

City Copy

176/21

OWNERSHIP

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...

SUMMIT POINTE ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP, BY WOODCREST DEVELOPMENT OF RIVERSIDE INC., A CALIFORNIA CORPORATION, A GENERAL PARTNER.

Jeffrey S. Moore, President

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA TRACT NO. 21685-1 BEING A SUBDIVISION OF A PORTION OF THE EAST HALF OF SECTION 7, T.3 S., R.4 W., S.B.M.

JANUARY 1987 SOUTHLAND ENGINEERING RIVERSIDE, CALIFORNIA

FILED ON 11-18, 1987

AT 12:30 P.M. WILLIAM E. CONERLY COUNTY RECORDER BY Santa Rogan FEE 14.00 No 330520 Book 176 PAGES 21-25 FILED BY CITY CLERK

ORANGE COAST SUB'DN G'TEE TITLE COMPANY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ) S.S. COUNTY OF RIVERSIDE )

ON October 7, 1987 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JEFFREY S. MOORE, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT ON BEHALF OF WOODCREST DEVELOPMENT OF RIVERSIDE INC...

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES Jan 6, 1989

Diane Shay Jacobs, Notary Public in and for said State

TRUSTEE

AMERICAN SECURITIES COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED JULY 16, 1987 AS INSTRUMENT NO. 20205 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

David G. Utter, Trustee

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ) S.S. COUNTY OF RIVERSIDE )

ON October 7, 1987 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID E. RITCHIE AND PERSONALLY PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT AND SECRETARY, ON BEHALF OF AMERICAN SECURITIES COMPANY, THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES MAY 26, 1990

Colinda Jamie Parnum, Notary Public in and for said State

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, WATERMAINS, 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 10-9-87 David W. Hansen, R.C.E. 17984, Chief Engineer

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO A FEE:

- 1. AN EASEMENT IN FAVOR OF SO. CAL. GAS CO. FOR INGRESS AND EGRESS, RECORDED JANUARY 27, 1948 IN BOOK 882, PAGE 538, O.R. RV. CO.

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 21685, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON SEPTEMBER 4, 1986, AND ANY APPROVED ALTERATIONS THEREOF...

DATED: Nov. 3, 1987 BARRY BECK, R.C.E. 20000 CITY ENGINEER

BY: Barry Beck

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...

BILL D. CURNHAN, DIRECTOR OF PUBLIC UTILITIES

DATED: 11-2-87

BY: Richard G. Bellini

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 Oct. 13, 1987 H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

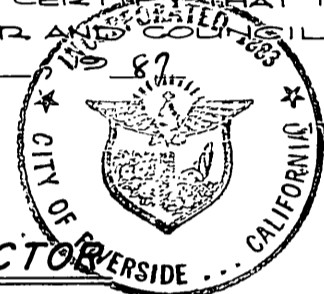
SOIL REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY RICHARD MILLS ASSOCIATES ON FEBRUARY 19, 1987, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953:

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF FIVE (5) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 21685-1, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS "G" AND "H" WHICH ARE ACCEPTED AS "I" BARRIER STRIPS TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOTS "B" AND "F"...

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 31 DAY OF Nov 1987



ALICE A HARE, CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A Hare

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 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 October 8, 1987 R WAYNE WATTS, COUNTY TAX COLLECTOR

BY: Dickie L. Monneyham, DEPUTY

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 10-13-87 GERALD A. MALONEY, CLERK OF THE BOARD OF SUPERVISORS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF FIVE (5) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING OCTOBER, 1986; 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 10-14, 1987

BY: Allen W. Martin



EXPIRES 12/31/87

M.B. 176/21

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 21685-1

BEING A SUBDIVISION OF A PORTION OF THE EAST HALF OF SECTION 7, T.3S., R.4W., S.B.M.

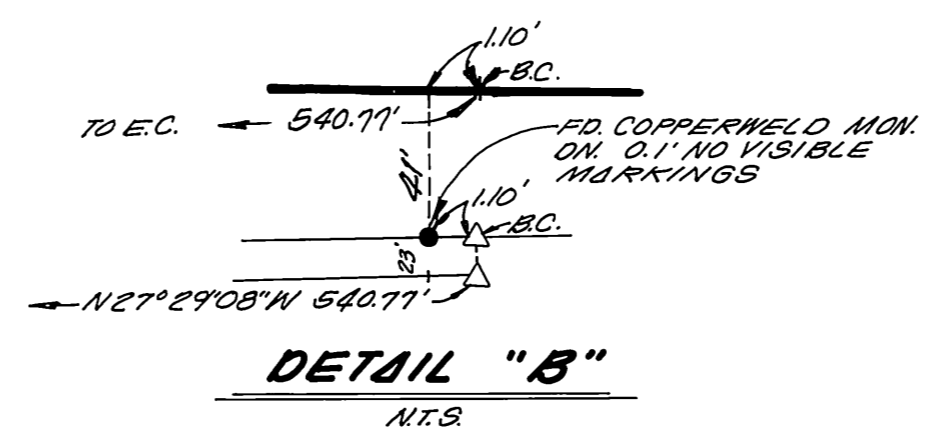
SOUTHLAND ENGINEERING  
RIVERSIDE, CALIFORNIA

JANUARY, 1987

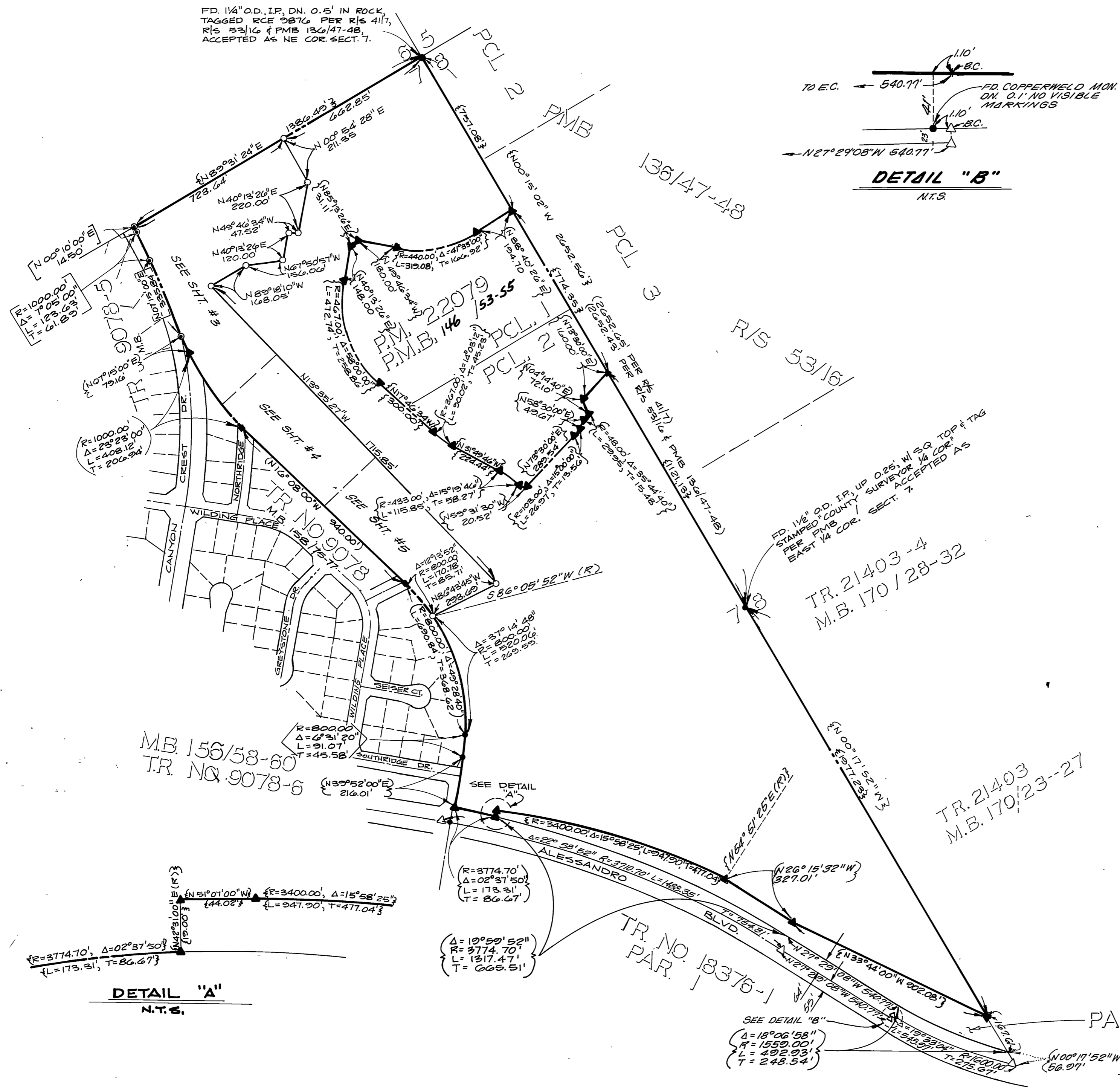
SCALE: 1" = 300'

### SURVEYOR'S NOTES

1. BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 7, TAKEN AS NORTH 00°15'02" WEST AS SHOWN BY PARCEL MAP 22079 ON FILE IN PARCEL MAP BOOK 146 AT PAGES 53-55 THEREOF; RECORDS OF RIVERSIDE COUNTY.
2. ● INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH PER MAP BOOK 156/58-60 RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED.
3. ○ INDICATES SET 1" IRON PIPE TAGGED L.S. 6306, FLUSH UNLESS OTHERWISE NOTED.
4. ■ INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH PER MAP BOOK 152/75-77 RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED.
5. ⊙ INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH PER MAP BOOK 151/76-77 RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED.
6. ▲ INDICATES 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, TO BE SET PER PARCEL MAP BOOK 146/53-55, RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED.
7. THIS TRACT CONTAINS 17.26 ACRES.
8. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
9. ( ) INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER TRACT NO. 9078 M.B. 156/75-77 RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED.
10. [ ] INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER TRACT NO. 9078-5, M.B. 151/76-77 RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED.
11. < > INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER TRACT NO. 9078-6, M.B. 156/58-60 RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED.
12. { } INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER PARCEL MAP NO. 22079 P.M.B. 146/53-55 RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED.
13. ▲ INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 11842 FLUSH PER PARCEL MAP BOOK 146/53-55 RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED.



FD. 1 1/4" O.D. I.P. DN. 0.5' IN ROCK,  
TAGGED R.C.E. 2876 PER R/S 4117,  
R/S 53/16 & P.M.B. 136/47-48,  
ACCEPTED AS NE COR. SECT. 7.



DETAIL "A"  
N.T.S.

SEE DETAIL "B"

PARCEL 3 P.M. 22079  
P.M.B. 146 / 53 - 55

M.B. 176/22

M.B. 176/22

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

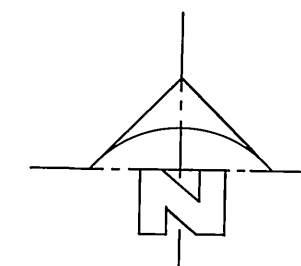
# TRACT NO. 21685-1

BEING A SUBDIVISION OF A PORTION OF THE EAST HALF OF SECTION 7, T.3.S., R.4.W., S.B.M.

SOUTHLAND ENGINEERING  
RIVERSIDE, CALIFORNIA

JANUARY, 1987

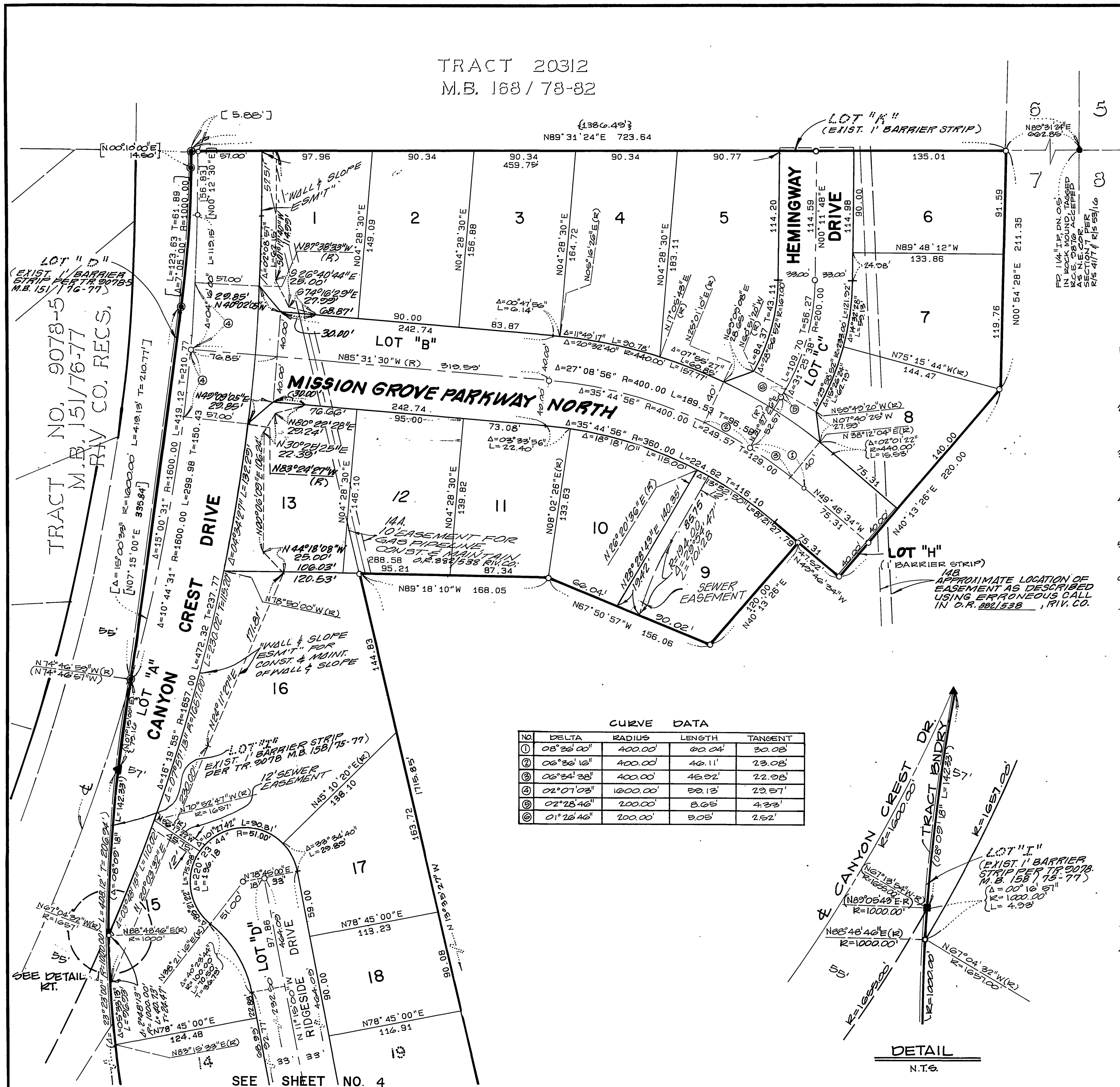
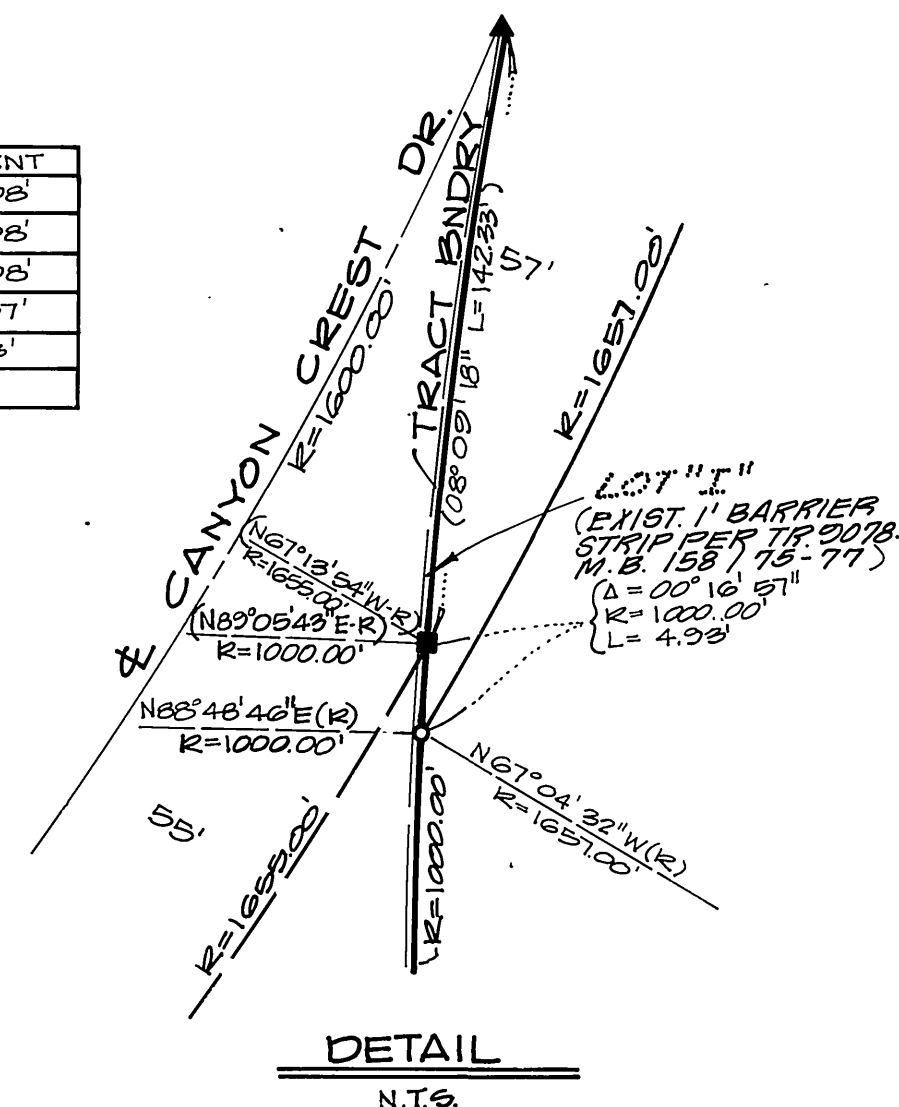
SCALE: 1" = 60'



### SURVEYOR'S NOTES

- BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 7, TAKEN AS NORTH 00°15'02" WEST AS SHOWN BY PARCEL MAP 22079 ON FILE IN PARCEL MAP BOOK 146 AT PAGES 53-55 THEREOF, RECORDS OF RIVERSIDE COUNTY.
  - INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH. PER MAP BOOK 156/58-60 RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED.
  - INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH PER MAP BOOK 158/75-77 RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED.
  - INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH PER MAP BOOK 151/76-77 RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED.
  - INDICATES SET 1" IRON PIPE TAGGED L.S. 5306, FLUSH UNLESS OTHERWISE NOTED.
  - SET "SURE-FIRE" STUDS TAGGED L.S. 5306 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
  - SET 1" IRON PIPE TAGGED L.S. 5306 FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
8. THIS TRACT CONTAINS 17.26 ACRES
9. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
10. ( ) INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER TRACT NO. 2078 M.B. 158/76-77 RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED.
11. [ ] INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER TRACT 2078-S, M.B. 151/76-77 RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED.
12. { } INDICATES RECORD AND MEASURED BEARING AND DISTANCES PER PARCEL MAP NO. 22079 PMB 146 /53-55, RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED.
13. ▲ INDICATES 1" IRON PIPE TAGGED R.C.E. 11842, TO BE SET FLUSH PER PARCEL MAP BOOK 146/53-55, RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED.
- 14A. PHYSICAL LOCATION OF 10' ESM.T. FOR GAS PIPELINE CONST. & MAINT. O.R. 882/538 RIVERSIDE COUNTY.
- 14B. APPROXIMATE LOCATION OF EASEMENT AS DESCRIBED USING ERRONEOUS CALL IN O.R. 882/538 RIVERSIDE COUNTY.

NO.	DELTA	RADIUS	LENGTH	TANGENT
①	08°36'00"	400.00'	60.04'	20.08'
②	06°36'16"	400.00'	46.11'	23.08'
③	02°34'28"	400.00'	45.92'	22.98'
④	02°07'03"	1600.00'	59.13'	23.57'
⑤	02°28'46"	200.00'	3.65'	4.23'
⑥	01°26'46"	200.00'	3.05'	2.52'



M.B. 176/23



IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 21685-1

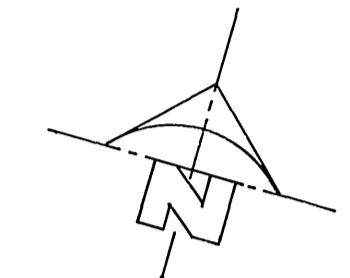
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SOUTHLAND ENGINEERING  
RIVERSIDE, CALIFORNIA

JANUARY, 1987

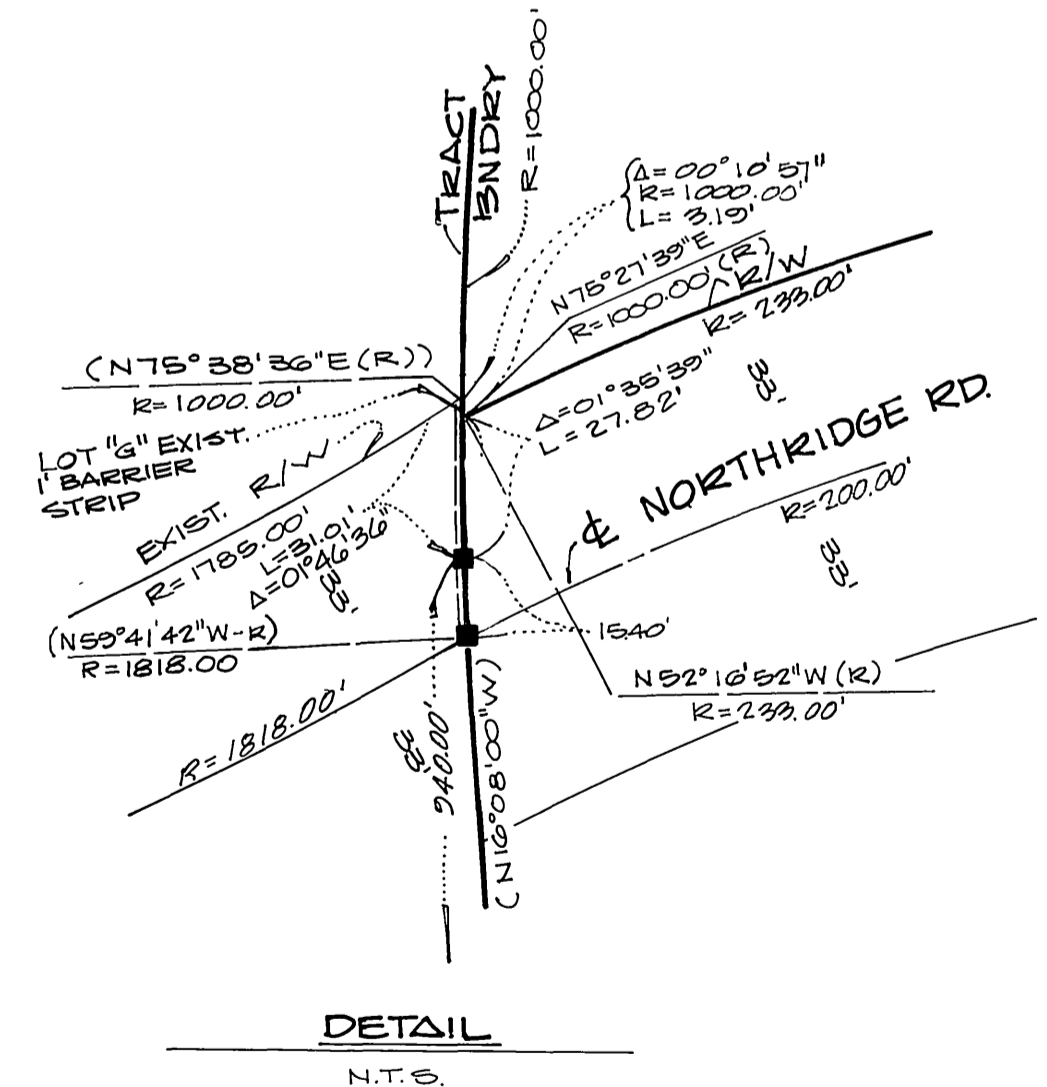
SCALE: 1" = 60'

NO	DELTA	RADIUS	LENGTH	TANGENT
①	04°53'00"	333.00'	28.38'	14.20'
②	04°53'00"	300.00'	25.51'	12.73'
③	08°10'00"	200.00'	31.23'	16.03'
④	01°46'36"	1000.00'	31.01'	15.50'

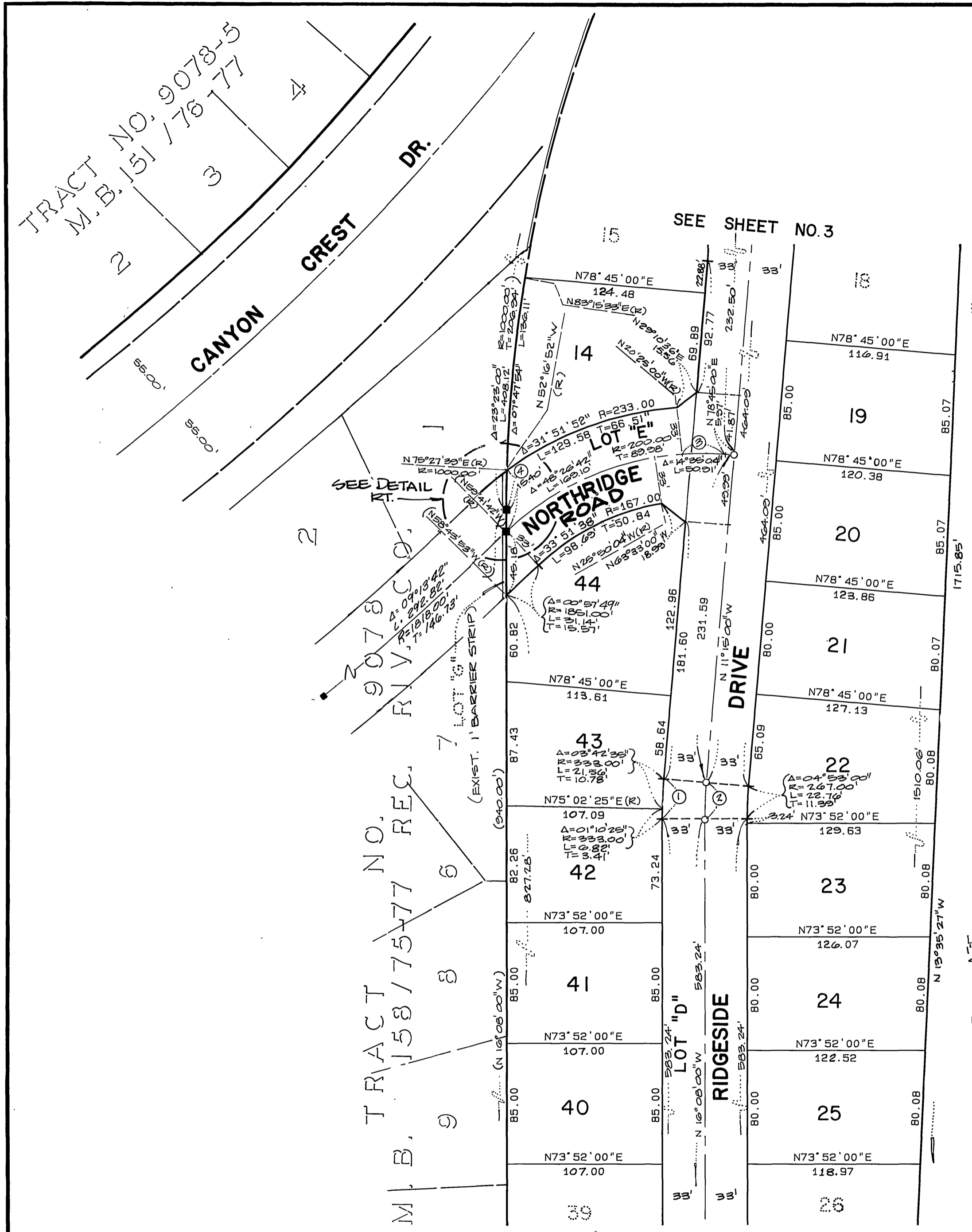


### SURVEYOR'S NOTES

1. BASIS OF BEARING IS THE EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TAKEN AS NORTH 00°15'02" WEST AS SHOWN BY PARCEL MAP 22079 ON FILE IN PARCEL MAP BOOK 146, AT PAGES 53-55 THEREOF, RECORDS OF RIVERSIDE COUNTY.
2. —●— INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH PER MAP BOOK 156/58-60 RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED.
3. —■— INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH PER MAP BOOK 158/75-77 RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED.
4. —○— INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH PER MAP BOOK 151/76-77 RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED.
5. —○— INDICATES SET 1" IRON PIPE TAGGED L.S. 5306, FLUSH, UNLESS OTHERWISE NOTED.
6. SET "SURE-FIRE" STUDS TAGGED LS 5306 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
7. SET 1" IRON PIPE TAGGED LS 5306 FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
8. THIS TRACT CONTAINS 17.26 ACRES.
9. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
10. ( ) INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER TRACT NO. 9078 M.B. 158/75-77 RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED
11. [ ] INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER TRACT 9078-S, M.B. 151/76-77 RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED.



DETAIL  
N.T.S.



SEE SHEET NO. 5

TRACT NO. 9078-S  
M.B. 151/76-77

TRACT NO. 9078-C  
M.B. 158/75-77 REC.

M.B. 176/24

M.B. 176/24

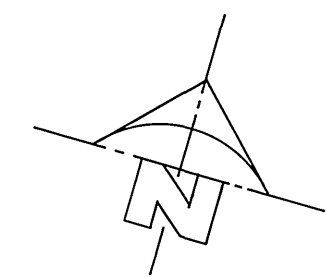
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JANUARY, 1987

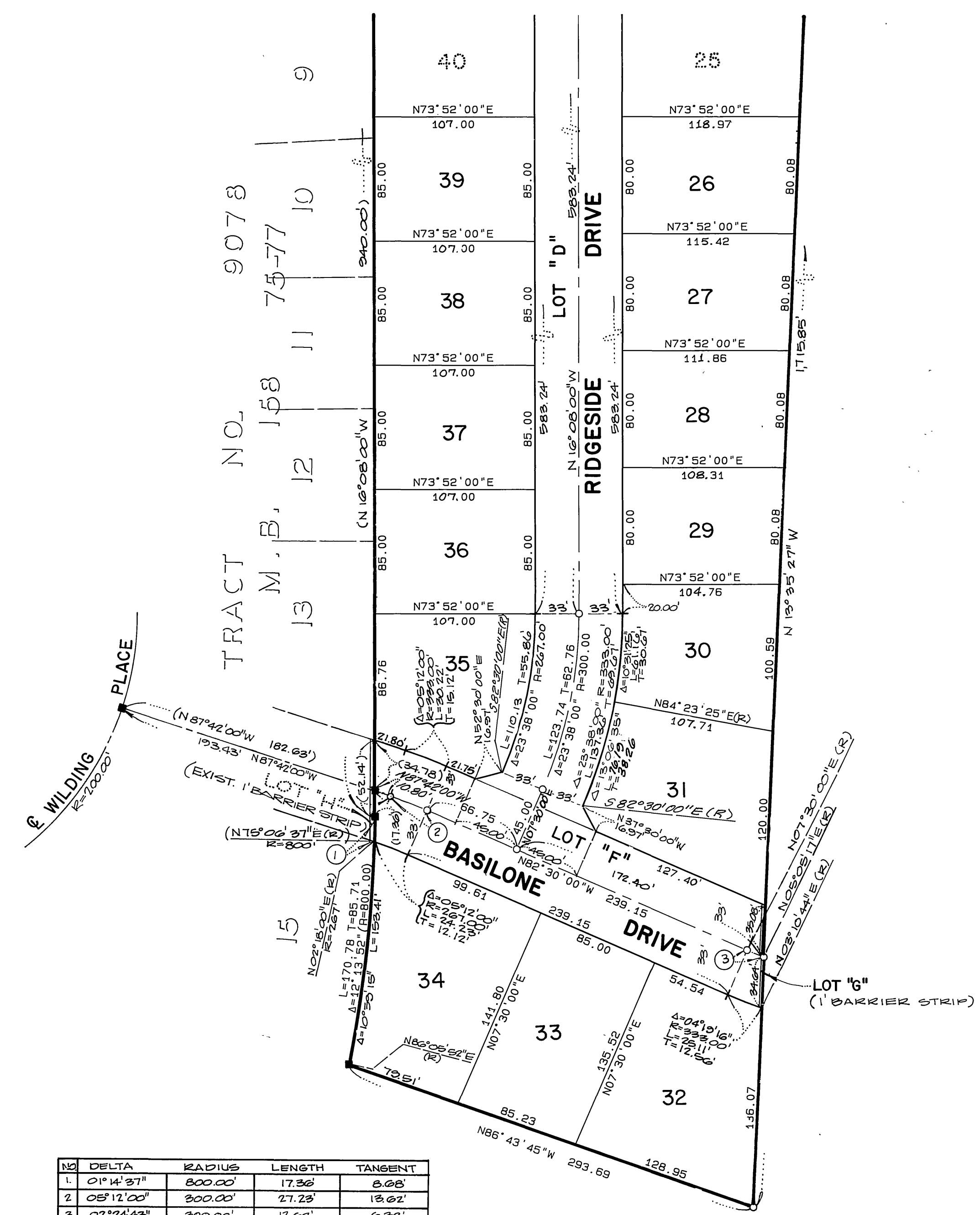
SCALE: 1" = 60'



### SURVEYOR'S NOTES

1. BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST 1/4 OF SECT. 7, TAKEN AS NORTH 00°15'02" WEST AS SHOWN BY PARCEL MAP 22079 ON FILE IN PARCEL MAP BOOK 146, AT PAGES 53-55 THEREOF, RECORDS OF RIVERSIDE COUNTY.
2. —●— INDICATES FOUND 1" IRON PIPE TAGGED RCE 11842, FLUSH PER MAP BOOK 156/58-60 RECORDS OF RIVERSIDE COUNTY UNLESS OTHERWISE NOTED.
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4. —○— INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH PER MAP BOOK 151/76-77 RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED.
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11. [ ] INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER TRACT NO. 2078-S, M.B. 151/76-77 RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED.

SEE SHEET NO. 4



NO	DELTA	RADIUS	LENGTH	TANGENT
1.	01° 14' 37"	300.00'	17.36'	6.08'
2.	05° 12' 00"	300.00'	27.23'	13.02'
3.	02° 24' 43"	300.00'	12.63'	6.32'

M.B. 176/25

M.B. 176/25