

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 21979

BEING A SUBDIVISION OF A PORTION OF LOT 8, BLOCK 12 OF THE RESUBDIVISION OF LANDS OF J.F. MOULTON AND H.B. FRAED AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 49 AND 50 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LOCATED IN SECTION 24, T. 3 S., R. 6 W. OF RANCHO EL SOBRANTE DE SAN JACINTO.

OCTOBER, 1987

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

RECORDER'S CERTIFICATE

Filed this 2nd day of NOVEMBER 1987 at 2:00 P.M. in Book 175 of Maps at Pages 46 + 47 at the request of the CITY CLERK No. 315497 Fee: \$900 WILLIAM E. CONERLY County Recorder BY: Santa Ragan, Deputy Subdivision Guarantee: CHICAGO TITLE

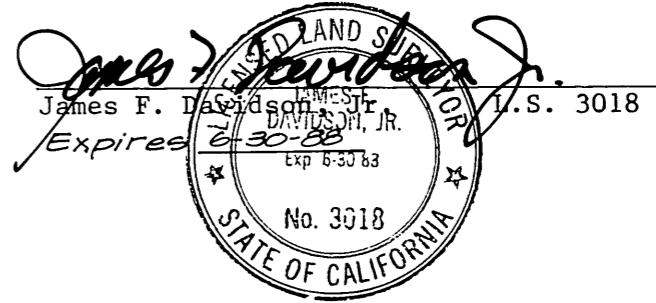
OWNER'S CERTIFICATE

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 "D" 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 1 and 2 on, over and across Victoria Avenue, adjoining said Lots as shown on the annexed map. We also hereby dedicate for construction and maintenance of sanitary sewer facilities the easement designated as "20' Sewer Easement."

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of two (2) sheets correctly represents a survey made under my supervision during September, 1986 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 8-6-87



GDC/KE - RIVERSIDE, A General Partnership

By: Keusder Enterprises, A California Corporation, as General Partner

Signatures of W. Keusder, President and W. Wes Keusder, Assistant Secretary

By: Glenfed Development Ventures Corp., A California Corporation, as General Partner

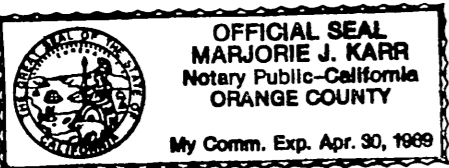
Signatures of John E. Jopson and Marguerite Hanson

State of California) s.s. County of ORANGE

On Aug 13, 1987, before me, MARJORIE J. KARR, A Notary Public in and for said State, personally appeared W. KEUSDER and WES KEUSDER, personally known to me/proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument as the President and Asst Secretary of KEUSDER ENTERPRISES, the corporation that executed the within instrument and personally known to me/proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument on behalf of said corporation, said corporation being one of the partners of GDC/KE-RIVERSIDE, the partnership that executed the within instrument, and acknowledged to me that said corporation executed the same as said partner and that said partnership executed the same.

Witness my hand and official seal.

My commission expires 4/30/89



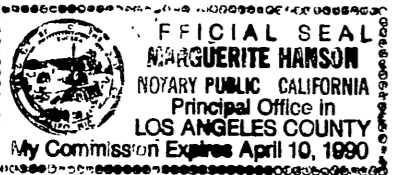
Signature of Marjorie J. Karr

State of California) s.s. County of LOS ANGELES

On AUGUST 28, 1987, before me, MARGUERITE HANSON, A Notary Public in and for said State, personally appeared JOHN E. JOYSON and CAROL P. ZIMRING, personally known to me/proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument as the Sr. Vice President and Asst. Secretary of GLENFED DEVELOPMENT CORP, the corporation that executed the within instrument and personally known to me/proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument on behalf of said corporation, said corporation being one of the partners of GDC/KE-RIVERSIDE, the partnership that executed the within instrument, and acknowledged to me that said corporation executed the same as said partner and that said partnership executed the same.

Witness my hand and official seal.

My commission expires APRIL 10, 1990



Signature of Marguerite Hanson

SIGNATURE OMISSIONS

Pursuant to Section 66436 of the Subdivision Map Act of the State of California, the signatures of the following easement holders have been omitted since their interest cannot ripen into a fee.

- 1. An easement reserved for all purposes appertaining to irrigation and domestic water ditches, pipes, flumes, and apparatus in favor of John Fletcher Moulton, May Fletcher Moulton and Herbert Eulaley Fraed by deed recorded June 25, 1906 in Book 210, Page 309 of Deeds, Records of Riverside County, California. The location not being disclosed by the records.
2. An easement for irrigation facilities in favor of the Gage Canal Company by deed recorded July 23, 1987 as instrument No. 212078, Official Records of Riverside County, California.

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 OCT 20, 1987

BILL D. CARNAHAN Director of Public Utilities

Signature of Dieter P. Wirtzfeld

SOIL REPORT

A preliminary soil report was prepared on DECEMBER 10, 1986 as required by the Health and Safety Code of California, Section 17953 by AMAGON GEOTECHNICAL CONSULTANTS, INC.

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 21979 which was approved by the Riverside City Planning Commission on September 18, 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 10/21/87

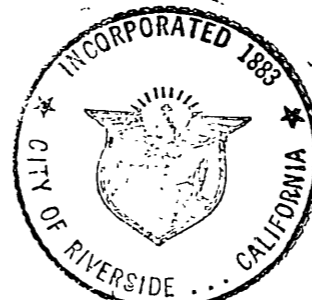
BARRY BECK R.C.E. 20900 City Engineer

Signature of Barry Beck

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of two sheets be, and the same is hereby accepted as the final map of Tract 21979 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 27th day of October, 1987.



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

Signature of Alice A. Hare

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 Sept 4, 1987

H.E. Brewer City Treasurer

Signature of H.E. Brewer

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 of 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 \$.

Dated October 19, 1987

R. WAYNE WAITS County Tax Collector

Signature of Dickie L. Mooneyham

TAX BOND CERTIFICATE

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, 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

GERALD A. MALONEY Clerk of the Board of Supervisors

BY

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 21979

BEING A SUBDIVISION OF A PORTION OF LOT 8, BLOCK 12 OF THE RESUBDIVISION OF LANDS OF J.F. MOULTON AND H.B. PRAED AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 40 AND 50 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LOCATED IN SECTION 24, T. 35, R. 2W. OF RANCHO EL SOBRANTE DE SAN JACINTO.

OCTOBER, 1986

SCALE: 1"=60'

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

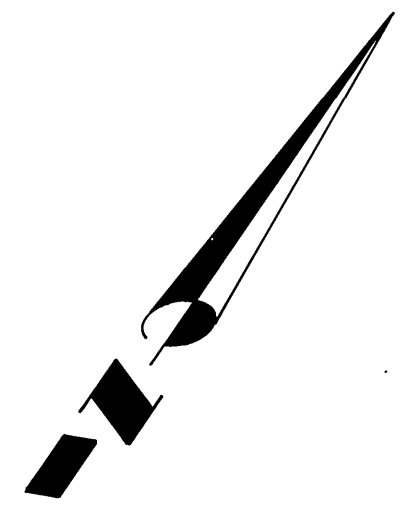
POTENTIAL LIQUEFACTION

"ALL OF 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 GEOLOGIC INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMIT."

SURVEYOR'S NOTES:

- 1. BEARINGS ARE BASED ON THE CENTERLINE OF VICTORIA AVENUE AS BEING N 55°35'00"E AS SHOWN ON MAP OF TRACT 15555 IN BOOKS 153 OF MAPS AT PAGES 15-17, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. INDICATES FOUND MONUMENT AS NOTED
3. INDICATES SET 1" IRON PIPE WITH PLASTIC FLUG STAMPED L.S. 3018, FLUSH.
4. SET NAIL AND L.S. 3018 TAG IN CURB AT PROLONGATION OF SIDE LOT LINES IN LIEU OF FRONT LOT CORNERS.
5. INDICATES RECORD AND MEASURED DATA PER MB 153/15-17, RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED.
6. THIS TRACT CONTAINS 6.35 ACRES GROSS.
7. INDICATES VEHICULAR ACCESS RIGHTS RESTRICTED.
8. SET 1" IRON PIPE WITH PLASTIC FLUG STAMPED L.S. 3018, FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES.

CITY COPY



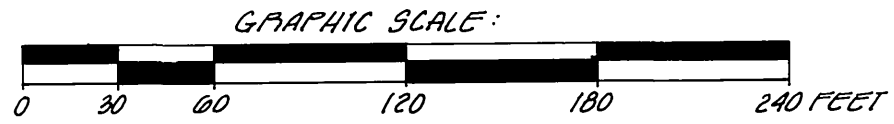
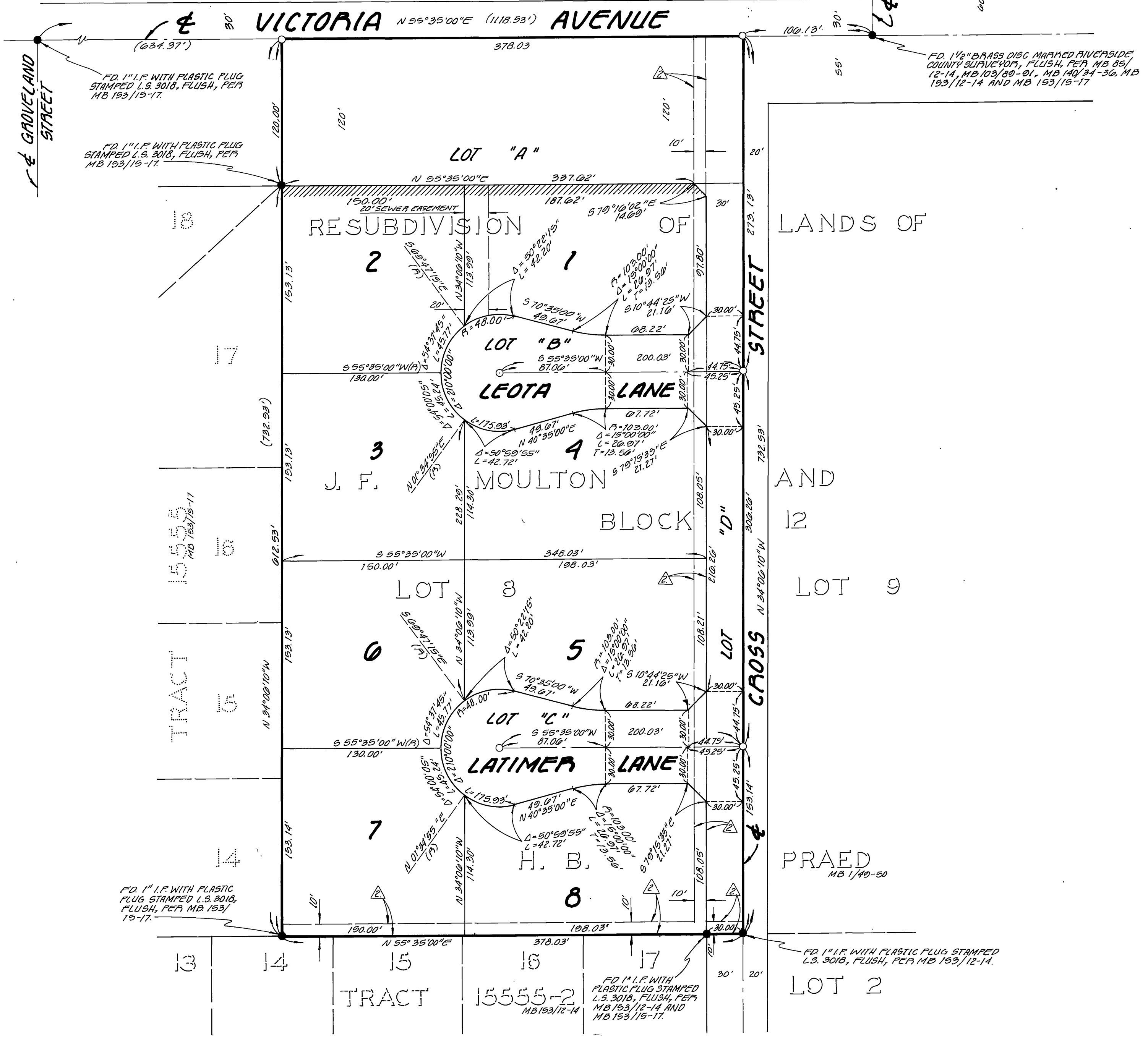
R. S. 6 / 32

LOT 4

LOT 3

TRACT NO. 4915 MB 85/12-14

CROSS ST.



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