the southerly line of the N.E. 1/4 of Section 6, T.3S., R.4W., S.B.M. as being N.89°40'00"E as shown on Tract 4042 by map on file in Book 73 at Pages 8 through 10 thereof, records of Riverside County, Calif.

- Indicates Found Monuments as noted.
  - 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 at all rear lot corners and angle points in side lot lines, Flush 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 as noted.
- This Tract contains 19.27 Acres.



M.B. 173/56

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT 20329-1

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 6, T.3S., R.4W., S.B.M.

FEBRUARY 1987

SCALE: 1"=60'

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

### SURVEYOR'S NOTES

Bearings are based upon the southerly line of the N.E. 1/4 of Section 6, T.3S., R.4W., S.B.M. as being  $N189^{\circ}40'00''E$  as shown on Tract 4042 by map on file in Book 73 at Pages 8 through 10 thereof, records of Riverside County, California.

● Indicates Found Monuments as noted.

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

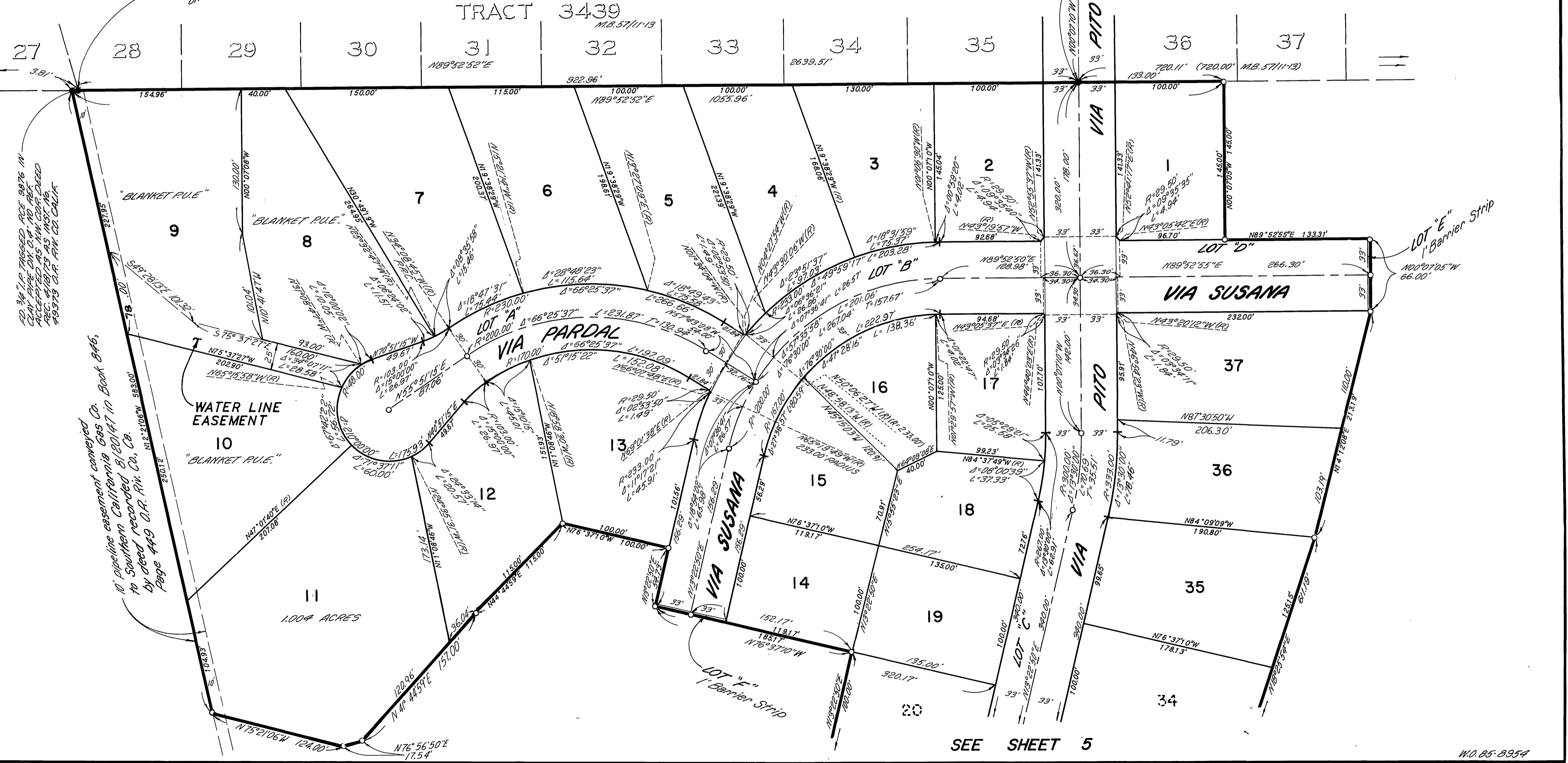
Set 1" I.P. with plastic plug stamped L.S. 3018 at all rear lot corners and angle points in side lot lines, Flush unless otherwise noted.

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

(---) Indicates Record Data as noted.

This Tract contains 19.272 Acres.

FD. 1 1/4" I.P. NO TAG,  
DN. 0.3" NO REF. POINT  
ACCEPTED AS POINT  
ON LINE.



SEE SHEET 5

W.D. 85-8954

M.B. 173/57

M.B. 173/57



# TRACT 20329-1

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 6, T.3S., R.4W., S.B.M.

FEBRUARY 1987

SCALE: 1"=60'

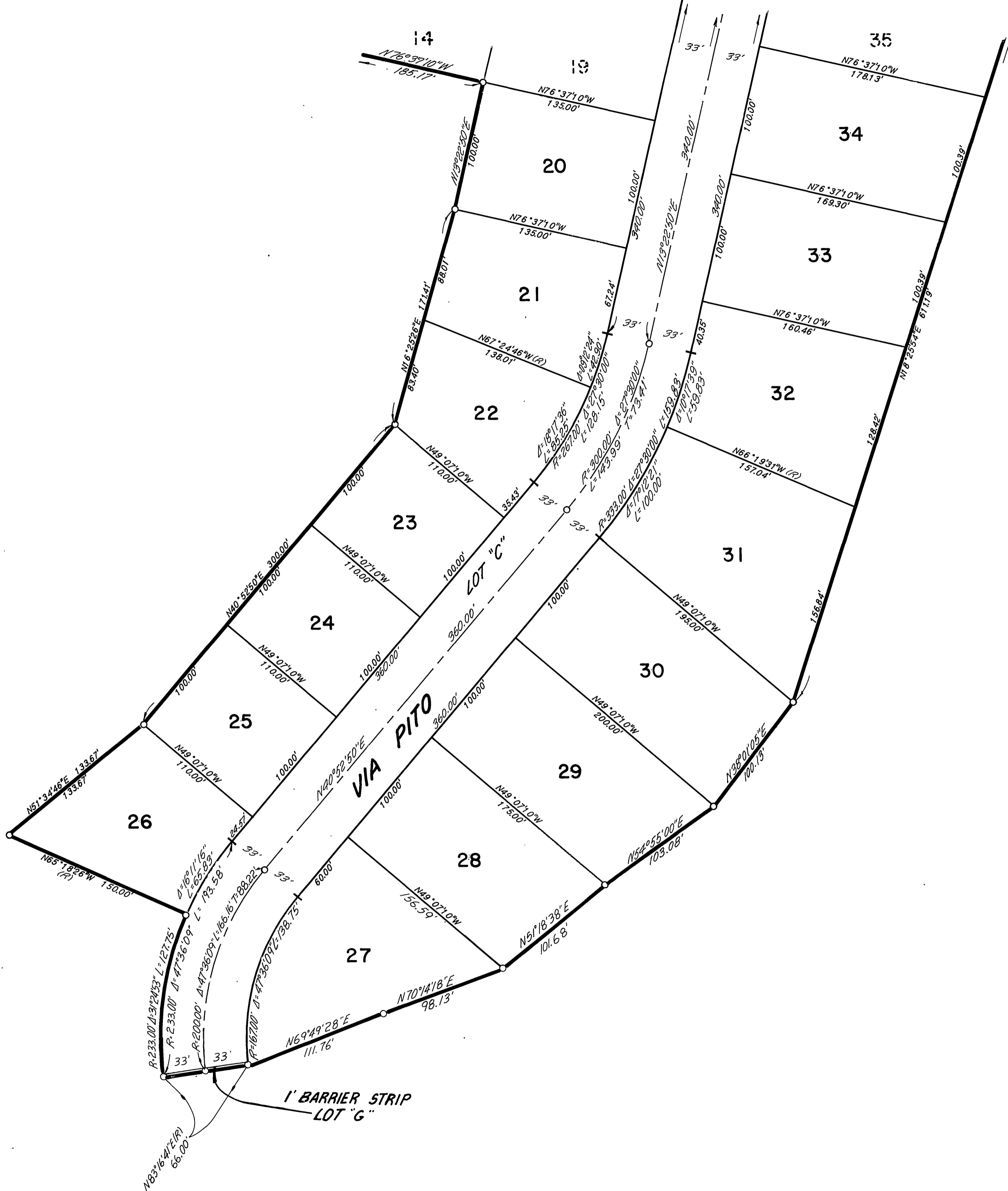
**J.F. DAVIDSON ASSOCIATES, INC.**  
RIVERSIDE, CALIFORNIA

### SURVEYOR'S NOTES

Bearings are based upon the southerly line of the NE 1/4 of Section 6, T.3S., R.4W., S.B.M. as being N.89°40'00"E. as shown on Tract 4042 by map on file in Book 73 at Pages 8 through 10 thereof, records of Riverside County, Calif.

- Indicates Found Monuments as noted.
  - Indicates Set 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted.
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  - (~) Indicates Record Data as noted.
- This Tract contains 19.272 Acres.

SEE SHEET 4



M.B. 173/58

M.B. 173/58