

175/43  
City Copy

# IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA TRACT NO. 22362

BEING A SUBDIVISION OF A PORTION OF LOT 10, BLOCK 11 OF CHARDONVILLE HEIGHTS, AS PER MAP ON FILE IN BOOK 12, PAGES 11, 12 AND 13 OF MAPS, AND A PORTION OF PARCEL 2, PARCEL MAP No. 16237 AS FILED IN BOOK 93, PAGES 1 AND 2 OF PARCEL MAPS, BOTH RECORDS, RIVERSIDE COUNTY, CALIFORNIA. (LOCATED IN SECTION 2, T. 3.5., R. 6. W.)

PRECISION ENGINEERING  
CHINO, CA.

APRIL, 1987

SHEET 1 OF 3 SHEETS

FILED ON OCT. 30 1987  
AT 2:00 P.M.  
WILLIAM E. CONERLY  
COUNTY RECORDER  
By Santa Rogan  
FEE \$10.00  
No. 313899  
IN BOOK 175 AT PAGES  
43-45 AT THE REQUEST OF  
THE CITY CLERK.  
SUB. 6722 STEWART TIRE CO.

### 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 LIKE WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "BANKET P.U.E." AND "S" RULE.

Gary G. Grebbien  
GARY G. GREBBIEN

Markin E. Grebbien  
MARKIN E. GREBBIEN

EL CAMINO BANK, A CALIFORNIA CORPORATION, AS TRUSTEE,  
DEED OF TRUST RECORDED AUGUST 7, 1987, AS INSTRUMENT No. 228942

By: Robert J. Perlick  
Robert J. Perlick, Sr. Vice President

By: Pauline Omae  
Pauline Omae, Vice President

STATE OF CALIFORNIA } S.S.  
COUNTY OF ORANGE }  
ON THIS 27<sup>th</sup> DAY OF August 1987, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Gary G. Grebbien and Markin E. Grebbien PERSONALLY KNOWN TO ME AND/OR REFERRED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

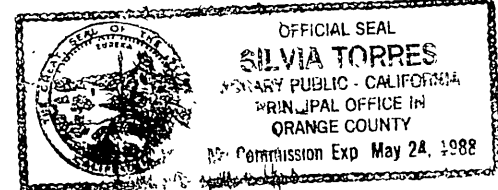
MY COMMISSION EXPIRES 3/26/91 WITNESS MY HAND AND OFFICIAL SEAL

Shirley Gredler  
NOTARY PUBLIC IN AND FOR SAID STATE

STATE OF CALIFORNIA } S.S.  
COUNTY OF ORANGE }  
ON THIS 20<sup>th</sup> DAY OF August 1987, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED, Robert J. Perlick and Pauline Omae PERSONALLY KNOWN TO ME AND/OR REFERRED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS Sr. Vice President and Vice President of El Camino Bank 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 SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 5/21/88 WITNESS MY HAND AND OFFICIAL SEAL

Silvia J. Janda  
NOTARY PUBLIC IN AND FOR SAID STATE



UTILITIES EASEMENT CERTIFICATE  
THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENT HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP

- CITY OF RIVERSIDE ... SUCCESSOR OF A RIGHT OF WAY OVER SAID LAND FOR PIPES, POLES, CONDUITS, PIPELINES AND INCIDENTAL PURPOSES, AS GRANTED TO TWIN BUTTES WATER COMPANY, BY DEED RECORDED AUGUST 11, 1979 IN BOOK 528, PAGE 101, OF DEEDS AND DOMESTIC WATER COMPANY, A CORPORATION, BY DEED RECORDED IN BOOK 402, PAGE 88, OF DEEDS.

DATED OCT 23, 87

Bill D. Caruahan  
DIRECTOR OF PUBLIC UTILITIES  
Pieter P. Witzfeld

SIGNATURE OMISSIONS  
PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDER HAS BEEN OMITTED SINCE THEIR INTEREST CANNOT BE RUN INTO FEE.

- AN EASEMENT FOR POLE LINES, PIPELINES, DRAINAGE CANALS, DITCHES, FLUMES, AN INCIDENTAL PURPOSES, AS RESERVED BY SECURITY FIRST NATIONAL BANK OF LOS ANGELES, IN DEED RECORDED OCTOBER 24, 1979 IN BOOK 928 PAGE 573 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID EASEMENT CANNOT BE LOCATED OR DELETED FROM THE PUBLIC RECORDS.

### SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 13<sup>TH</sup> DAY OF MARCH, 1987, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY AAKO GEOTECHNICAL ENGINEERING CONSULTANTS INC.

### TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \_\_\_\_\_ 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 \_\_\_\_\_, 1987

Herald A. Maloney  
CLERK OF THE BOARD OF SUPERVISORS

BY \_\_\_\_\_

### ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF THREE (3) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING MARCH, 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 Sept. 22, 1987

John M. Garcia  
JOHN M. GARCIA P.E. 25570  
EXP. 12/31/89

### CITY ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAPS THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT No. 22362, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON FEB. 19, 1987, AND ANY APPROVED ALTEARATIONS 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 SEWER AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINAGE, 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: October 23, 1987

BY: Barry Beck  
CITY ENGINEER P.C.E. 20900

### CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF THREE SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT No. 22362, AND THE EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC EASEMENTS AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERE TO AS CITY CLERK OF RIVERSIDE, STATE OF CALIFORNIA AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERE TO. I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 27<sup>th</sup> DAY OF Oct. 1987



Alice A. Hare  
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare

### 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: OCT 22, 1987

Bill D. Caruahan  
DIRECTOR OF PUBLIC UTILITIES  
BY: Pieter P. Witzfeld

### 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: Sept. 24, 1987

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

### POTENTIAL LIQUEFACTION

ALL OR A PORTION OF THE PROPERTY INCLUDED WITHIN THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO LIQUEFACTION SHOULD GROUND SHAKING OCCUR. TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT A GEOLOGICAL INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMIT.

### 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 ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \_\_\_\_\_

DATED 10-20, 1987

E. WAYNE WATTS  
COUNTY TAX COLLECTOR

Deanna Worthington  
DEPUTY

# TRACT NO. 22362

BEING A SUBDIVISION OF LOT 10, BLOCK 11 OF CHADBOURNE HEIGHTS, AS PER MAP ON FILE IN BOOK 12, PAGES 11, 12 AND 13 OF MAPS, AND PART OF PARCEL 2 OF PARCEL MAP NO. 16237 AS FILED IN BOOK 93, PAGES 1 AND 2 OF PARCEL MAPS, BOTH RECORDED, RIVERSIDE COUNTY, CALIFORNIA (LOCATED IN SECTION 2, T.35, R.6W.) PRECISION ENGINEERING CHINO, CA. APRIL, 1987

CITY COPY

FD. P.K. NAIL W/ RIV. CITY TAG, FLUSH PER P.M.B. 59/92.

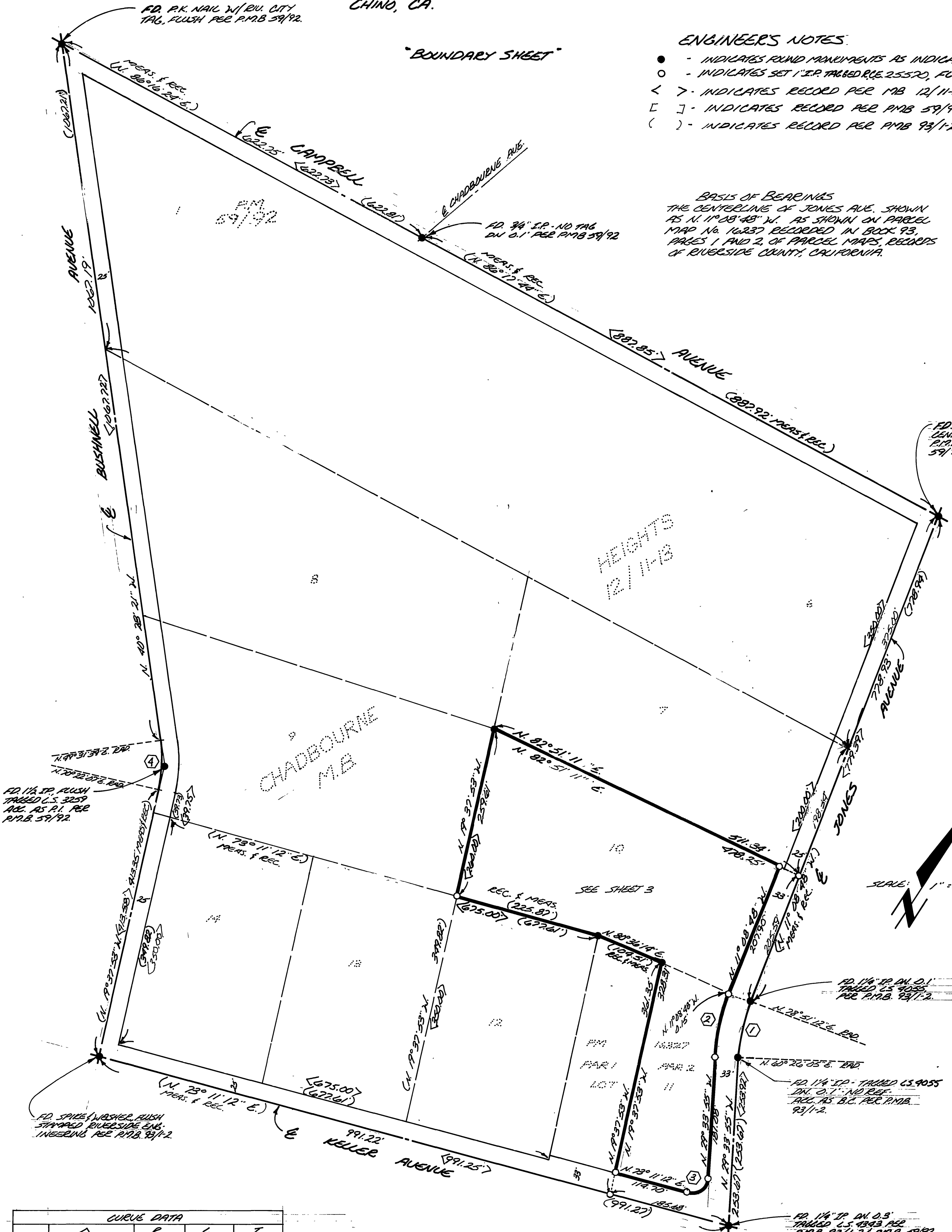
"BOUNDARY SHEET"

### ENGINEER'S NOTES:

- - INDICATES ROUND MANUMENTS AS INDICATED
- - INDICATES SET 1" I.P. TAGGED R.O.E. 25570, FLUSH
- < > - INDICATES RECORD PER MB 12/11-13
- [ ] - INDICATES RECORD PER P.M.B. 59/92
- ( ) - INDICATES RECORD PER P.M.B. 93/1-2

BASIS OF BEARINGS THE CENTERLINE OF JONES AVE. SHOWN AS N. 17° 28' 48" W. AS SHOWN ON PARCEL MAP NO. 16237 RECORDED IN BOOK 93, PAGES 1 AND 2, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

FD. 2" I.P. NAIL IN CENTER DN 0.2" PER P.M.B. 93/1-2, P.M.B. 59/92.



CURVE DATA				
	Δ	R	C	T
1	18° 25' 07"	320.00	96.44	49.64
2	18° 25' 07"	333.00	102.05	53.99
3	102° 45' 07"	25.00	44.83	31.29
4	20° 50' 28"	200.00	72.25	36.28

# TRACT NO. 22362

BEING A SUBDIVISION OF <sup>PORTION</sup> LOT 10, BLOCK 11 OF CHADBOURNE HEIGHTS, AS PER MAP ON FILE IN BOOK 12, PAGE 11, 12, AND 13 OF MAPS, AND PORTION PARCEL 2 OF PARCEL MAP No. 16237 AS FILED IN BOOK 93, PAGES 1 AND 2 OF PARCEL MAPS, BOTH RECORDS, RIVERSIDE COUNTY, CALIFORNIA (LOCATED IN SECTION 2, T.3.S., R.6.W.1.)

PRECISION ENGINEERING  
CHINO, CA.

APRIL, 1987

### ENGINEER'S NOTES

- - INDICATES FOUND MONUMENTS AS INDICATED
- - INDICATES SET 1" I.P. TAGGED R.C.E. 25570 FLUSH.
- SET 1" I.P. TAGGED R.C.E. 25570 FLUSH AT ALL BEAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED
- SET NAIL AND TAG, R.C.E. 25570 IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES, UNLESS OTHERWISE NOTED.

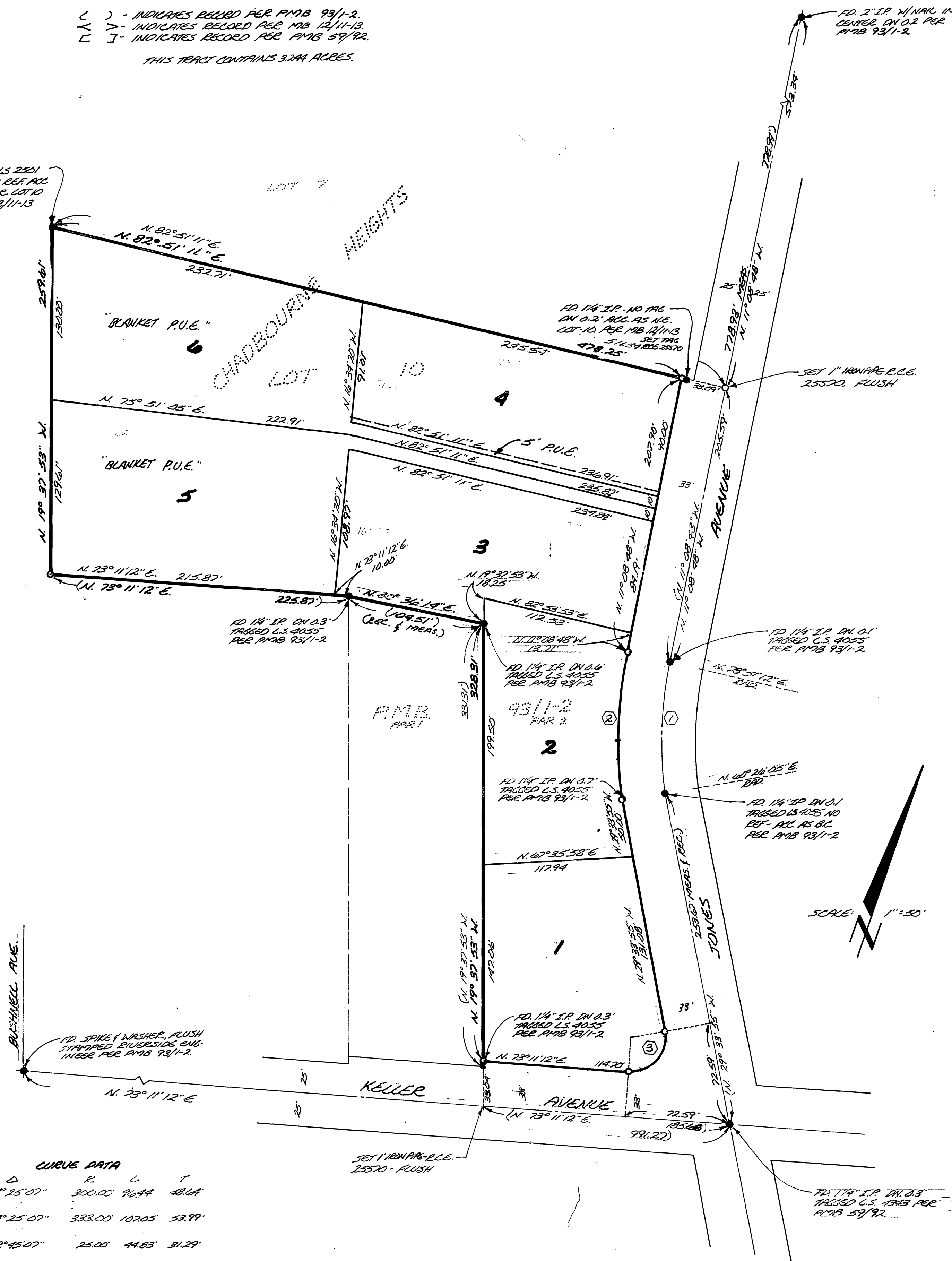
### BASIS OF BEARINGS

THE CENTERLINE OF JONES AVE. SHOWN AS N. 11° 08' 48" W. AS SHOWN ON PARCEL MAP No. 16237 RECORDED IN BOOK 93, PAGES 1 AND 2, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

- ( ) - INDICATES RECORD PER P.M.B. 93/1-2.
- > - INDICATES RECORD PER M.B. 12/11-13.
- [ ] - INDICATES RECORD PER P.M.B. 59/92.

THIS TRACT CONTAINS 3.244 ACRES.

FD. 1" I.P. IS 2861  
UP 0.1" NO REF. ACC.  
AS NW COR. LOT 10  
PER M.B. 12/11-13



**CURVE DATA**

Δ	R	L	T
①	18° 25' 07"	300.00	92.84 48.64
②	18° 25' 07"	333.00	107.05 53.99
③	102° 45' 07"	25.00	44.83 31.29