

TRACT NO. 22019

BEING A SUBDIVISION OF LOTS 2 AND 9 IN BLOCK 12 OF THE RESUBDIVISION OF LANDS OF J.F. MOULTON AND H.B. FRAED, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGES 49 AND 50 OF MAPS AND LOT 2A IN BLOCK 12 OF MAPS OF J.F. MOULTON AND H.B. FRAED, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 13-14 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 24, T. 33, R. 6W, AND SECTION 19, T. 33, R. 5W, OF RANCHO EL SOBRANTE DE SAN JACINTO.

MARCH 1987
J.F. DAVIDSON ASSOCIATES, INC.
RIVERSIDE, CA.

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. 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, 6 and 7 on, over and across Victoria Avenue, adjoining said Lots as shown on the annexed map. We also hereby dedicate to public use the Easements shown as "Sewer Easement", "Water Easement" and "Drainage Easement".

GDC/KE - RIVERSIDE, A General Partnership

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

W. Keusder W. Keusder, President
W. Wes Keusder W. Wes Keusder, Assistant Secretary

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

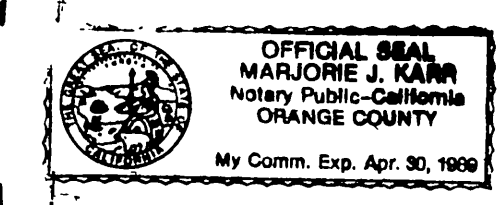
John J. Jensen
Carol P. Zimring

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 W. 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 7/30/89.



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 J. JENSEN 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

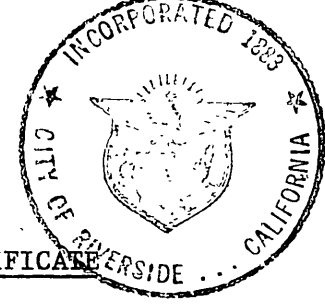


Marguerite Hanson

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 22019 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, 19 87.



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

BY 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

BY H.E. Brewer

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

BY Dieter P. Wintzfeld

SOIL REPORT

A preliminary soil report was prepared on DECEMBER 10, 1987 as required by the Health and Safety Code of California, Section 17953 by APRAGON GEOTECHNICAL CONSULTANTS, INC.

SIGNATURE OMISSIONS

Pursuant to Section 66430 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 for water pipes, ditches, flumes, conduits, and ingress and egress in favor of the San Jacinto Land Company, Ltd. by deed recorded November 10, 1944 in Book 648, Page 443 of Official 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, 1957 as instrument No. 212070, Official Records of Riverside County, California.

RECORDER'S CERTIFICATE

Filed this 2nd day of NOVEMBER 19 87, at 2:00 P.M. in Book 175 of Maps at Pages 48-50 at the request of the CITY CLERK.

No. 315499
Fee: \$1000

WILLIAM E. CONERLY County Recorder

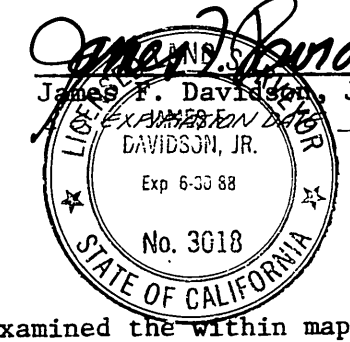
BY: Santa Rogan, Deputy

Subdivision Guarantee: CHICAGO TITLE

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of THREE (3) 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



James T. Davidson, Jr. L.S. 3018
Exp. 6-30-88

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 22019 which was approved by the Riverside City Planning Commission on OCTOBER 9, 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, M.C.E. 20000
City Engineer

BY Barry Beck

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 WATTS
County Tax Collector

BY Richard L. Moonahan

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 _____

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BEING A SUBDIVISION OF LOTS 2 AND 9 IN BLOCK 12 OF THE RESUBDIVISION OF LANDS OF U.F. MOUTON AND H.B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGES 49 AND 50 OF MAPS AND LOT 2A IN BLOCK 12 OF MAPS OF U.F. MOUTON AND H.B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 13-14 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 24, T. 35, R. 6 W. AND SECTION 19, T. 35, R. 5 W. OF RANCHO EL SOBRANTE DE SAN JACINTO.

MARCH 1987

SCALE: 1"=200'

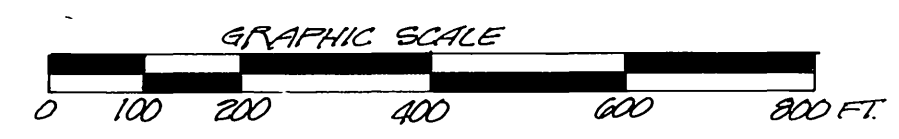
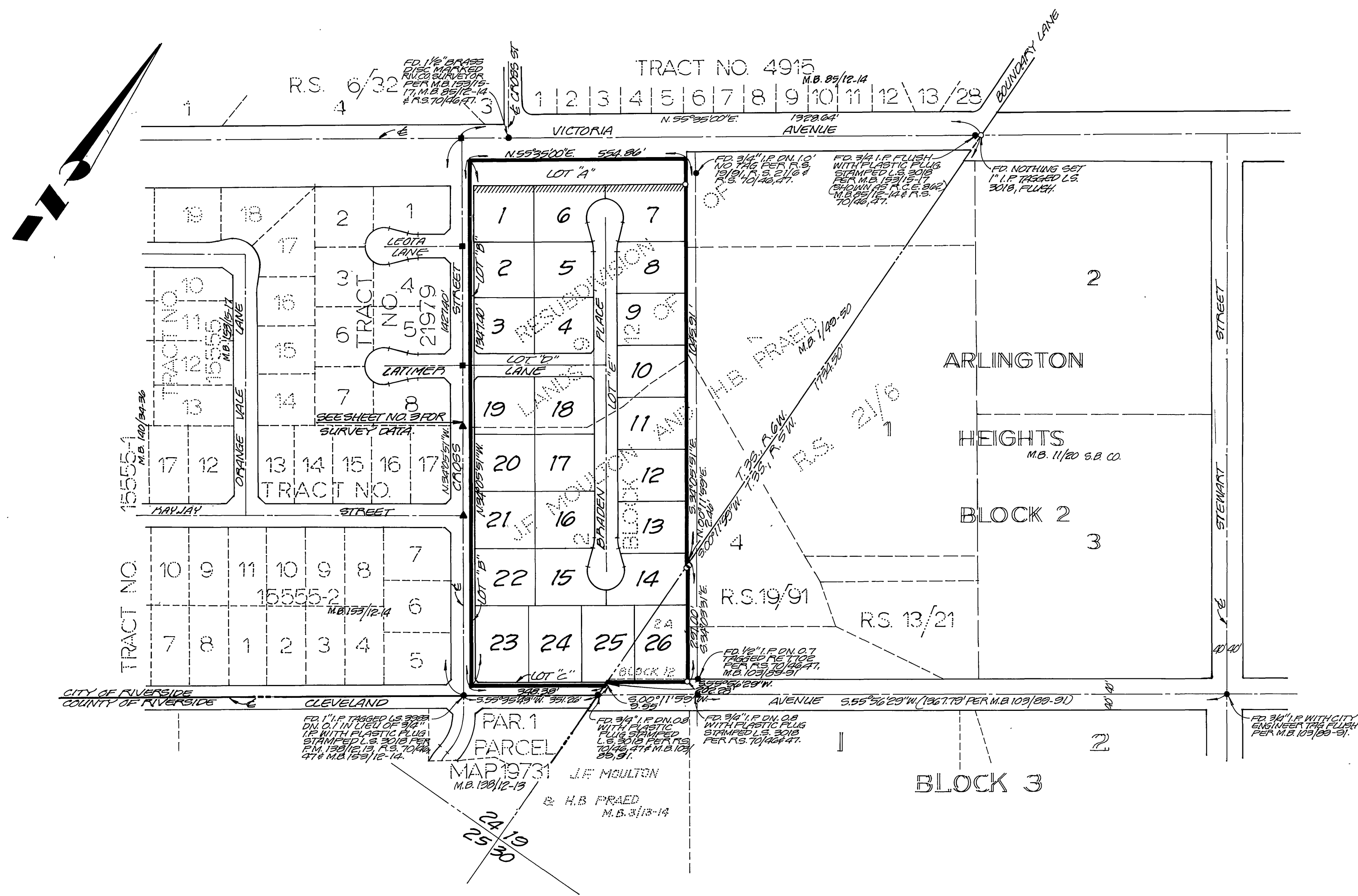
U.F. DAVIDSON ASSOCIATES, INC.
RIVERSIDE, CA

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 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 BOOK 153 OF MAPS AT PAGES 15-17, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENT AS NOTED.
3. ■ INDICATES FOUND 1" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH PER TRACT 21979, M.B. 153/12-14, UNLESS OTHERWISE NOTED.
4. ▲ INDICATES FOUND 1" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH PER TRACT 15555-2, M.B. 153/12-14, UNLESS OTHERWISE NOTED.
5. ○ INDICATES SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 3018 FLUSH.
6. SET NAIL AND L.S. 3018 TAG IN CURB AT PROLONGATION OF SIDE LOT LINES IN LIEU OF FRONT LOT CORNERS.
7. () INDICATES RECORD DATA AS NOTED.
8. THIS TRACT CONTAINS 17.13 ACRES GROSS.
9. ||||| INDICATES VEHICULAR ACCESS RIGHTS RESTRICTED.
10. SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES.
11. [] INDICATES RECORD DATA PER M.B. 153/12-14 AND OR M.B. 125/46+47



W.O. 87-9472 (S)

M.B. 175/49

M.B. 175/49

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 22019

BEING A SUBDIVISION OF LOTS 2 AND 9 IN BLOCK 12 OF THE RESUBDIVISION OF LANDS OF J.F. MOULTON AND H.B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGES 29 AND 30 OF MAPS AND LOT 2A IN BLOCK 12 OF MAPS OF J.F. MOULTON AND H.B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGES 13-14 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 24, T. 33, R. 6W. AND SECTION 19, T. 33, R. 5W. OF RANCHO EL SOBRANTE DE SAN JUANITO, MARCH 1987.

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

SCALE: 1"=80'

CURVE DATA				
NO.	R	Δ	L	T
1	103.00'	15°00'00"	26.26'	13.56'
2	39.50'	32°01'25"	22.08'	11.34'
3	39.50'	26°35'09"	15.54'	7.92'
4	39.50'	31°42'59"	21.87'	11.22'

SURVEYOR'S NOTES

- BEARINGS ARE BASED ON THE CENTERLINE OF VICTORIA AVENUE AS BEING N. 55° 35' 00" E. AS SHOWN ON MAP OF TRACT 15555-2 IN BOOK 123 OF MAPS AT PAGES 15-17 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES FOUND 1" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 3018 FLUSH PER TRACT 21979, M.B. 175/46+47 UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 3018 FLUSH PER TRACT 15555-2, M.B. 153/12-14 UNLESS OTHERWISE NOTED.

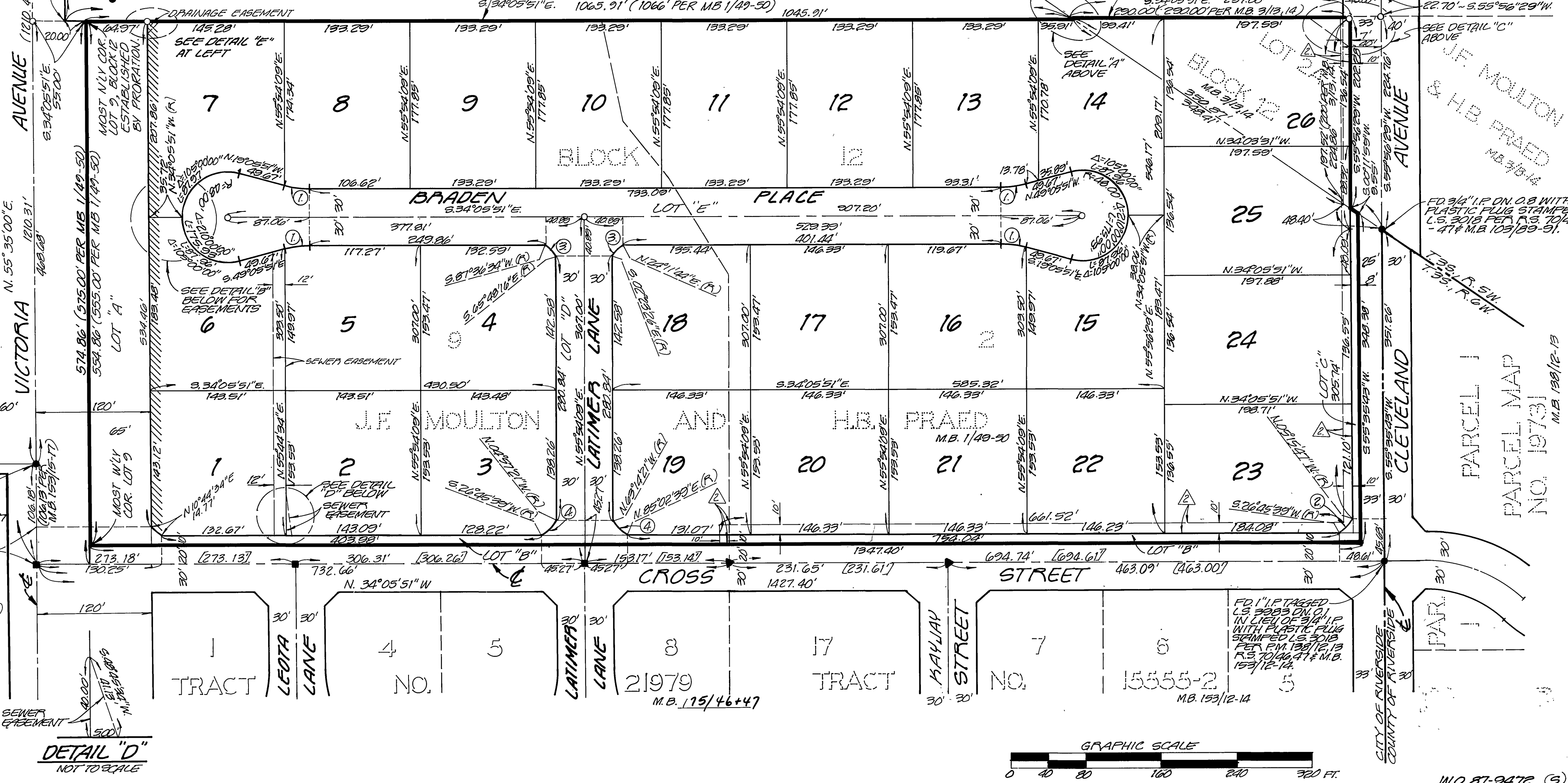
- CON'TD
- INDICATES SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 3018 FLUSH.
 - SET NAIL AND L.S. 3018 TAG IN CURB AT PROLONGATION OF SIDE LOT LINES IN LIEU OF FRONT LOT CORNERS.
 - INDICATES RECORD DATA AS NOTED.
 - THIS TRACT CONTAINS 17.19 ACRES GROSS.
 - INDICATES VEHICULAR ACCESS RIGHTS RESTRICTED.
 - SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 3018 FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES.
 - INDICATES RECORD DATA PER M.B. 153/12-14 AND OR M.B. 175/46+47.
 - EASEMENT TO GAGE CANAL CO. PER INST. 212079, REC. 7-23-87.

DETAIL "E"
NOT TO SCALE

DETAIL "A"
NOT TO SCALE

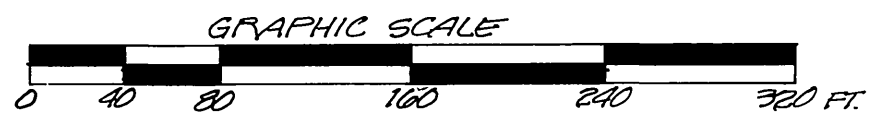
DETAIL "C"
NOT TO SCALE

RESUBDIVISION OF LANDS OF



DETAIL "B"
NOT TO SCALE

DETAIL "D"
NOT TO SCALE



W.O. 87-9472 (5)

M.B. 175/50

TRACT NO. 4915
M.B. 89/12-14

PARCEL MAP NO. 19731
M.B. 158/12-15

W.O. 87-9472 (5)