

TRACT NO. 21767-2

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 "I" INCLUSIVE. WE HEREBY DEDICATE FOR STORM DRAIN PURPOSES THE EASEMENTS DESIGNATED AS 12' STORM DRAINAGE EASEMENT. FURTHER, WE THE OWNER AND OUR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE ALL VEHICULAR AND PEDESTRAIN ACCESS RIGHTS APPURTENANT TO LOTS 1 THRU 10 ON, OVER AND ACROSS "SYCAMORE CANYON PARK" ADJOINING SAID LOTS, AS SHOWN ON THE ANNEXED MAP.

M. J. BROCK & SONS, INC., A DELAWARE CORPORATION

Signature of Dave Valentino, Vice-President

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) COUNTY OF Orange)

ON THIS 31st DAY OF December 19 87, BEFORE ME Janice M. Schwarz, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Dave Valentino, 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 Jan. 28, 1991 WITNESS MY HAND AND OFFICIAL SEAL.

Signature of Janice M. Schwarz, Notary Public

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 January 4, 19 88

R. WAYNE WATTS RIVERSIDE COUNTY TAX COLLECTOR BY Vicki L. Murrellham 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 THE NOVEMBER 19, 1986, AS REQUIRED BY THE HEALTH AND SAFETY CODE, SECTION 17953.

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

12/31/87 Signature of David W. Hansen, R.C.E. 17984 CHIEF ENGINEER

SIGNATURE OMISSION

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

1. COVENANT AND AGREEMENT FOR DRAINAGE RELEASE RECORDED JULY 23, 1987 AS INSTRUMENT No. 306445 O.R. RIVERSIDE COUNTY, CALIFORNIA.

RECORDER'S CERTIFICATE

FILED THIS 20th DAY OF JANUARY 19 88 AT 2:00 P.M. IN BOOK 178 OF MAPS AT PAGES 61-64 AT THE REQUEST OF THE CITY CLERK.

FEE: \$12.00 NUMBER: 16074

WILLIAM E. CONERLY COUNTY RECORDER BY Santa Logan 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: 1/4/88 CITY TREASURER BY: W.R. Hansen

UTILITIES CERTIFICATE

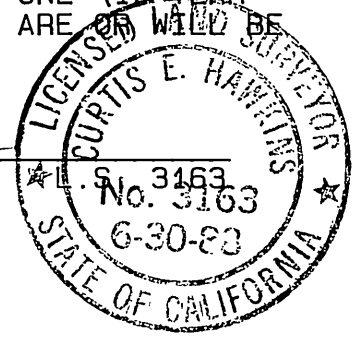
I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THE MAP; AND 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: JAN 7, 1988 BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES BY: Dieter P. Witzfeld

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF FOUR (4) 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 SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

NOV. 23, 1987 DATE Signature of Curtis E. Hawkins CURTIS E. HAWKINS LICENSE EXPIRES JUNE 30, 1988



CITY ENGINEER'S CERTIFICATE

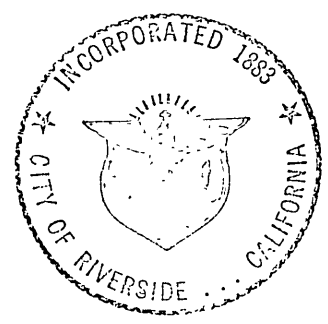
I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 21767, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON OCTOBER 9, 1986 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS 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: Jan 9, 1988 BARRY BECK R.C.E. 20900 CITY ENGINEER BY: Barry Beck

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 21767-2 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS EXCEPT LOTS "H" AND "I", WHICH ARE HEREBY ACCEPTED AS 1' BARRIER STRIPS TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOTS "A" AND "E" 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 12th DAY OF January 1988. ALICE A. HARE CITY CLERK OF THE CITY OF RIVERSIDE BY: Alice A. Hare DEPUTY



SCALE: 1" = 200'

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

SHEET 2 OF 4 SHEETS

TRACT NO. 21767-2

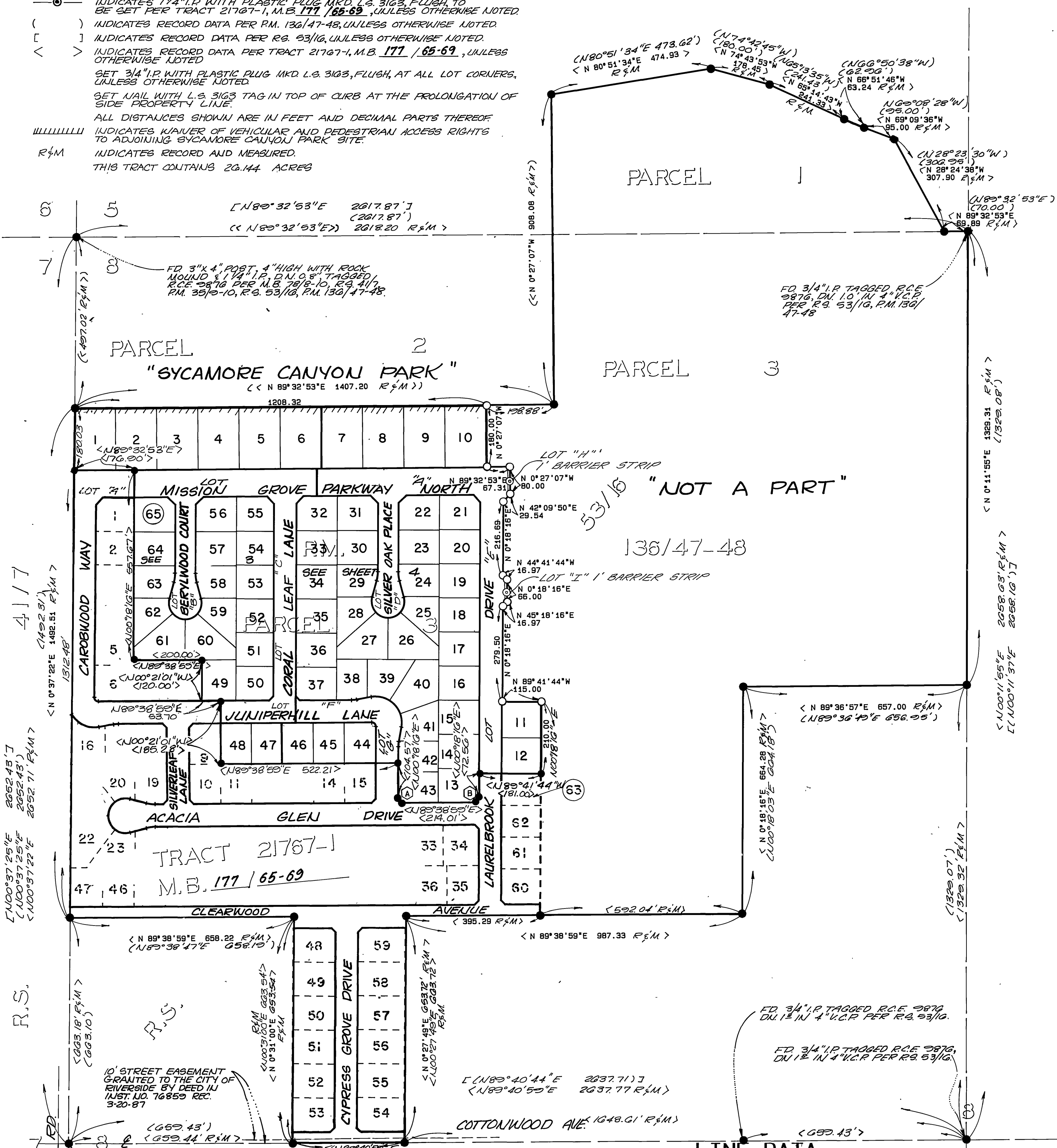
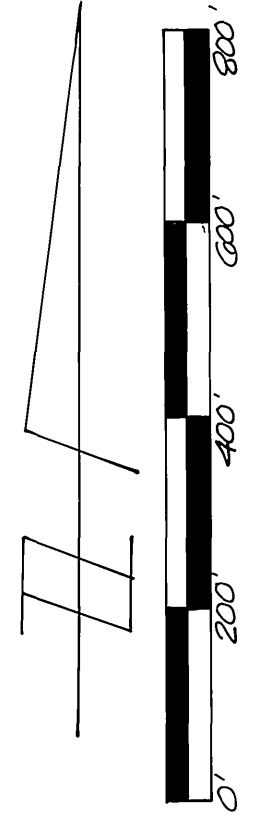
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HAWKINS, ROBERTSON & ASSOCIATES
RIVERSIDE, CALIFORNIA
BOUNDARY SURVEY AND SHEET INDEX MAP

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 1/2" I.P. WITH L.S. 3163 TAG, FLUSH, TO BE SET PER TRACT 21767-1, M.B. 177 / 65-69, UNLESS OTHERWISE NOTED.
 - INDICATES SET 1/4" I.P. WITH TAG MKD. L.S. 3163, FLUSH, UNLESS OTHERWISE NOTED.
 - INDICATES SET 1/2" I.P. WITH PLASTIC PLUG MKD. L.S. 3163, FLUSH, UNLESS OTHERWISE NOTED.
 - INDICATES 1/4" I.P. WITH PLASTIC PLUG MKD. L.S. 3163, FLUSH, TO BE SET PER TRACT 21767-1, M.B. 177 / 65-69, 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.
 - < > INDICATES RECORD DATA PER TRACT 21767-1, M.B. 177 / 65-69, UNLESS OTHERWISE NOTED.
- SET 3/4" I.P. WITH PLASTIC PLUG MKD. L.S. 3163, FLUSH, AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
- SET NAIL WITH L.S. 3163 TAG IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINE.
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
- ||||| INDICATES WAIVER OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO ADJOINING SYCAMORE CANYON PARK SITE.
- R&M INDICATES RECORD AND MEASURED.
- THIS TRACT CONTAINS 26.144 ACRES



LINE DATA

	BEARING	DISTANCE
(A)	< N 45° 01' 23" W	17.07 >
(B)	< N 44° 58' 37" E	16.87 >

City Copy

4117

100°37'25"E 2652.43'
100°37'25"E 2652.43'
100°37'22"E 2652.71' R&M

R.S.

10' STREET EASEMENT GRANTED TO THE CITY OF RIVERSIDE BY DEED IN INST. NO. 16859 REC. 3-20-87

20' FD 1/2" I.P. W/ RIV. CO. SURV. 33 TAG STAMPED 1/4" COR. E. 1/4" SEC. 8, T.3S., R.4W. PER R.S. 41/1, 2578, 730, P. 44 TRACT 21,403-4 M.B. 170 / 28-32 M.B. 6/13 S.B.CO.

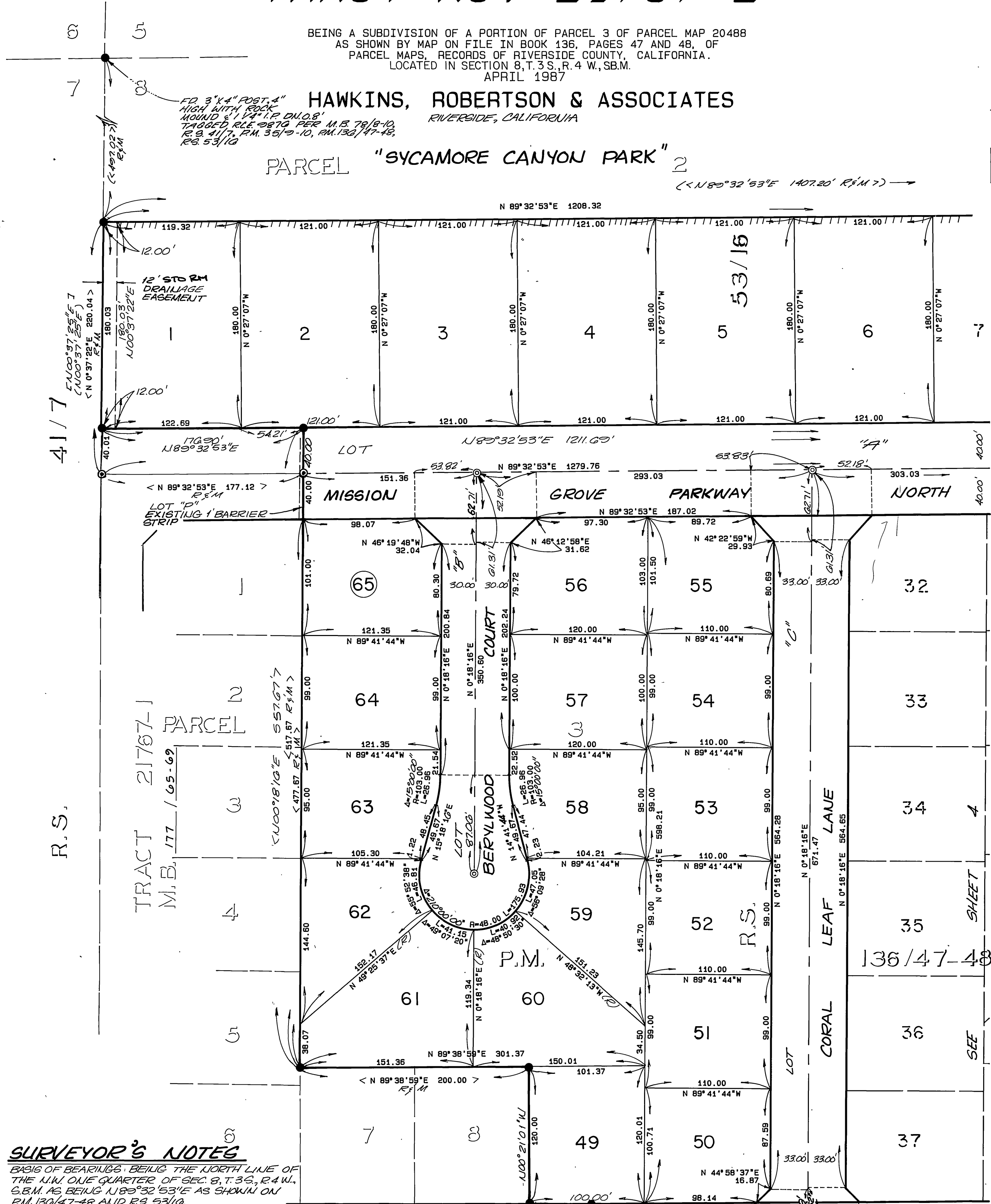
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HAWKINS, ROBERTSON & ASSOCIATES
RIVERSIDE, CALIFORNIA

PARCEL "SYCAMORE CANYON PARK" 2

CITY COPY



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 N 89° 32' 53" E AS SHOWN ON R.M. 136/47-48 AND R.S. 53/10.
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- R&M. INDICATES RECORD AND MEASURED.
- THIS TRACT CONTAINS 20.144 ACRES

TRACT M.B. 177/65-69

TRACT NO. 21767-2

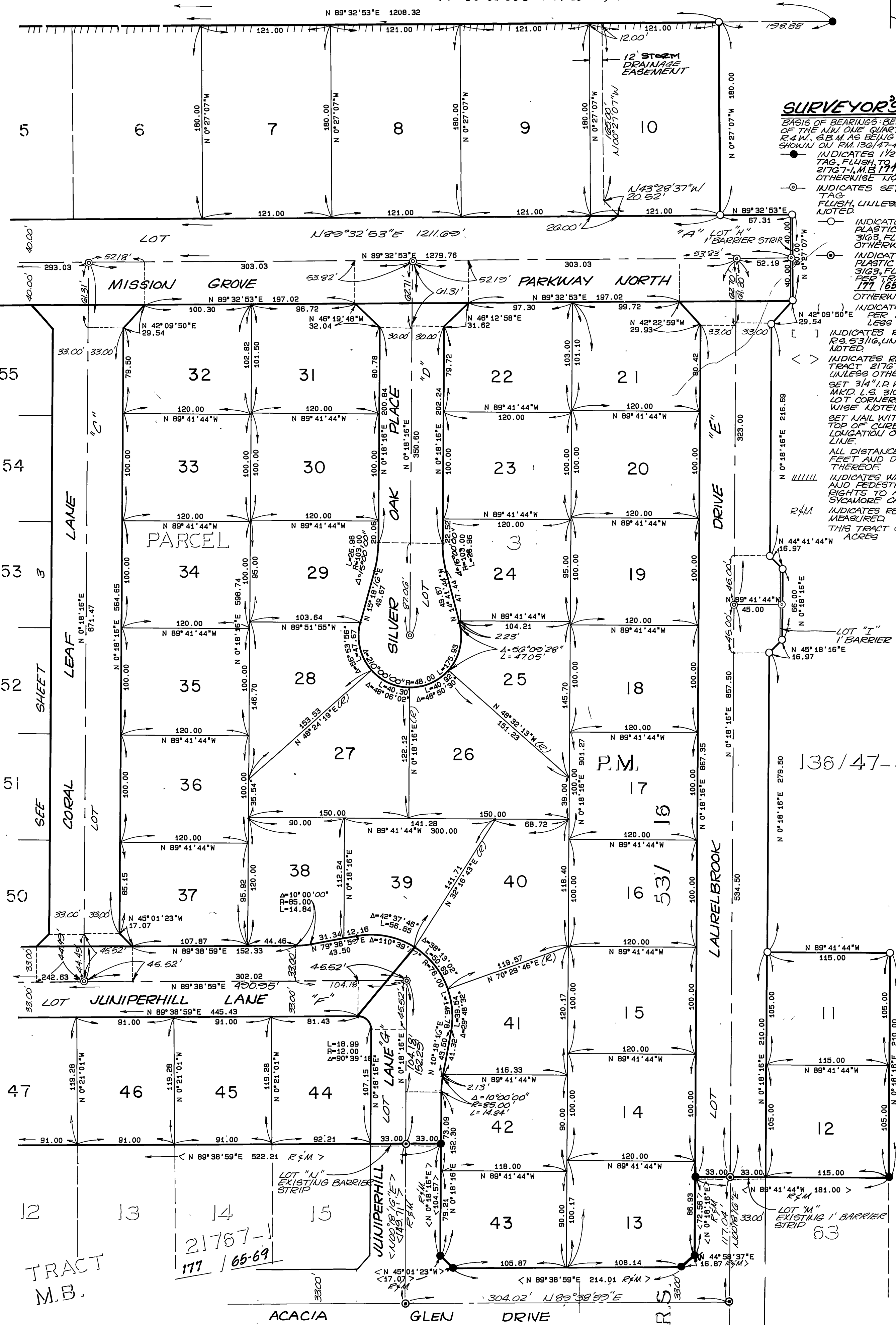
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HAWKINS, ROBERTSON & ASSOCIATES
RIVERSIDE, CALIFORNIA

PARCEL

2
(N 89° 32' 53" E 1407.20' R.S.M.)

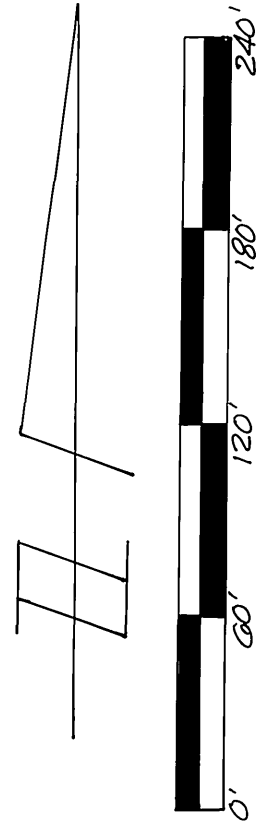
"SYCAMORE CANYON PARK"



SURVEYOR'S NOTES

BASIS OF BEARINGS BEING THE NORTH LINE OF THE NW 1/4 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. 136/47-48 AND R.S. 53/16.

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- R.S.M. INDICATES RECORD AND MEASURED.
- THIS TRACT CONTAINS 28.144 ACRES



City Copy

TRACT M.B.

21767-1
177/65-69

"NOT A PART"