

TRACT NO. 21767-1

BEING A SUBDIVISION OF A PORTION OF PARCEL 3 OF PARCEL MAP 20488 AS SHOWN BY MAP ON FILE IN BOOK 136, PAGES 47 AND 48, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (LOCATED IN SECTION 8, T. 3 S., R. 4 W., S.B.M.) APRIL 1987

HAWKINS, ROBERTSON & ASSOCIATES
RIVERSIDE, CALIFORNIA

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD, TITLE, OR INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS TRACT MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE. WE HEREBY DEDICATE FOR STREET PURPOSES AND PUBLIC UTILITY FACILITIES LOTS "A" THROUGH "R" INCLUSIVE AND WE HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES, THE EASEMENTS DESIGNATED AS "12' STORM DRAIN EASEMENT".

CALIFORNIA COMMUNITIES, INC., A CALIFORNIA CORPORATION

[Signature] VICE-PRESIDENT
[Signature] ASSIT. SECRETARY

TRUSTEE

THE CALIFORNIA-SANSOME CORPORATION, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED MAY 4, 1987 AS INSTRUMENT NUMBER 124215, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

[Signature] VICE-PRESIDENT

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

ON THIS 23rd DAY OF OCTOBER 19 87, BEFORE ME M. Jeanette Gandy A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED R.J. Walker & C.A. Hardy 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 AND ASSIST. SECRETARY OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED THAT THE CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES March 2, 1990
WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC IN AND FOR SAID STATE



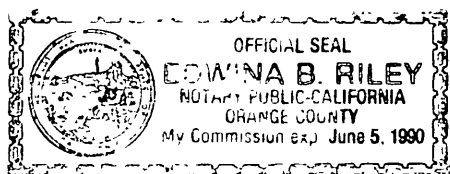
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

ON THIS 26 DAY OF OCTOBER 19 87, BEFORE ME EDWINA B. RILEY A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED J. Roselli 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 AND SECRETARY OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED THAT THE CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES JUNE 30TH 1990
WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC IN AND FOR SAID STATE



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 AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOW A LIEN BUT NOT YET PAYABLE WHICH ARE ESTIMATED TO BE \$ _____.

DATED December 1, 1987

R. WAYNE WATTS
RIVERSIDE COUNTY TAX COLLECTOR
BY [Signature] DEPUTY

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, 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: _____

SOILS REPORT CERTIFICATE

A PRELIMINARY SOILS REPORT WAS PREPARED BY RICHARD MILLS ASSOCIATES ON NOVEMBER 19, 1986, AS REQUIRED BY THE HEALTH AND SAFETY CODE, SECTION 17953.

SIGNATURE OMISSIONS CERTIFICATE

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURE OF THE FOLLOWING HAVE BEEN OMITTED:

1. AN EASEMENT GRANTED TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION FOR THE PURPOSE OF UTILITIES, SEWER, DRAINS AND OTHER IMPROVEMENTS CONSISTENT WITH THE USES AS A PUBLIC STREET AND HIGHWAY RECORDED MARCH 20, 1987 AS INSTRUMENT NUMBER 76859 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

COVENANT AND AGREEMENT FOR DRAINAGE RELEASE RECORDED OCTOBER 23, 1987 AS INSTRUMENT NUMBER 306445 O.R. RIVERSIDE COUNTY, CA.

RECORDER'S CERTIFICATE

FILED THIS 17th DAY OF DECEMBER 19 87 AT 3:00 P.M. IN BOOK 177 OF MAPS AT PAGES 65-69 AT THE REQUEST OF THE CITY CLERK.

FEE: \$1400
NUMBER: 356247

WILLIAM E. CONERLY
COUNTY RECORDER
BY [Signature] DEPUTY

SUBDIVISION GUARANTEE: CONTINENTAL LAND TITLE COMPANY

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: 11/6/87

H. E. BREWER, CITY TREASURER
BY: [Signature]

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 THE MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE. ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH THE WESTERN MUNICIPAL WATER DISTRICT.

DATED 12/10/87

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
BY: [Signature]

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 SURVEY MADE UNDER MY SUPERVISION DURING APRIL 1987 I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN ONE (1) YEAR FROM THE RECORDING DATE OF THIS MAP AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Nov. 3, 1987
DATE

[Signature]
CURTIS E. HAWKINS L.S. 3163
LICENSE EXPIRES JUNE 30, 1988

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 21767, 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 APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR 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 PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORD 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.

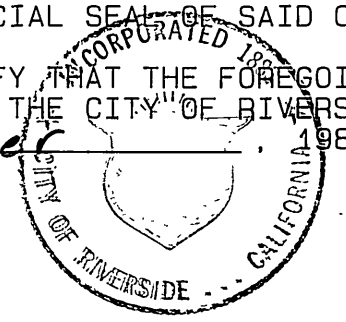
DATED: Dec. 15, 1987

BARRY BECK R.C.E. 20900
CITY ENGINEER
BY: [Signature]

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 21767-1 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS EXCEPT LOTS "K THROUGH "R", WHICH ARE HEREBY ACCEPTED AS 1' BARRIER STRIPS TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOTS "A" "B", "C", "F", "G" AND "H" AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST TO 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 15th DAY OF December 1987.



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE
BY: [Signature] DEPUTY

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.

11-12-87
DATED

[Signature]
DAVID W. HANSEN R.C.E. 17984 CHIEF ENGINEER

CITY COPY

SCALE: 1" = 200'

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

SHEET 2 OF 5 SHEETS

TRACT NO. 21767-1

BEING A SUBDIVISION OF A PORTION OF PARCEL 3 OF PARCEL MAP 20488 AS SHOWN BY MAP ON FILE IN BOOK 136, PAGES 47 AND 48, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (LYING WITHIN SECTION 8, T.3 S., R.4 W., S.B.M.) APRIL 1967

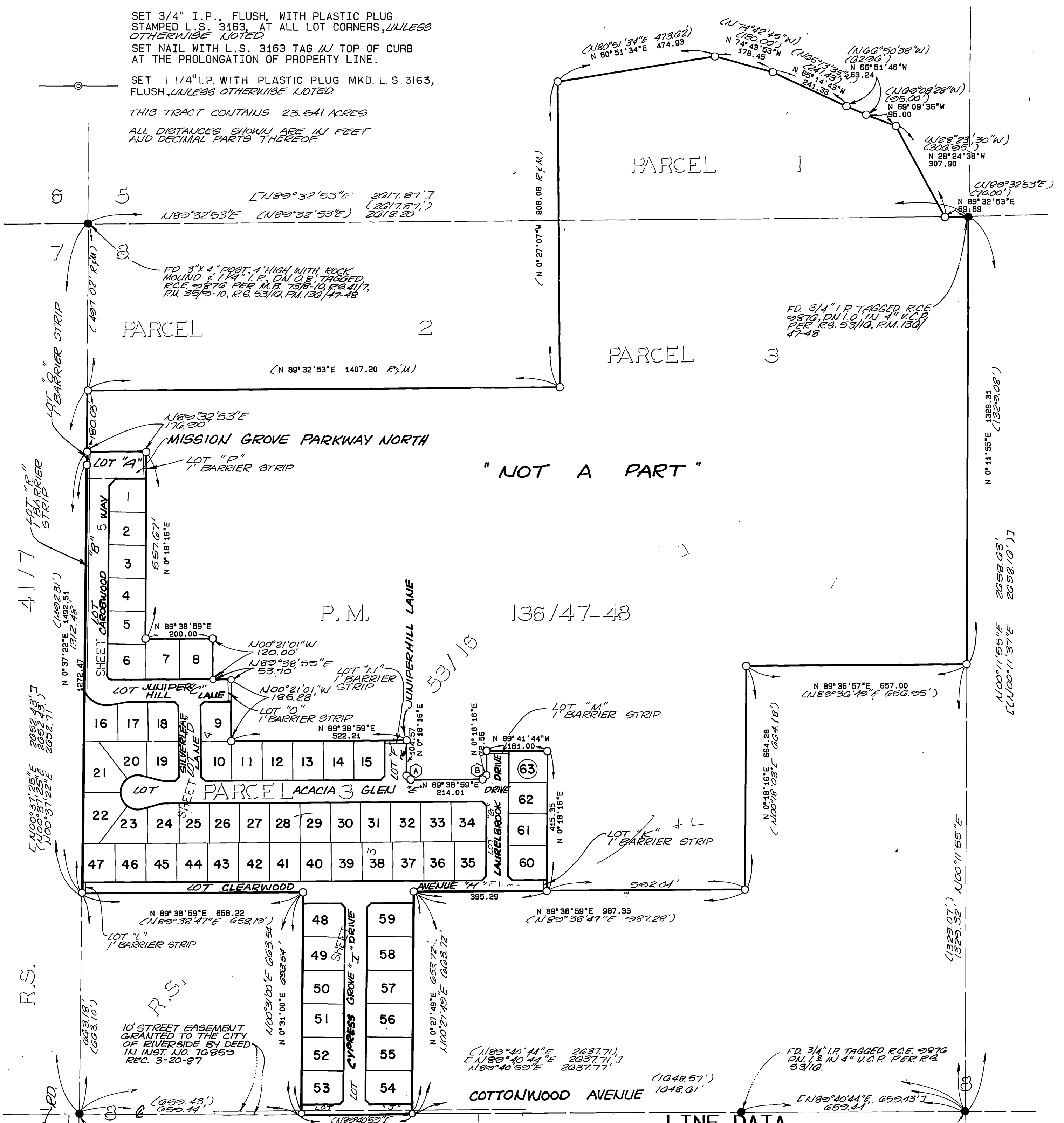
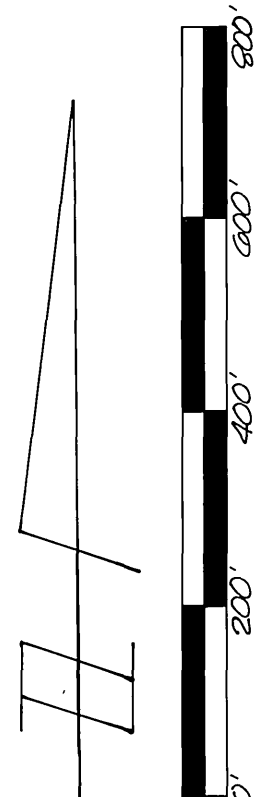
HAWKINS, ROBERTSON & ASSOCIATES
RIVERSIDE, CALIFORNIA
BOUNDARY SURVEY AND SHEET INDEX MAP

SURVEYOR'S NOTES

BASIS OF BEARINGS: BEING THE NORTH LINE OF THE NW ONE QUARTER OF SEC. 8, T.3S., R.4W., S.B.M. AS BEING N89°32'53"E AS SHOWN ON PM 136/47-48 AND R.S. 53/16.

- INDICATES FOUND MONUMENTS AS NOTED.
 - INDICATES SET 1-1/2" I.P., FLUSH WITH L.S. 3163 TAG, UNLESS OTHERWISE NOTED.
 - () INDICATES RECORD DATA PER P.M. 136/47-48, UNLESS OTHERWISE NOTED.
 - [] INDICATES RECORD DATA PER R.S. 53/16, UNLESS OTHERWISE NOTED.
- SET 3/4" I.P., FLUSH WITH PLASTIC PLUG STAMPED L.S. 3163, AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
- SET NAIL WITH L.S. 3163 TAG IN TOP OF CURB AT THE PROLONGATION OF PROPERTY LINE.
- SET 1 1/4" I.P. WITH PLASTIC PLUG MKD. L.S. 3163, FLUSH, UNLESS OTHERWISE NOTED.

THIS TRACT CONTAINS 23.641 ACRES.
ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.



"NOT A PART"

LINE DATA

BEARING	DISTANCE
N 45° 01' 23" W	17.07
N 44° 58' 37" E	16.87

10' STREET EASEMENT GRANTED TO THE CITY OF RIVERSIDE BY DEED IN INST. NO. 74869 REC. 3-20-67

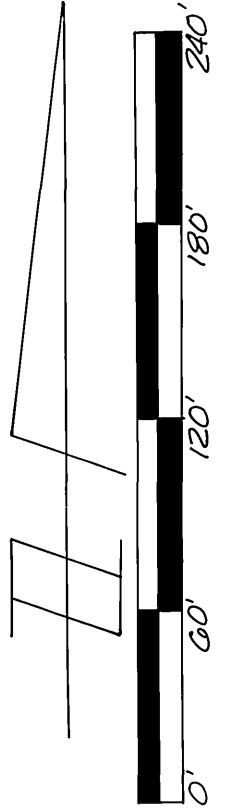
TRACT 21403-4
M.B. 170/28-32
M.B. 6/13 S.B.CO.

TRACT NO. 21767-1

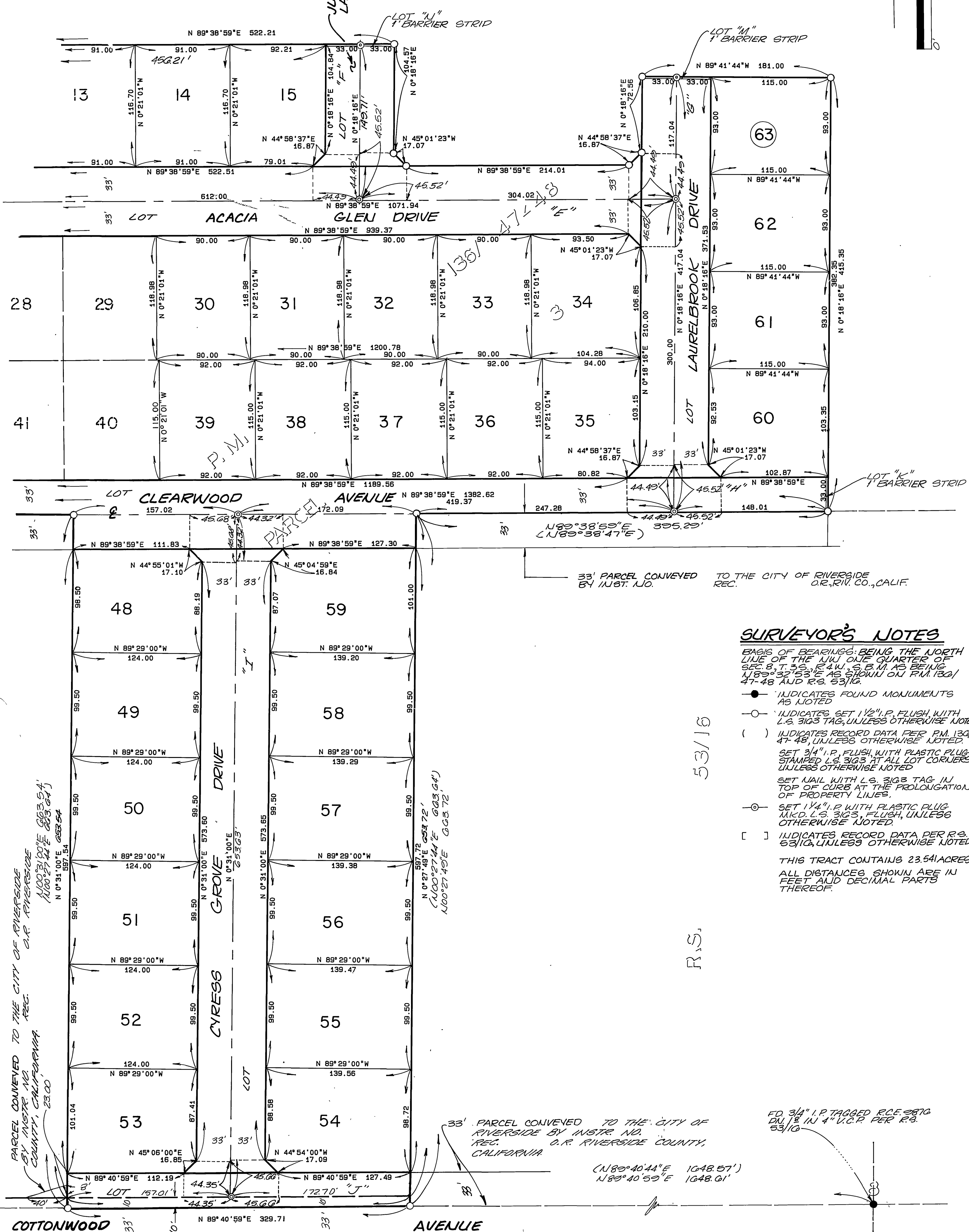
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HAWKINS, ROBERTSON & ASSOCIATES
RIVERSIDE, CALIFORNIA

"NOT A PART"



CITY CODE



SURVEYOR'S NOTES

BASIS OF BEARINGS: BEING THE NORTH LINE OF THE NW 1/4 QUARTER OF SEC. 8, T. 3S., R. 4W., S. B. M. AS BEING N 89° 32' 53" E AS SHOWN ON P.M. 130/47-48 AND R.S. 53/16.

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- INDICATES SET 1 1/2" I.P. FLUSH WITH L.S. 3103 TAG, UNLESS OTHERWISE NOTED
- () INDICATES RECORD DATA PER P.M. 130/47-48, UNLESS OTHERWISE NOTED
- SET 3/4" I.P. FLUSH WITH PLASTIC PLUG STAMPED L.S. 3103 AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED
- SET NAIL WITH L.S. 3103 TAG IN TOP OF CURB AT THE PROLONGATION OF PROPERTY LINES.
- SET 1 1/4" I.P. WITH PLASTIC PLUG MKD. L.S. 3103, FLUSH, UNLESS OTHERWISE NOTED
- [] INDICATES RECORD DATA PER R.S. 53/16, UNLESS OTHERWISE NOTED

THIS TRACT CONTAINS 23.541 ACRES
ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

SEE SHEET 4

R.S. 53/16

PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY INSTR. NO. 26354, COUNTY, CALIFORNIA, 23.00

N 0° 27' 49" E 653.72' (N 0° 27' 44" E 603.04') (N 0° 27' 45" E 603.72')

33' PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY INSTR. NO. REC. O.R. RIVERSIDE COUNTY, CALIFORNIA

FD 3/4" I.P. TAGGED R.C.E. 9876 DA 1/8" IN 4" V.C.P. PER R.S. 53/16

(N 89° 40' 44" E 1048.57') (N 89° 40' 59" E 1048.01')

177/68
City Copy

SCALE: 1" = 60'

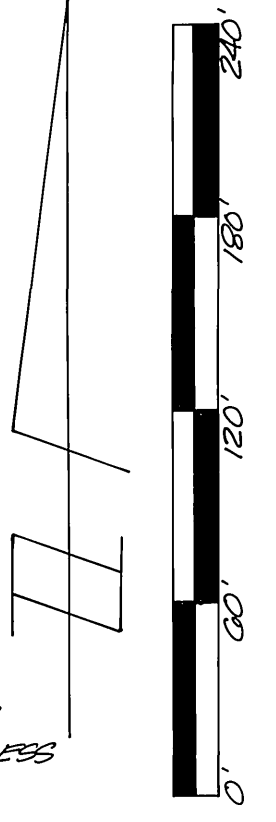
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,

SHEET 4 OF 5 SHEETS

TRACT NO. 21767-1

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HAWKINS, ROBERTSON & ASSOCIATES
RIVERSIDE, CALIFORNIA



SEE SHEET 5

SURVEYOR'S NOTES

BASIS OF BEARINGS: BEING THE NORTH LINE OF THE NW ONE QUARTER OF SEC. 8, T. 3 S., R. 4 W., S.B.M., AS BEING N 89° 32' 53" E AS SHOWN ON P.M. 130/47-48 AND R.S. 53/16.

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"NOT A PART"

130/47-48

3

53/16

SEE SHEET 3

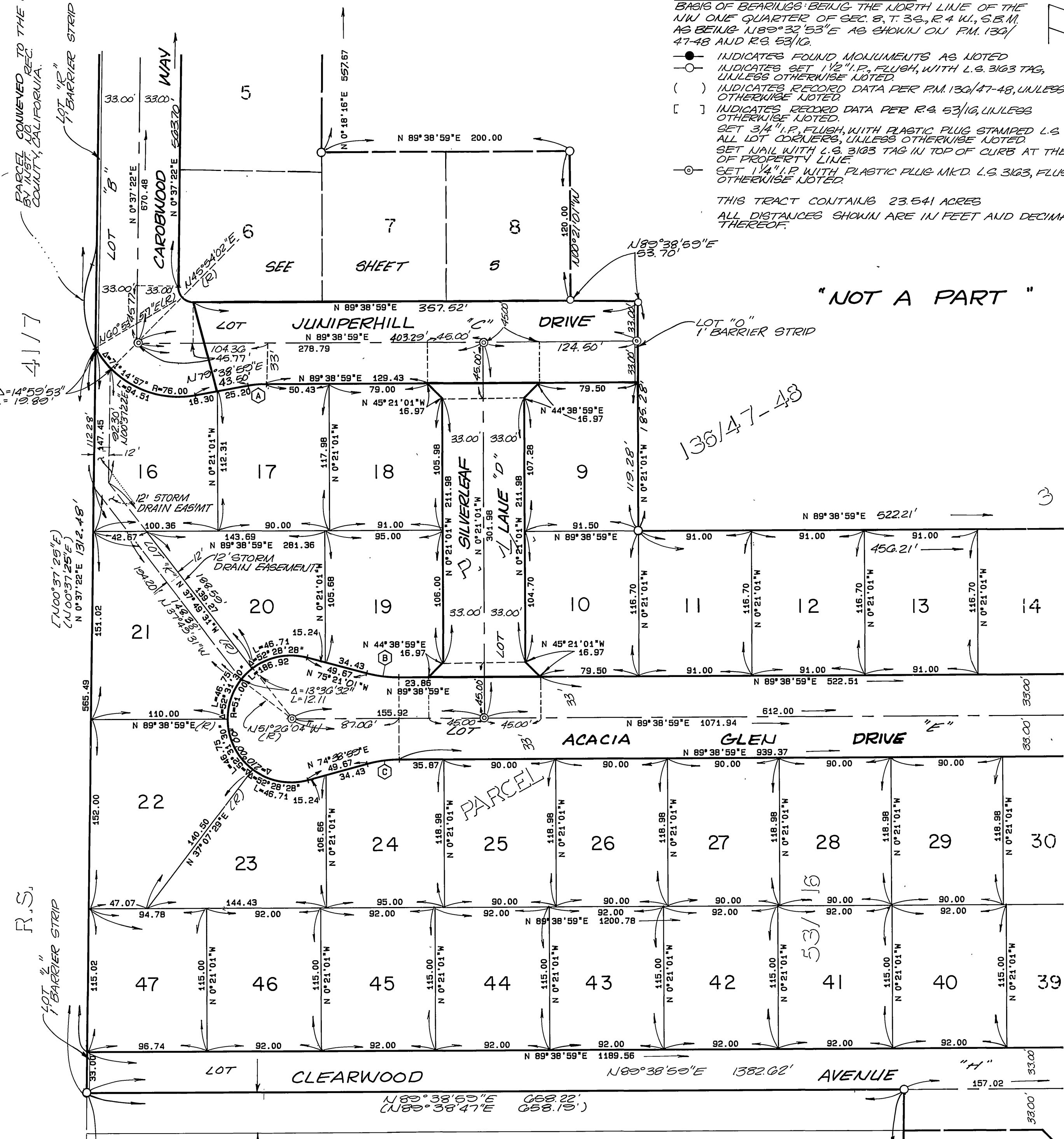
PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY INST. NO. 003101, RIV. CO., CALIF.

R.S.

R.S.

33' PARCEL CONVEYED TO THE CITY OF RIVERSIDE, BY INST. NO. 003101, RIV. CO., CALIF.

FD 1 1/2" I.P. W/ RIV. CO. SURV. TAG, STAMPED "14 COR. E" IN SEC. 7, T. 3 S., R. 4 W., PER R.S. 41/7, 05FB 730, P. 44



CURVE DATA

Symbol	DELTA	RADIUS	LENGTH	TANGENT
○	10° 00' 00"	85.00	14.84	7.44
A	15° 00' 00"	100.00	26.18	13.16
B	15° 00' 00"	100.00	26.18	13.16

177/69

City Copy

SCALE: 1" = 60'

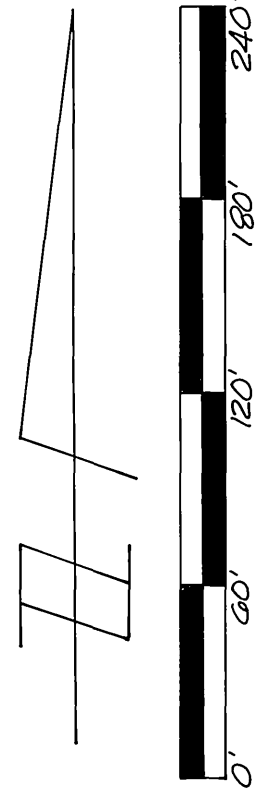
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SHEET 5 OF 5 SHEETS

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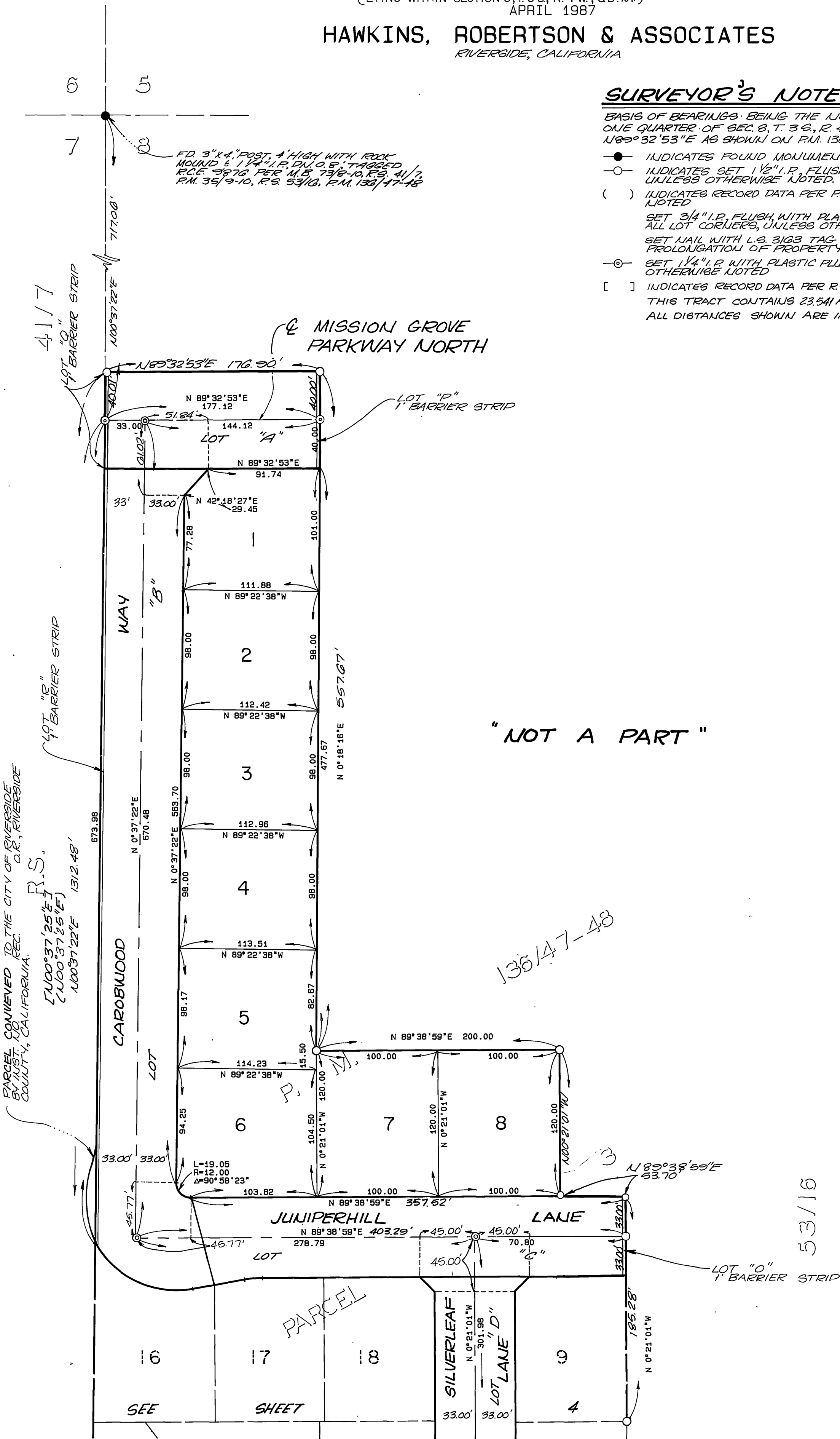
HAWKINS, ROBERTSON & ASSOCIATES
RIVERSIDE, CALIFORNIA



SURVEYOR'S NOTES

BASIS OF BEARINGS BEING THE NORTH LINE OF THE N.W. ONE QUARTER OF SEC. 8, T. 3 S., R. 4 W., S.B.M. AS BEING N89°32'53"E AS SHOWN ON P.M. 136/47-48 AND R.S. 53/16

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"NOT A PART"

136/47-48

53/16

R.S.