

City Copy

179/56

SHEET 1 OF 3 SHEETS

FILED
ON FEB. 3, 1988

AT 12:00 P.M.
WILLIAM E. CONERLY
COUNTY RECORDER
BY: Santa Regan
FEE \$10.00
NR 30068
FILED BY CITY CLERK
ORANGE COAST
SUB'DN G'TEE TITLE COMPANY

M.B.179/56

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; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE AND WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES LOTS #1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY FACILITIES THE EASEMENT DESIGNATED AS "5' P.U.E."

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

Jeffrey R. Moore
PRESIDENT

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 21685

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

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 R. 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., 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 SAID CORPORATION BEING KNOWN TO ME TO BE ONE OF THE PARTNERS OF SUMMIT POINTE ASSOCIATES, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH PARTNER AND THAT SUCH PARTNERSHIP EXECUTED THE SAME.

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

Dianna Glad Jacobie
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. 204205 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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 DAVID E. RITCHIE 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

Erlene Jamie Roming
NOTARY PUBLIC IN AND FOR SAID STATE

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURE OF WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, A PUBLIC CORPORATION, OWNER OF EASEMENT FOR INGRESS AND EGRESS, RECORDED APRIL 23, 1964, AS INSTRUMENT FILE NO. 50400 OF OFFICIAL RECORDS, HAS BEEN OMITTED.

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 11-9-87
David W. Hansen
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 GASLINE FACILITIES RECORDED JANUARY 27, 1948 IN BOOK 882, PAGE 538, O.R. RIV. CO.
2. AN EASEMENT IN FAVOR OF CITY OF RIVERSIDE FOR AVIGATION PURPOSES RECORDED NOV. 3, 1987, AS INSTR. NO. 316813, O.R. RIV. CO., SAID EASEMENT IS BLANKET IN NATURE.

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; 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 THE 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 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 20, 1988
BARRY BECK
CITY ENGINEER, R.C.E. 20900

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; 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.

BILL D. CORNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED: 11-7-87
BY: Bill D. Cornahan

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

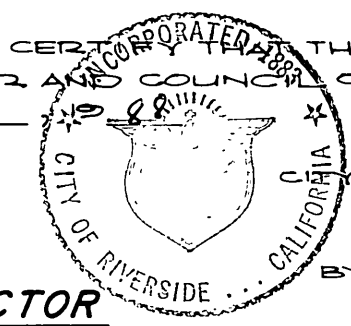
SOIL REPORT

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 THREE (3) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 21685, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS "6" AND "4" WHICH ARE ACCEPTED AS "1" BARRIER STRIPS TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "6", AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST 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 26th DAY OF January, 1988.



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare

TAX COLLECTOR

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 \$. THIS CERTIFICATION DOES NOT INCLUDE ANY SUPPLEMENTAL ASSESSMENT NOT YET EXTENDED.

DATED October 8, 1987
R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Dickie L. Mooneyham
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 , 19
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

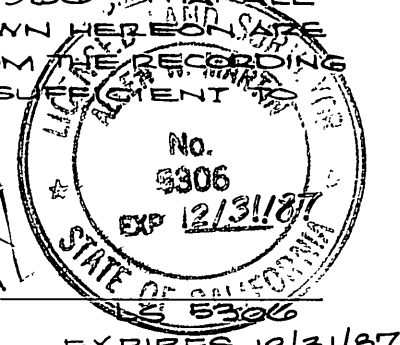
BY:

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF SIX (6) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING OCTOBER, 1986; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREOF 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.179/56

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 21685

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

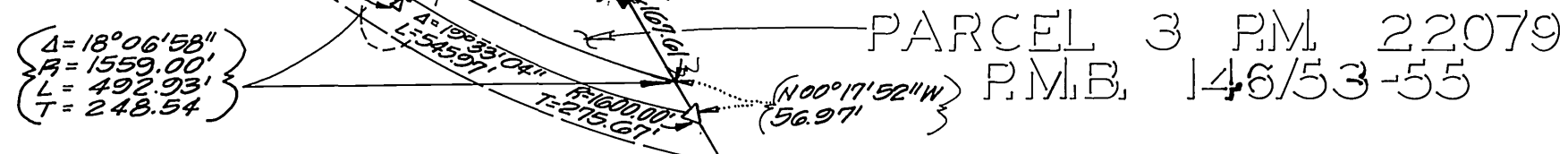
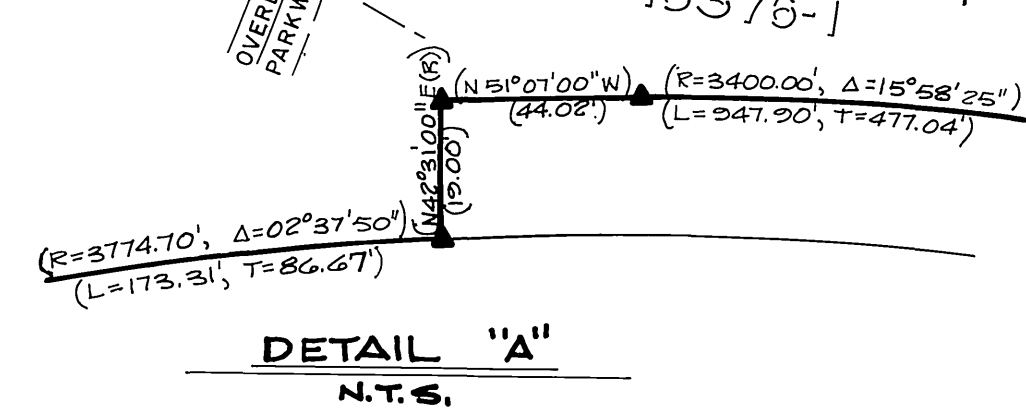
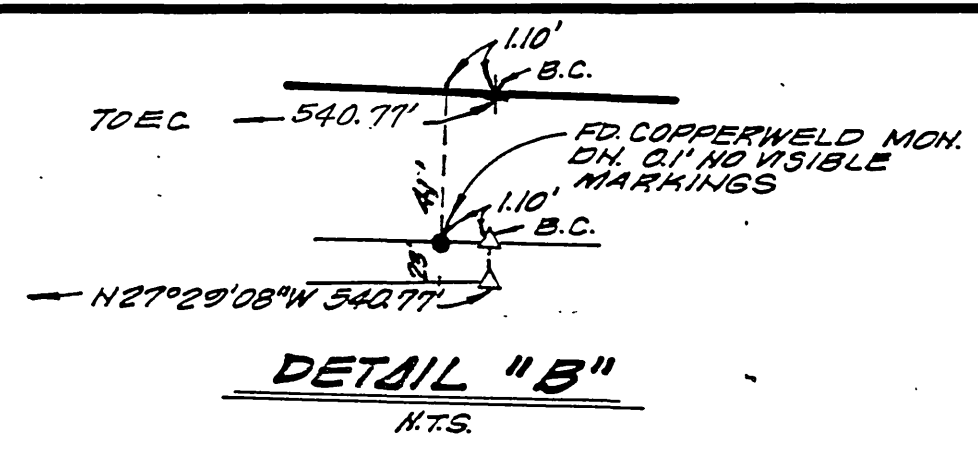
SOUTHLAND ENGINEERING
RIVERSIDE, CALIFORNIA

JANUARY, 1987

SCALE: 1" = 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. 5306, FLUSH UNLESS OTHERWISE NOTED.
4. ■ INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH PER MAP BOOK 158/75-77 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 TO BE SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH PER PM 22079 PER PARCEL MAP BOOK 146/53-55, RECORDS OF RIVERSIDE COUNTY UNLESS OTHERWISE NOTED.
7. THIS TRACT CONTAINS 4.98 ACRES.
8. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
9. () INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER TRACT NO. 2078 M.B. 158/75-77 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 PMB 146/53-55 RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED.
13. ● INDICATES 1" IRON PIPE TAGGED L.S. 5306 TO BE SET FLUSH, PER TRACT 21685-4 M.B. 179/51-55 RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED
14. < > INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER TRACT NO. 21685-4 M.B. 179/51-55 RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED.
15. ▲ INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH PER MAP BOOK 146/53-55 RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED



TRACT NO. 21685

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

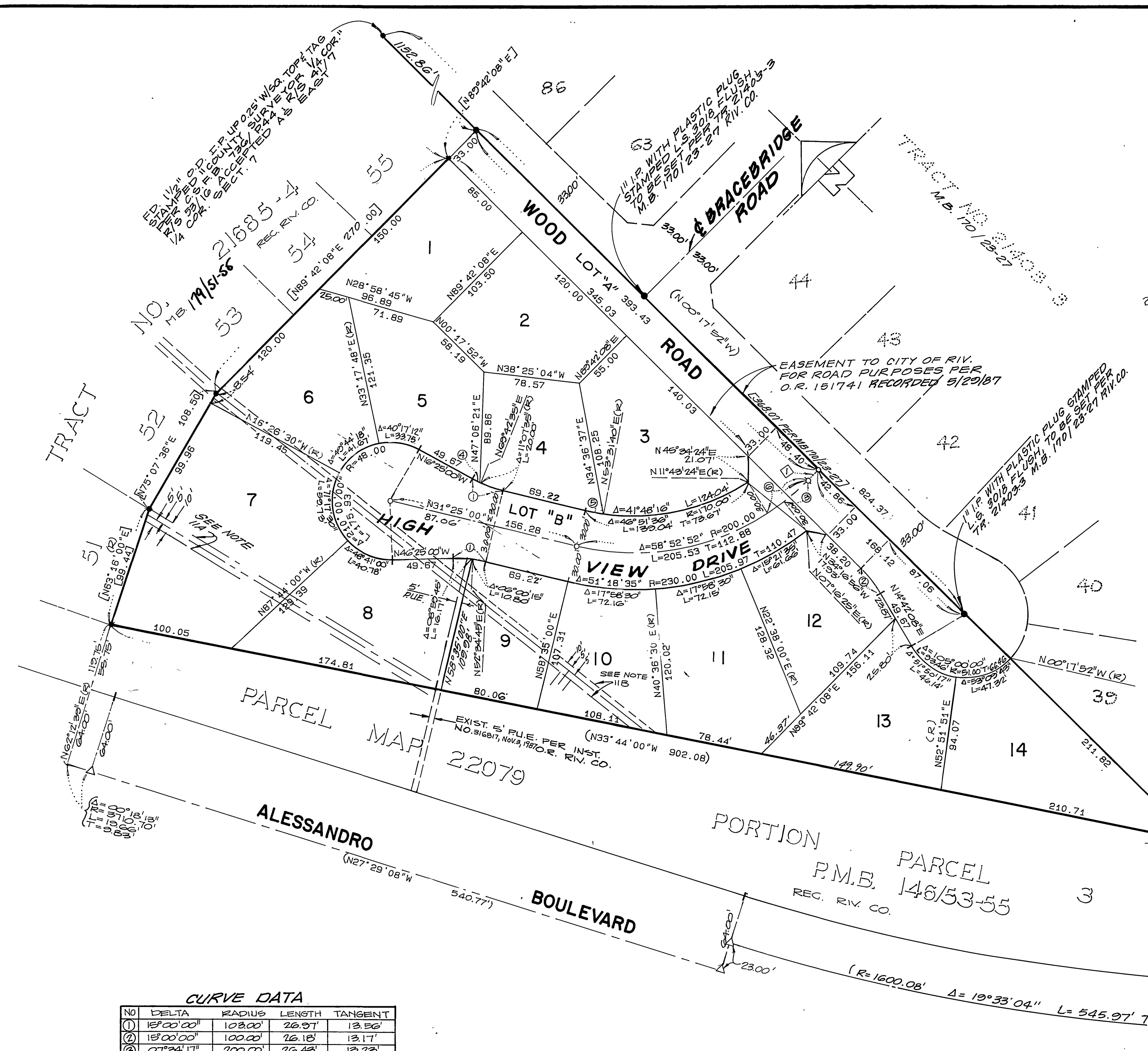
SOUTHLAND ENGINEERING
RIVERSIDE, CALIFORNIA

JANUARY 1987

SCALE: 1" = 60'

SURVEYOR'S NOTES

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 63-65 THEREOF, RECORDS OF RIVERSIDE COUNTY.
2. —●— INDICATES 1" IRON PIPE TAGGED L.S. 5306 TO BE SET FLUSH PER TR. NO. 21685-4, MAP BOOK 179 / 51 55 REC. RIV. CO. UNLESS OTHERWISE NOTED.
3. —▲— INDICATES 1" IRON PIPE TAGGED R.C.E. 11842, TO BE SET FLUSH PER PARCEL MAP NO. 22079, P.M.B. 146 / 53 -55 REC. RIV. CO. UNLESS OTHERWISE NOTED.
4. —○— INDICATES SET 1" IRON PIPE TAGGED L.S. 5306, FLUSH UNLESS OTHERWISE NOTED.
5. SET "SURE FIRE" STUDS TAGGED L.S. 5306 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
6. SET 1" IRON PIPE TAGGED L.S. 5306 FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
7. THIS TRACT CONTAINS 4.98 ACRES.
8. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
9. () INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER PARCEL MAP 22079 P.M.B. 146 / 53 -55 RECORDS OF RIVERSIDE COUNTY.
10. [] INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER TRACT NO. 21685-4, M.B. 179 / 51 -55 RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED.
- 11A. PHYSICAL LOCATION OF GAS LINE REFERRED TO IN O.R. 882/538 RIV. CO. REC. DOCUMENT CONTAINS ERRONEOUS CALL.
- 11B. APPROXIMATE LOCATION OF EASEMENT AS DESCRIBED USING ERRONEOUS CALL IN O.R. 882/538 RIV. CO. REC.
12. —△— INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH PER P.M. 22079, P.M.B. 146 / 53-55



CURVE DATA

NO	DELTA	RADIUS	LENGTH	TANGENT
①	15°00'00"	103.00'	26.97'	13.56'
②	15°00'00"	100.00'	26.18'	13.17'
③	07°34'17"	200.00'	26.43'	13.23'
④	03°52'23"	103.00'	6.21'	3.48'
⑤	03°03'20"	170.00'	15.00'	7.50'
⑥	12°01'16"	200.00'	41.98'	21.06'

TANGENT DATA		
NO	BEARING	DISTANCE
①	N 89°42'08"E	12.72'

FD: 1/2" O.D.I.P. DN. 0.5' TAGGED R.C.E. 9876 PER R/S 4/17, R/S 53/16, ACCEPTED AS S.E. COR. SECTION 7.

M.B.179/58

M.B.179/58