

TRACT NO. 22773

BEING A SUBDIVISION OF THE WEST ONE-HALF, OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

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

DATED: 10-26-87

David W. Hansen
DAVID W. HANSEN R.C.E. 17984, CHIEF ENGINEER

CSL ENGINEERING, INC.
CORONA, 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 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 "D", INCLUSIVE. WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY FACILITIES THE EASEMENT DESIGNATED AS "IO" PUE.

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

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

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF) SS

ON THIS 28th DAY OF October, 1987, BEFORE ME, Andrea L. Arnold, 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:

Andrea L. Arnold
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.

MY COMMISSION EXPIRES 2.3.89

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 NOW A LIEN BUT NOT YET PAYABLE WHICH ARE ESTIMATED TO BE \$ _____.

DATED: October 28, 1987

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Lillian L. Mooneyham, DEPUTY

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY JOHN R. BYERLY, INC., ON THE 27TH DAY OF JULY, 1987 AS REQUIRED BY THE HEALTH AND SAFETY CODE, SECTION 17953.

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 12th DAY OF October, 1987 BEFORE ME Clara S. Rennie, 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 VICE-PRESIDENT OF WELLS FARGO BANK, A NATIONAL BANKING ASSOCIATION, AND ACKNOWLEDGED THAT THE ASSOCIATION EXECUTED THE SAME.

WITNESS MY HAND:
Clara S. Rennie
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.

MY COMMISSION EXPIRES MAY 26, 1990

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 29, 1987

BILL D. CARNAHAN
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 22773 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON JULY 23, 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: Oct 30, 1987

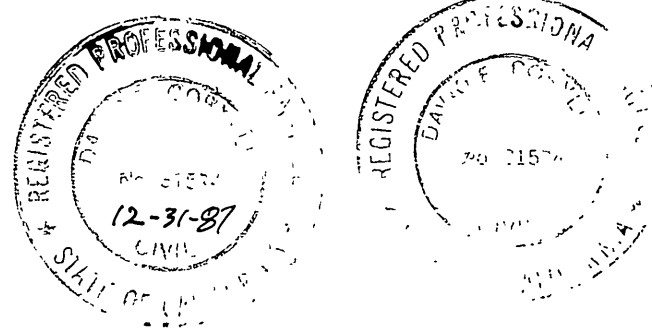
BARRY BECK R.C.E. 20900
CITY ENGINEER

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 MARCH 20, 1987 AS INSTRUMENT NO. 768861, ALL OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



RECORDER'S CERTIFICATE

FILED THIS 6th DAY OF November 1987, AT 1:00 P.M. IN BOOK 175 OF MAPS, AT PAGES 86-87 AT THE REQUEST OF THE CITY CLERK.

NO. 320381
FEE. \$8.00

WILLIAM E. CONERLY, COUNTY RECORDER

BY: Anna Huntley, DEPUTY

SUBDIVISION GUARANTEED: FIRST AMERICAN TITLE INSURANCE COMPANY

AUGUST 1987

CITY TREASURERS 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: Oct 29, 1987

H. E. BREWER
CITY TREASURER

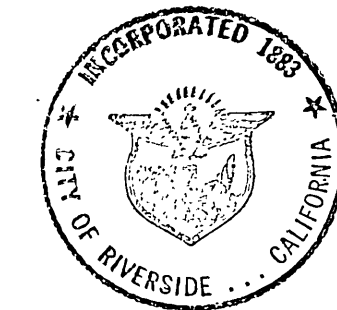
BY: H. E. Brewer

CITY CLERK'S CERTIFICATE:

RESOLVED: THAT THIS MAP, CONSISTING OF TWO (2) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 22773 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 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 3rd DAY OF Nov, 1987.

ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA.



BY: Alice A. Hare

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 TWO (2) 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: Oct 28, 1987

David E. Coryell
DAVID E. CORYELL
REGISTERED CIVIL ENGINEER NO. 31574
EXPIRES 12/31/88

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, 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

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: _____

M.B. 175/86

M.B. 175/86

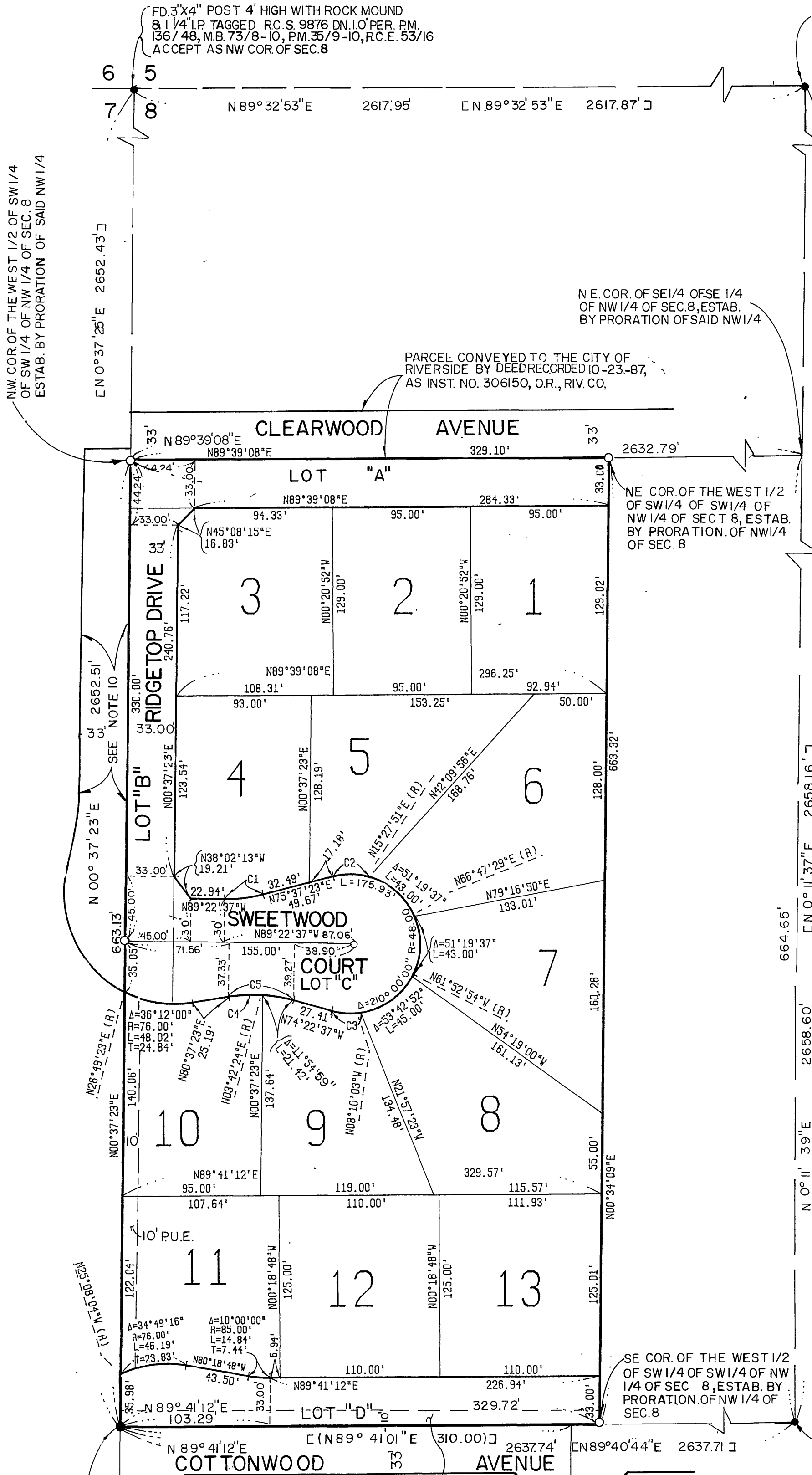
City Copy 1/15/87

TRACT NO. 22773

BEING A SUBDIVISION OF THE WEST ONE-HALF, OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

CSL ENGINEERING, INC.
CORONA CA.

AUGUST 1987



BASIS OF BEARINGS:

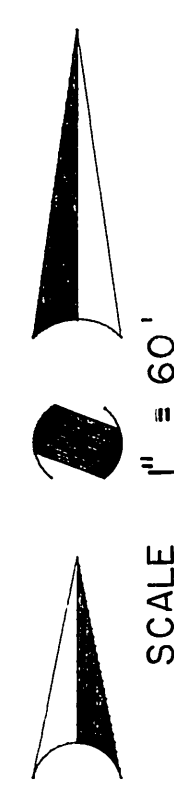
THE BEARING OF N89°32'53"E AS SHOWN ON THE NORTH LINE OF NW ONE QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN AS SHOWN ON PM 136/47-48 AND R.S. 53/16.

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 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 5.015 ACRES.
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- () INDICATES RECORD DATA AS NOTED.
- [] INDICATES RECORD DATA PER R.S. 53/16
- [()] INDICATES RECORD DATA PER TRACT 21403-4 PER MB 170/28-32, RECORDS OF RIVERSIDE COUNTY
- PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED ~~10-30-87~~, AS INST. NO. ~~319032~~, O.R., RIV. CO.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	15°00'00"	103.00'	26.97'	13.56'
C2	29°50'29"	48.00'	25.00'	12.79'
C3	23°47'25"	48.00'	19.99'	10.11'
C4	13°05'01"	103.00'	23.52'	11.81'
C5	25°00'00"	103.00'	44.94'	22.83'



FD 1/4" I.P. WITH RIV. CO. SURV. TAG UP 0.2' PER RS. 53/16, FOR W 1/4 COR. SEC. 8

TRACT 21403-4 MB 170/28-32