

CITY COPY

175/56

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, OFFSITE FACILITIES AND SERVICE LATERALS HAVE BEEN INSTALLED BY THE DISTRICT, THE DISTRICT WILL SUPPLY WATER TO EACH LOT. THE EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER DISTRIBUTION.

DATED: 10/21/87
David W. Hansen
DAVID W. HANSEN R.C.E. 17984, CHIEF ENGINEER

CSL ENGINEERING, INC.
CORONA, CA.

JUNE 1987

RECORDER'S CERTIFICATE

FILED THIS 3rd DAY OF Nov 1987.
AT 12:30 P.M. IN BOOK 175 OF MAPS,
AT PAGES 56-59 AT THE REQUEST OF
THE CITY CLERK.

NO. 316614
FEE. 21.00
WILLIAM E. CONROY, COUNTY RECORDER
BY: Sarita Kagan DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

TRACT NO. 22480

BEING A SUBDIVISION OF A PORTION OF SOUTH HALF, OF THE SOUTHEAST QUARTER, OF THE NORTHWEST QUARTER; AND THE EAST HALF OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER, OF THE NORTHWEST QUARTER, ALL IN SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

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 SUBDIVISION SHOWN THEREON: THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE. WE HEREBY DEDICATE TO THE PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "I", INCLUSIVE.

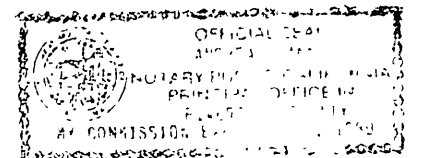
WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION & MAINTENANCE OF SEWER FACILITIES, THE EASEMENTS DESIGNATED AS '12' SEWER.

BY: COTTONWOOD-CANYON CREST, LTD, A CALIFORNIA LIMITED PARTNERSHIP
BY: VAN DAELE DEVELOPMENT CORPORATION, AS ITS GENERAL PARTNER

Michael Van Daele
MICHAEL VAN DAELE,
PRESIDENT

BENEFICIARY CERTIFICATE:
WELLS FARGO BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, BENEFICIARY UNDER DEED OF TRUST RECORDED OCTOBER 15, 1987 AS DOCUMENT NO. 890343 OFFICIAL RECORDS.

David E. Ritchie Jr.
DAVID E. RITCHIE JR. VICE-PRESIDENT



STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } SS

ON THIS 19th DAY OF October, 1987, BEFORE ME Andree L. Amos, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MICHAEL VAN DAELE PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PRESIDENT OF VAN DAELE DEVELOPMENT CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME ON BEHALF OF COTTONWOOD-CANYON CREST, LTD, A CALIFORNIA LIMITED PARTNERSHIP, AND THAT SAID PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND: MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.
Andree L. Amos
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 12/31/87

TAX COLLECTOR'S 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

DATED: October 20, 1987
R. WAYNE WATTS
COUNTY TAX COLLECTOR
BY: Robin A. Morrison DEPUTY

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY JOHN R. BYERLY, INC., ON THE 14TH DAY OF JULY 1987 AS REQUIRED BY THE HEALTH AND SAFETY CODE, SECTION 17953

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 UTILITIES EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: Oct 23, 1987
BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
BY: Dieter P. Witzfeld

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: 10/20, 1987
H. E. BREWER
CITY TREASURER

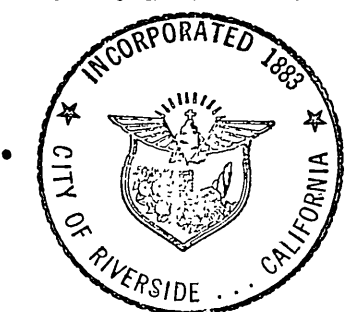
BY: WR Hansen

CITY CLERK'S CERTIFICATE:

RESOLVED: THAT THIS MAP, CONSISTING OF FOUR (4) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 22480 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT "I" WHICH IS HEREBY ACCEPTED AS A 1' BARRIER STRIP TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "E".

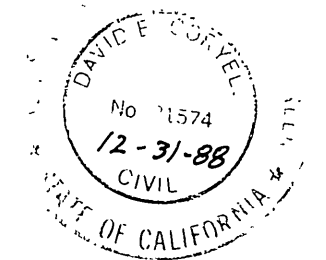
AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK TO THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERETO.

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.

BY: Karen E. Oakley
Asst. City Clerk



ENGINEER'S CERTIFICATE

I, DAVID E. CORYELL, HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF FOUR (4) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING MAY 1987, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE (1) YEAR FROM 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: 10-12-, 1987
David E. Coryell
DAVID E. CORYELL
REGISTERED CIVIL ENGINEER NO. 31574
EXPIRES 12/31/88

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 22480 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON APRIL 9, 1987 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF 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: 10-23, 1987
BARRY BECK R.C.E. 20900
CITY ENGINEER

BY: Barry Beck

SIGNATURE OMISSIONS

THE FOLLOWING SIGNATURES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT, THEIR INTEREST CANNOT RIPEN INTO A FEE.

1. CITY OF RIVERSIDE, HOLDER OF EASEMENTS FOR PUBLIC STREET AND UTILITY PURPOSES, BY DOCUMENTS RECORDED ON JANUARY 30, 1987 AS INSTRUMENT NO. 27431 MAY 22, 1987 AS INSTRUMENT NO. 145162; AND MAY 22, 1987 AS INSTRUMENT 145163, ALL OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS
ON THIS 30th DAY OF OCTOBER, 1987 BEFORE ME Erinda & Janie Ramirez A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED DAVID E. RITCHIE JR. PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT OF WELLS FARGO BANK, A NATIONAL BANKING ASSOCIATION, AND ACKNOWLEDGED THAT THE ASSOCIATION EXECUTED THE SAME

WITNESS MY HAND: MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.
Erinda Janie Ramirez
NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES MAY 26, 1990

M.B. 175/56

M.B. 175/56

SCALE: 1" = 100'

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 2 OF 4

CITY COPY

175/57

TRACT NO. 22480

BASIS OF BEARINGS:

THE BEARING OF N89°32'53"E AS SHOWN ON THE NORTH LINE OF NW ONE QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN AS SHOWN ON PM 136/47-48 AND R.S. 53/16.

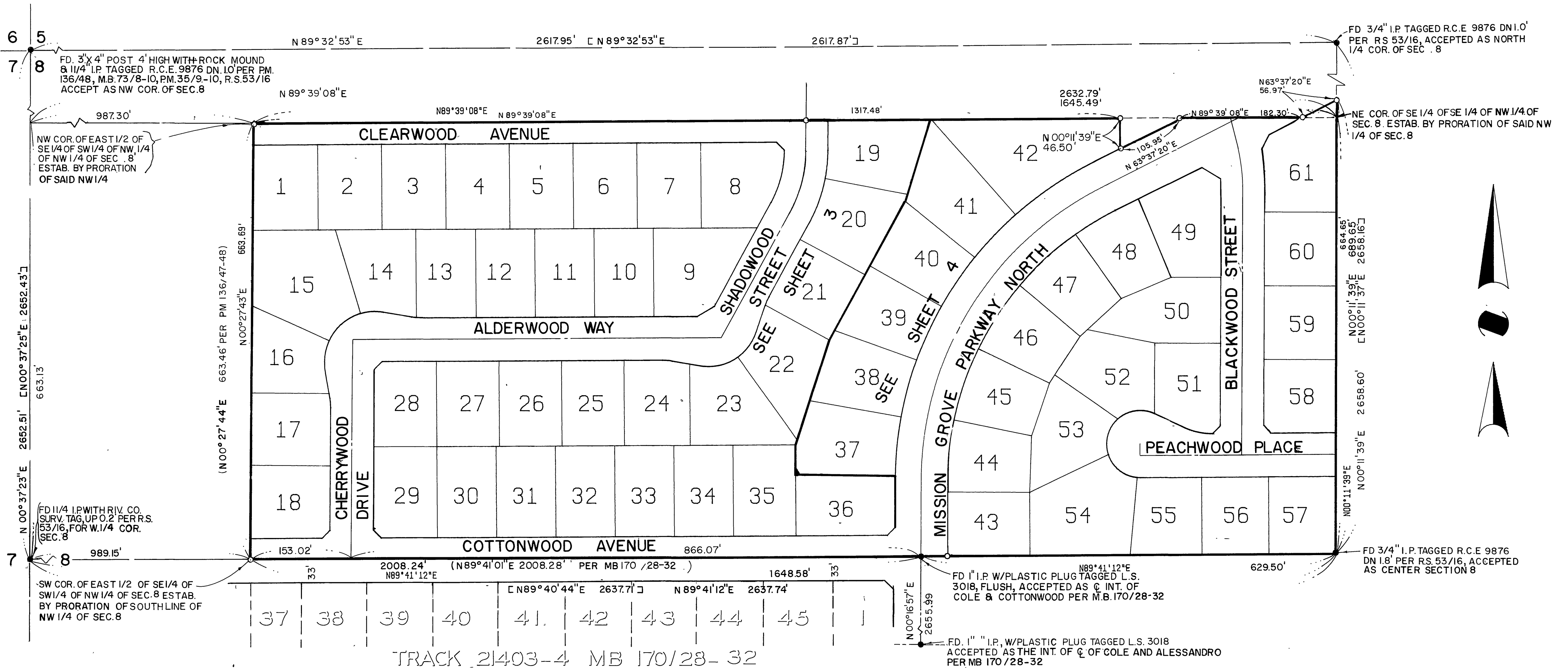
BEING A SUBDIVISION OF A PORTION OF SOUTH HALF, OF THE SOUTHEAST QUARTER, OF THE NORTHWEST QUARTER; AND THE EAST HALF OF THE SOUTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHWEST QUARTER, ALL IN SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

ENGINEER'S NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES 1" I.P. TAGGED R.C.E. 31574 SET FLUSH SET 1" I.P. TAGGED R.C.E. 31574, FLUSH. AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES UNLESS OTHERWISE NOTED.
- SET NAIL & TAG MARKED R.C.E. 31574 IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES
- THIS TRACT CONTAINS 25.075 ACRES.
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- () INDICATES RECORD DATA AS NOTED.
- [] INDICATES RECORD DATA PER R.S. 53/16

CSL ENGINEERING, INC.
CORONA, CA

JUNE 1987



M.B. 175/57

TRACK 21403-4 MB 170/28-32

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175/58

M.B. 175/58

TRACT NO. 22480

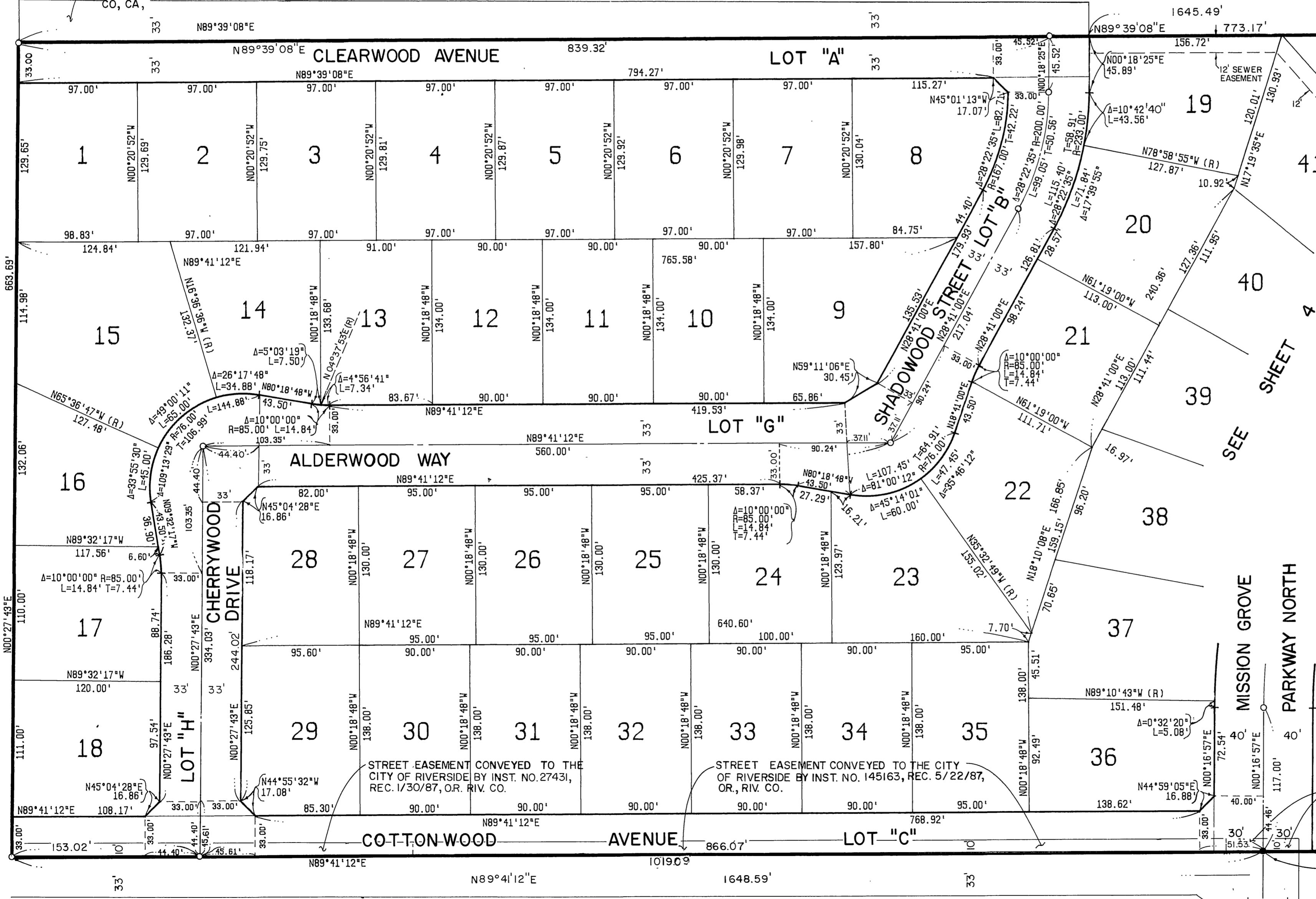
BEING A SUBDIVISION OF A PORTION OF SOUTH HALF, OF THE SOUTHEAST QUARTER, OF THE NORTHWEST QUARTER; AND THE EAST HALF OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER, OF THE NORTHWEST QUARTER, ALL IN SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

CSL ENGINEERING, INC.
CORONA, CA

JUNE 1987

PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED REC. 07/81 AS INST. NO. 306150, O.R. RIV. CO., CA.

NE COR. OF SE 1/4 OF SE 1/4 OF NW 1/4 OF SEC. 8



BASIS OF BEARINGS:

THE BEARING OF N89°32'53"E AS SHOWN ON THE NORTH LINE OF NW ONE QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN AS SHOWN ON PM 136/47-48 AND R.S. 53/16.

ENGINEER'S NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES 1" I.P. TAGGED R.C.E. 31574 SET FLUSH SET 1" I.P. TAGGED R.C.E. 31574, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES UNLESS OTHERWISE NOTED.
- SET NAIL & TAG MARKED R.C.E. 31574 IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES THIS TRACT CONTAINS 25.075 ACRES.
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- () INDICATES RECORD DATA AS NOTED.
- [] INDICATES RECORD DATA PER R.S. 53/16

STREET EASEMENT CONVEYED TO THE CITY OF RIVERSIDE BY INST. NO. 145162, REC. 5/22/87 O.R., RIV. CO.

FD 1" IP W/PLASTIC PLUG TAGGED L.S. 3018, FLUSH, ACCEPTED AS Q. INT. OF COLE & COTTONWOOD PER MB. 170/28-32

M.B. 175/58

SEE SHEET 4

CITY COPY

M.B. 175/59

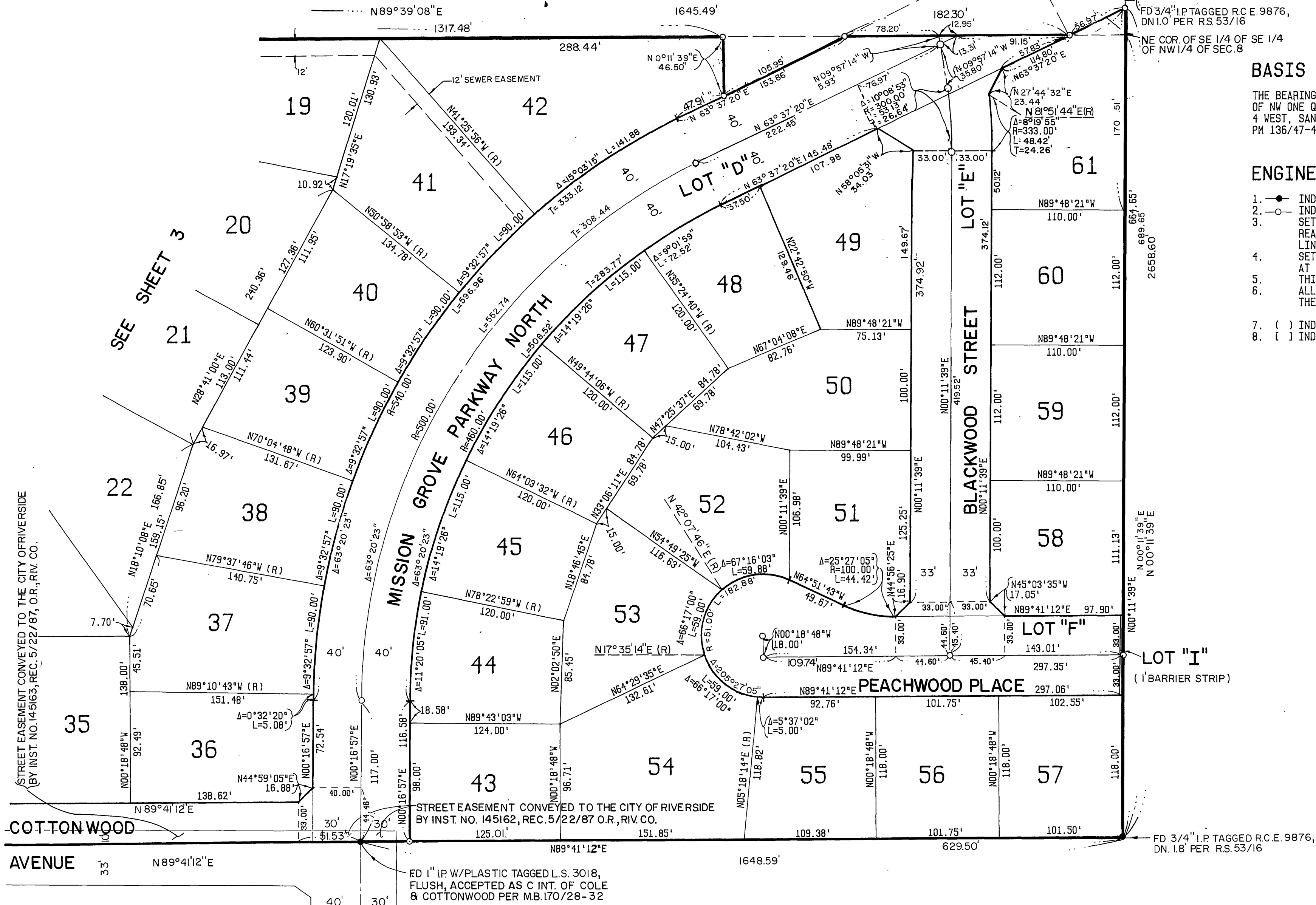
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CSL ENGINEERING, INC.
CORONA, CA.

PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED 10/23/87 AS INST. NO. 306151 OR, RIV. CO.

JUNE 1987



BASIS OF BEARINGS:

THE BEARING OF N89°32'53"E AS SHOWN ON THE NORTH LINE OF NW ONE QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN AS SHOWN ON PM 136/47-48 AND R.S. 53/16.

ENGINEER'S NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES 1" I.P. TAGGED R.C.E. 31574 SET FLUSH
- SET 1" I.P. TAGGED R.C.E. 31574, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS INSIDE LOT LINES UNLESS OTHERWISE NOTED.
- SET NAIL & TAG MARKED R.C.E. 31574 IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES
- THIS TRACT CONTAINS 25.075 ACRES.
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- () INDICATES RECORD DATA AS NOTED.
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M.B. 175/59