

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 21809

BEING A SUBDIVISION OF A PORTION OF SECTIONS 34 AND 35, T.2 S, R.6 W., AS SHOWN BY SECTIONALIZED SURVEY OF RANCHO LA SIERRA ON FILE IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ADKAN ENGINEERS RIVERSIDE, CALIFORNIA OCTOBER, 1986

RECORDER'S CERTIFICATE

Filed this 10th day of February, 1988 at 2:00 P.M. in Book 179 of Maps, at the request of City Clerk. Pages 90-95
No. 36722
Fee \$16.00
William E. Conerly, County Recorder

By: Anna Huntley, Deputy
Subdivision Guarantor, Ticor Title Insurance of California.

OWNER'S CERTIFICATE:

We hereby certify that we are the owners of or have right, title or interest in the land included within the subdivision as 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 borderline and we hereby dedicate for street purposes and public utility purposes lots "A", "B", "C" and "D". We further hereby dedicate for construction and maintenance of electrical energy distribution facilities, the easement designated as "5' P.U.E." **WE ALSO FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF A WATER BOOSTER STATION AND APPURTENANT WATERLINE FACILITIES LOT "D"** WORTHINGTON INVESTMENT COMPANY, a California Limited Partnership as to an undivided 25% interest.

[Signature]
GENERAL PARTNER

JURUPA WESTERN, INC., a California corporation as to an undivided 5.33571% interest.

[Signature]
President

WILLIAM LLOYD DAVIS, as Trustee of the Elizabeth Davis 1982 Irrevocable Trust-A under Declaration of Trust dated August 11, 1982, as to an undivided 6.3351% interest.

[Signature]
William Lloyd Davis (Trustee)

DE ANZA BUSINESS PARK, a Partnership as to an undivided 44.66429% interest.

[Signature]

WILLIAM LLOYD DAVIS, a married man, as his sole and separate property, as to an undivided 18.6649% interest.

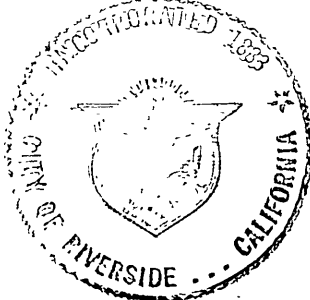
[Signature]
William Lloyd Davis

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, as trustee under deeds of trust, recorded December 31, 1986 as Instruments No.s 339338, 339341, 339342, and 339343, official records of Riverside County.

[Signature]
President
[Signature]
Asst. Secretary

CITY CLERK'S CERTIFICATE

Resolved: That this map consisting of six sheets be, and the same is hereby accepted as the final map of Tract No. 21809 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 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 9th Day of February, 1988.



Alice A. Hare
City Clerk of the City of Riverside

By: Alice A. Hare

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 No. 21809, which was approved by Riverside Planning Commission on July 17, 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 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: Feb 9, 1988. Barry Beck R.C.E. 20900
City Engineer

[Signature]

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: _____, 1988 Gerald A. Maloney
Clerk of the Board of Supervisors

By: _____
Deputy

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 water and electric facilities necessary to provide service to all lots as shown on the map, and that all Public Utilities Easements shown are sufficient for all requirements of the Electric and Water Divisions of the Department of Public Utilities of the City of Riverside.

Dated: FEB 8, 1988 Bill D. Carnahan
Director of Public Utilities

By: Dieter P. Witzfeld

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 annexed 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: January 7, 1988 R. Wayne Watts
County Tax Collector

By: [Signature]
Deputy

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.

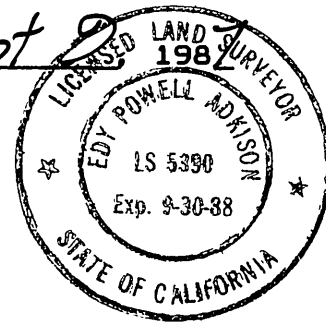
Dated: 2/2, 1988 BARBARA J. STECKEL
City Treasurer

By: George T. Swartz

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 hereon are in place or will be in place within one year from the recording date of this map; and that said monuments are sufficient to enable the survey to be retraced.

Dated: Sept 2, 1988



[Signature]
Edy P. Adkison L.S. 5390
Expires 9-30-88

UTILITIES EASEMENT CERTIFICATE

The City Of Riverside being the owner of the below described easement, hereby consents to the making and filing of this map.

1. Rights-of-way of the Twin Buttes Water Company, its successors or assigns, for construction and maintenance of all necessary water flumes, ditches, or pipes, for irrigation and domestic use. Said rights-of-way cannot be plotted. Recorded August 11, 1919 in book 508, page 101 of deeds, Records of Riverside County, California.

Dated: FEB 8, 1988 Bill D. Carnahan
Director Of Public Utilities

By: Dieter P. Witzfeld

SOIL REPORT

A preliminary soil report was prepared on the 19th of November, 1986, as required by the Health and Safety Code of California, Section 17953; By Aragon Geotechnical Consultants, Inc.

179/90
City Copy

City Copy 179/91

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ADKAN ENGINEERS RIVERSIDE, CALIFORNIA OCTOBER, 1986

SIGNATURE OMISSIONS

Pursuant to the provisions of section 66436(C)(1) of the Subdivision Map Act, the signatures of the following easement holders are omitted since their interest cannot ripen into a fee.

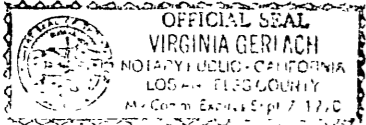
1. Mutual rights of way reserved to Stearns Rancho Company and Jurupa Land and water Company, their successors or assigns, for for ditches, canals, and pipelines recorded in Book 104, Page 322 of Deeds, Records of San Bernardino County, California, by deed recorded July 24, 1897 in Book 31, Page 337, March 2, 1899, in Book 69, Page 250, April, 1902, in Book 142, Page 101, January 8, 1906, in Book 216, Page 4 all of Deeds, Records of Riverside County, California. Said easements cannot be located from Record.

NOTARY ACKNOWLEDGEMENT

State of California)
County of Los Angeles) ss

On 12/15/87 before me, Virginia GERLACH, a Notary Public in and for said State, personally appeared William A. Worthington and proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument as the General Partners of WORTHINGTON INVESTMENT COMPANY, the California Limited Partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

My commission expires: 9-7-90
Witness my hand and official seal.



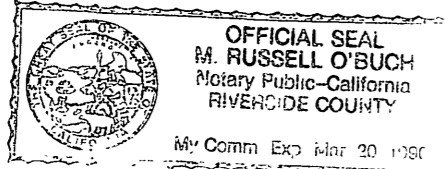
Virginia Gerlach
Notary Public in and for said State.

NOTARY ACKNOWLEDGEMENT

State of California)
County of RIVERSIDE) ss

On 12-16-87 before me, M. Russell O'Buch, a Notary Public in and for said State, personally appeared JOHN L. WEST and proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument as President and Secretary of JURUPA WESTERN, INC, a California Corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of said corporation, and acknowledged to me that said corporation executed the same.

My commission expires: 3-20-90
Witness my hand and official seal.



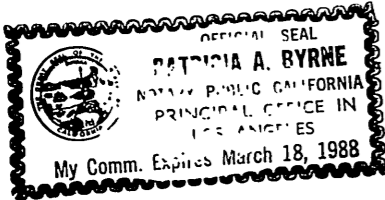
M. Russell O'Buch
Notary Public in and for said State.

NOTARY ACKNOWLEDGEMENT

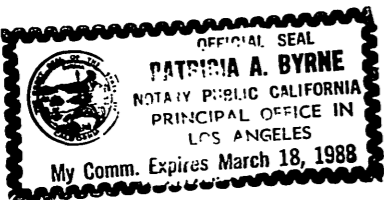
State of California)
County of Los Angeles) ss

On 11-20-87 before me, Patricia A. Byrne, Notary Public in and for said State, personally appeared WILLIAM LLOYD DAVIS proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as Trustee for the ELIZABETH DAVIS 1982 IRREVOCABLE TRUST, under declaration of Trust, dated August 11, 1982, that he executed the within instrument and acknowledged to me that such trust executed the same.

My commission expires: 3-18-88
Witness my hand and official seal.



Patricia A. Byrne
Notary Public in and for said State.

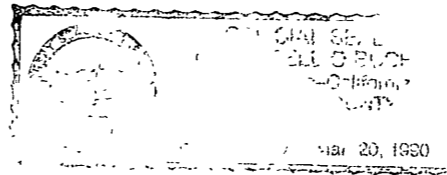


NOTARY ACKNOWLEDGEMENT

State of California.)
County of RIVERSIDE) ss

On 12-16-87 before me, M. Russell O'Buch, a Notary Public in and for said State, personally appeared JOHN L. WEST and proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument on behalf of DE ANZA BUSINESS PARK, a Partnership, and acknowledged to me that such partnership executed the same.

My commission expires: 3-20-90
Witness my hand and official seal.



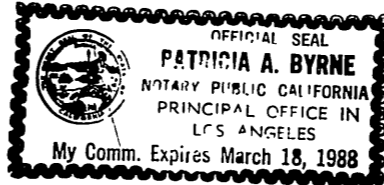
M. Russell O'Buch
Notary Public in and for said State.

NOTARY ACKNOWLEDGEMENT

State of California)
County of Los Angeles) ss

On 11-20-87 before me, Patricia A. Byrne, a Notary Public in and for said State, personally appeared WILLIAM LLOYD DAVIS proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

My commission expires: 3-18-88
Witness my hand and official seal.



Patricia A. Byrne
Notary Public in and for said State.

NOTARY ACKNOWLEDGEMENT

State of California)
County of RIVERSIDE) ss

On Dec. 23, 1987 before me, Eileen Young, a Notary Public in and for said State, personally appeared STEVE JONES and proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument as President and Secretary of TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, a California Corporation that executed the within instrument as trustee and known to me to be the persons who executed the within instrument on behalf of said corporation, and acknowledged to me that said corporation executed the same.

My commission expires: 1-15-90
Witness my hand and official seal.



Eileen Young
Notary Public in and for said State.

TRACT NO. 21809

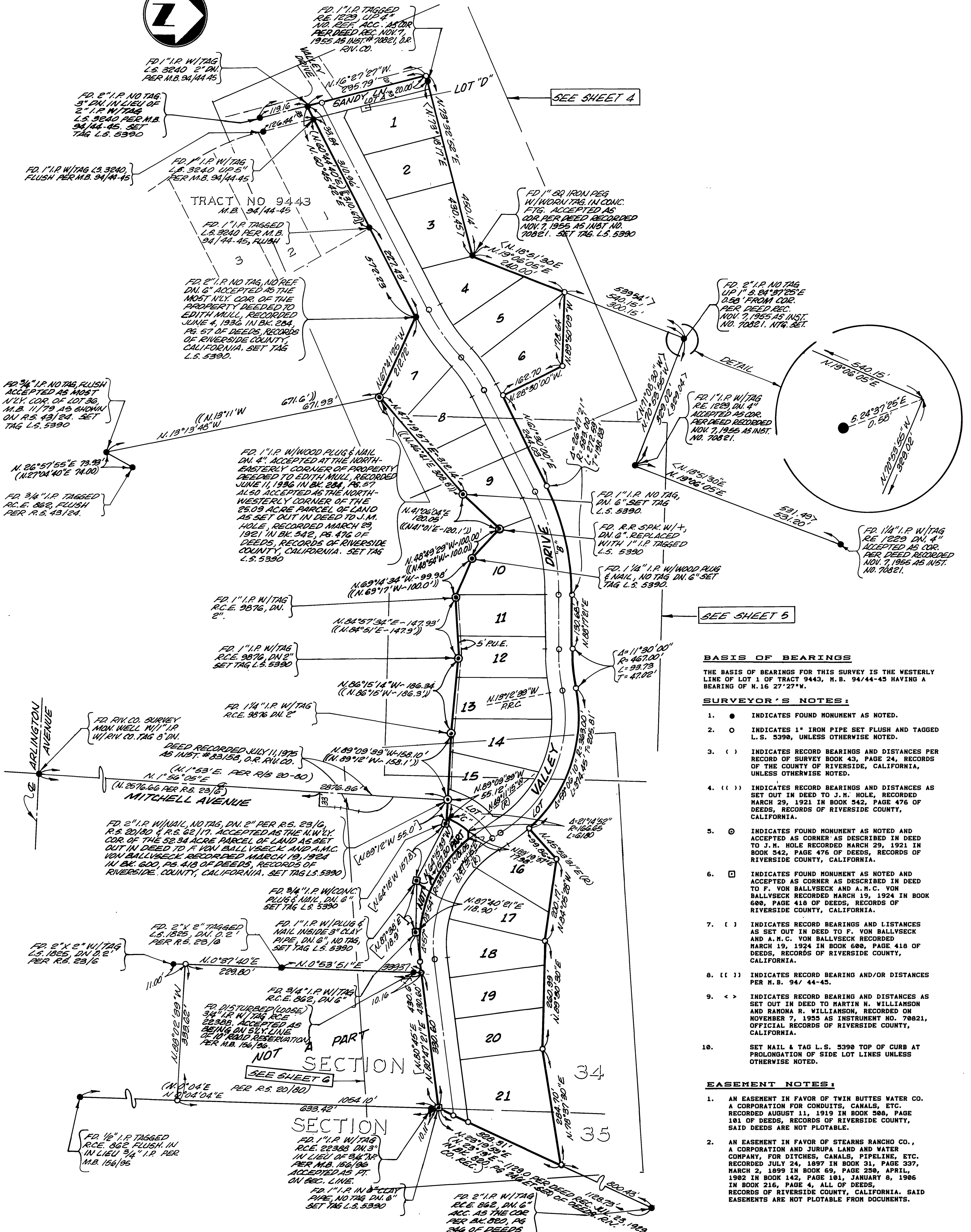
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ADKAN ENGINEERS RIVERSIDE, CALIFORNIA OCTOBER, 1986



SCALE IN FEET
1" = 150'

BOUNDARY AND INDEX MAP



SEE SHEET 4

SEE SHEET 5

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WESTERLY LINE OF LOT 1 OF TRACT 9443, N.B. 94/44-45 HAVING A BEARING OF N. 16 27' 27" W.

SURVEYOR'S NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES 1" IRON PIPE SET FLUSH AND TAGGED L.S. 5390, UNLESS OTHERWISE NOTED.
- () INDICATES RECORD BEARINGS AND DISTANCES PER RECORD OF SURVEY BOOK 43, PAGE 24, RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, UNLESS OTHERWISE NOTED.
- (()) INDICATES RECORD BEARINGS AND DISTANCES AS SET OUT IN DEED TO J. H. HOLE, RECORDED MARCH 29, 1921 IN BOOK 542, PAGE 476 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- ⊙ INDICATES FOUND MONUMENT AS NOTED AND ACCEPTED AS CORNER AS DESCRIBED IN DEED TO J. H. HOLE RECORDED MARCH 29, 1921 IN BOOK 542, PAGE 476 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
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- () INDICATES RECORD BEARINGS AND DISTANCES AS SET OUT IN DEED TO F. VON BALLVSECK AND A. H. C. VON BALLVSECK RECORDED MARCH 19, 1924 IN BOOK 600, PAGE 418 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- ([]) INDICATES RECORD BEARING AND/OR DISTANCES PER M.B. 94/44-45.
- < > INDICATES RECORD BEARING AND DISTANCES AS SET OUT IN DEED TO MARTIN N. WILLIAMSON AND RAMONA R. WILLIAMSON, RECORDED ON NOVEMBER 7, 1955 AS INSTRUMENT NO. 70821, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- SET NAIL & TAG L.S. 5390 TOP OF CURB AT PROLONGATION OF SIDE LOT LINES UNLESS OTHERWISE NOTED.

EASEMENT NOTES:

- AN EASEMENT IN FAVOR OF TWIN BUTTES WATER CO. A CORPORATION FOR CONDUITS, CANALS, ETC. RECORDED AUGUST 11, 1919 IN BOOK 506, PAGE 181 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, SAID DEEDS ARE NOT PLOTTABLE.
- AN EASEMENT IN FAVOR OF STEARNS RANCHO CO., A CORPORATION AND JURUPA LAND AND WATER COMPANY, FOR DITCHES, CANALS, PIPELINE, ETC. RECORDED JULY 24, 1897 IN BOOK 31, PAGE 337, MARCH 2, 1899 IN BOOK 69, PAGE 250, APRIL, 1902 IN BOOK 142, PAGE 101, JANUARY 8, 1906 IN BOOK 216, PAGE 4, ALL OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENTS ARE NOT PLOTTABLE FROM DOCUMENTS.

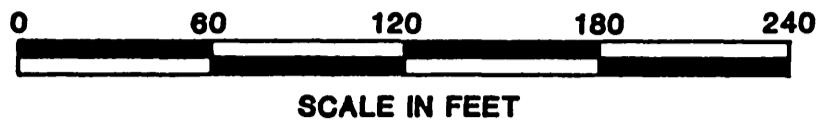
City Copy 179/93

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BASIS OF BEARINGS

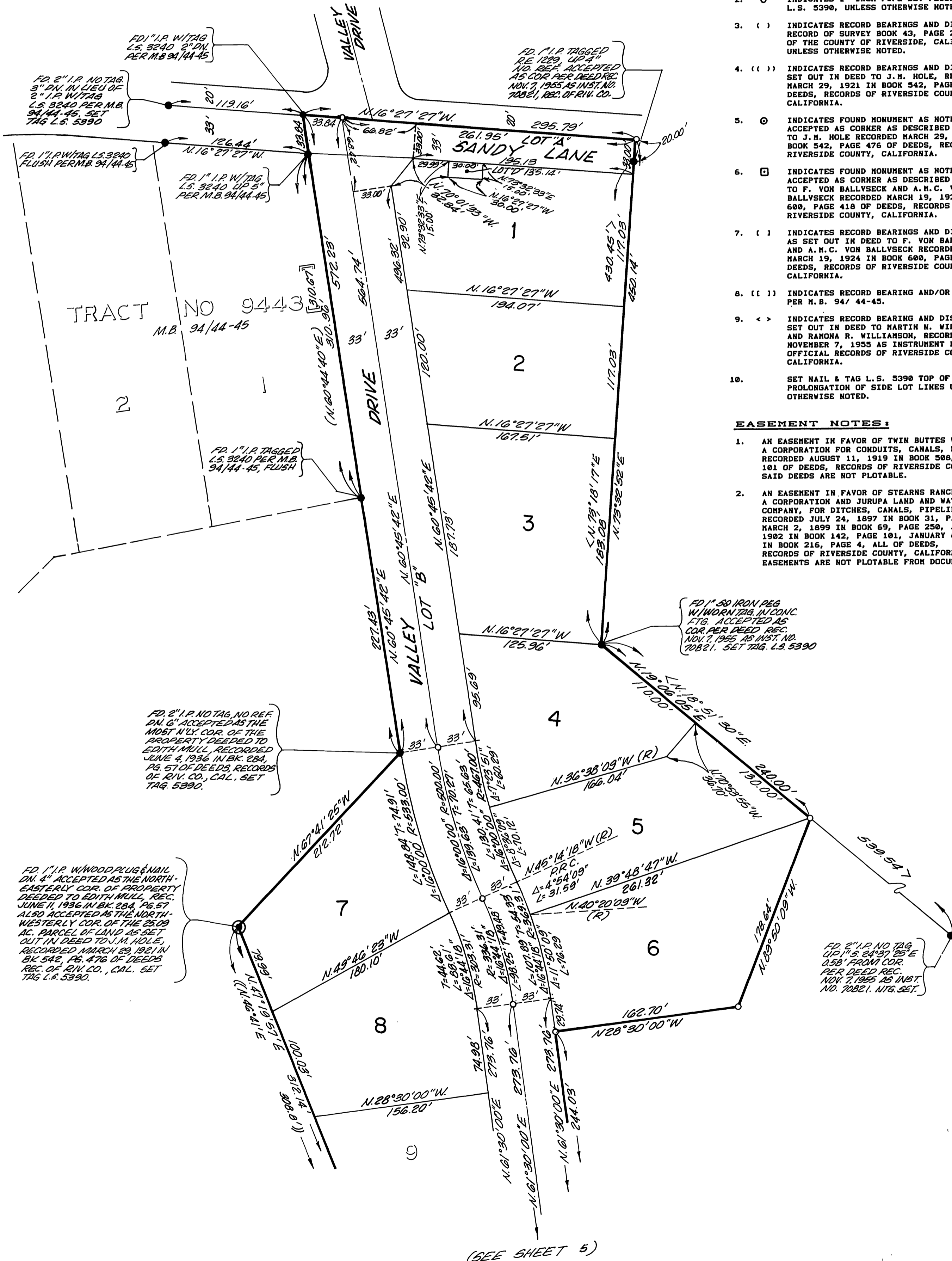
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WESTERLY LINE OF LOT 1 OF TRACT 9443, M.B. 94/44-45 HAVING A BEARING OF N.16°27'27"W.

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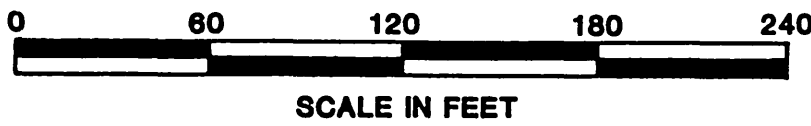
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(SEE SHEET 5)

FD. 2" I.P. WITH TAG, DN. 2" PER R.S. 2316, R.S. 20180 & R.S. 6217, ACCEPTED AS THE N.W. CORNER OF THE 52.34 ACRE PARCEL OF LAND AS SET OUT IN DEED TO F. VON BALLVSECK AND A.M.C. VON BALLVSECK, RECORDED MARCH 19, 1924 IN B.K. 600, PG. 418 OF DEEDS, RECORDS OF RIV. CO., CAL., SET TAG L.S. 5390

ARLINGTON AVENUE

FD. RIV. CO. SURVEY MON. WELL W/ 1" I.P. W/ RIV. CO. TAG 8" DN.

DEED REC. JULY 11, 1975 AS INSTR. NO. 83168 OFFICIAL REC. OF RIV. CO.

FD. 3/4" I.P. W/ CONC. PLUG & NAIL DN. 6" SET TAG L.S. 5390

FD. 1" I.P. W/ CONC. PLUG & NAIL INSIDE 3" CLAY PIPE, DN. 6" NO TAG, SET TAG L.S. 5390

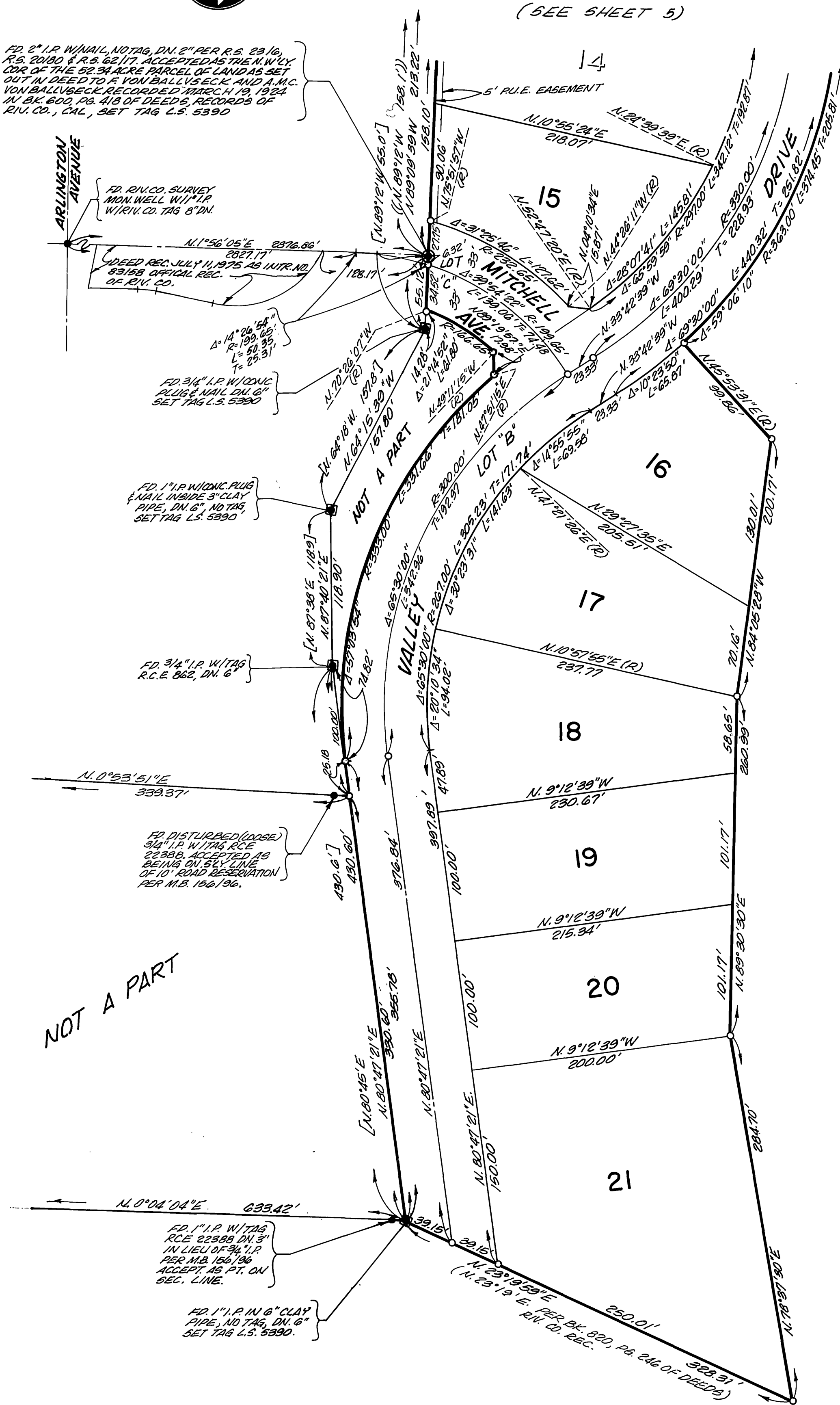
FD. 3/4" I.P. W/ TAG R.C.E. 862, DN. 6"

FD. DISTURBED (LOOSE) 3/4" I.P. W/ TAG R.C.E. 22388, ACCEPTED AS BEING ON SLY LINE OF 10' ROAD RESERVATION PER M.B. 156196.

FD. 1" I.P. W/ TAG R.C.E. 22388 DN. 3" IN LIEU OF 3/4" I.P. PER M.B. 156196 ACCEPT. AS PT. ON SEC. LINE.

FD. 1" I.P. IN 6" CLAY PIPE, NO TAG, DN. 6" SET TAG L.S. 5390.

NOT A PART



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