

FILED  
ON FEB 26, 1988

AT 12:30 P.M.  
WILLIAM E. CONERLY  
COUNTY RECORDER  
BY: Barbara Hogan  
FEE \$ 8.00  
NO 50759  
FILED BY CITY CLERK  
SUB'DN G'TEE FIRST AMERICAN  
TITLE CO.

181/3  
M.B.181/3

**UTILITIES EASEMENT CERTIFICATE**

THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW DESCRIBED EASEMENT, HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.

1. RIGHTS OF WAY OF RIVERSIDE WATER COMPANY, ITS SUCCESSORS OR ASSIGNS, FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER FLUMES, DITCHES OR PIPES FOR IRRIGATION OR DOMESTIC USE.

DATED FEB 3, 1988  
BY: Dieter P. Witzfeld  
BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 19841**

BEING A SUBDIVISION OF A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32, T.2S., R.5W., S.B.M., ALSO BEING PARCEL ONE OF RECORD OF SURVEY ON FILE IN BOOK 29 OF RECORD OF SURVEYS AT PAGE 69 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALBERT A.WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA  
FEBRUARY, 1984

**SIGNATURE OMISSIONS CERTIFICATE**

UNDER THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURE HAS BEEN OMITTED:

1. A DRAINAGE EASEMENT, 10' IN WIDTH, RECORDED APRIL 4, 1987 AS INST. NO. 24750, IN FAVOR OF MAX H. SMALL.

**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 FOR STREET AND PUBLIC UTILITY PURPOSES LOT "A". WE FURTHER HEREBY DEDICATE A 12' DRAINAGE EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES. FURTHER, THE UNDERSIGNED OWNER, HIS SUCCESSOR AND ASSIGNS IN INTEREST, HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR ACCESS RIGHTS APPURTENANT TO LOT 1 AND LOT 10, AS SHOWN ON THE ANNEXED MAP, ON, OVER AND ACROSS STREETER AVENUE ADJOINING SAID LOTS. WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS "5' R.U.E.", "5'x20' R.U.E.", "5'x30' R.U.E." AND "6' R.U.E."

B#D DEVELOPMENT, A CALIFORNIA GENERAL PARTNERSHIP

Dwight Sexton  
DWIGHT SEXTON

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE }

ON DEC. 14, 1987, BEFORE ME, ALICE A. FLODINE, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DWIGHT SEXTON, PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE GENERAL PARTNER OF B#D DEVELOPMENT, A CALIFORNIA GENERAL PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH GENERAL PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES: Sept. 16, 1988  
WITNESS MY HAND: Alice A. Flodine  
NOTARY PUBLIC IN AND FOR SAID STATE

RIVERSIDE THRIFT AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION, AS BENEFICIARY, DEED OF TRUST REC'D 4-29-87 AS INSTR. NO. 118280, Q.R. RIV. CO.  
W.B. Bel PRES. Ronald R. Warwick ASST. SEC.

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE }

ON THIS 2nd DAY OF February, 1988, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED W.B. BEL AND Ronald R. Warwick, PERSONALLY KNOWN TO ME AND/OR PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS THE PRESIDENT AND THE SECRETARY OF RIVERSIDE THRIFT AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: Aug 16, 1991  
WITNESS MY HAND: [Signature]  
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY

**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. 19841, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON JANUARY 5, 1984, 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: Feb. 4, 1988  
BY: Barry Beck  
BARRY BECK, R.C.E. 20900  
CITY ENGINEER

**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 PARCELS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY 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 3, 1988  
BY: Dieter P. Witzfeld  
BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

**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  
BY: George T. Swarty  
CITY TREASURER

**SOIL REPORT**

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 6TH DAY OF MARCH, 1984, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY: ACADEMY SOILS ENGINEERING

**CITY CLERK'S CERTIFICATE**

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 19841, 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

**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 \$

DATED February 3, 1988  
BY: Dannal Worthington  
R. WAYNE WATTS  
COUNTY TAX COLLECTOR  
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\_\_\_\_  
BY: GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

**ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING FEBRUARY, 1984; 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 MAR. 5, 1984  
BY: A. Hubert Webb  
A. HUBERT WEBB R.C.E.  
No. 11652  
Exp. 12-31-83  
REGISTERED CIVIL ENGINEER  
STATE OF CALIFORNIA  
FB. 1039/147 83-213

M.B.181/3

CITY COPY

181/4

# TRACT NO. 19841

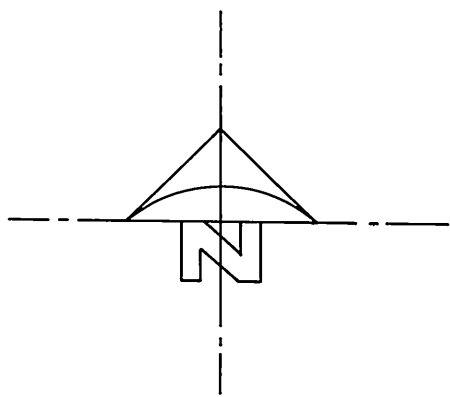
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
BEING A SUBDIVISION OF A PORTION OF THE EAST HALF OF THE  
NORTHEAST QUARTER OF SECTION 32, T.2S., R.5W., S.B.M., ALSO  
BEING PARCEL ONE OF RECORD OF SURVEY ON FILE IN BOOK  
29 OF RECORD OF SURVEYS AT PAGE 69 THEREOF, RECORDS  
OF RIVERSIDE COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

FEBRUARY, 1984

SCALE: 1" = 50'

M.B. 181/4



FD. 1 1/4" I.P. w/ C/R ENG. TAG;  
FLUSH, AND N. FT. "X" TIES  
PER C/R F.B. 931/25 AND R.M.  
71/50.

FD. 3/4" I.P. w/ R.C.E. 9876 TAG, DN.  
0.5', PER R.S. 29/69, ACCEPTED  
AS N.E. COR. OF PAR. 1, R.S. 29/69.

FD. 3/4" I.P. TAGGED R.C.E. 9876, DN. 0.5',  
ACCEPTED AS N.W. COR. PAR. 1,  
PER R.S. 29/69

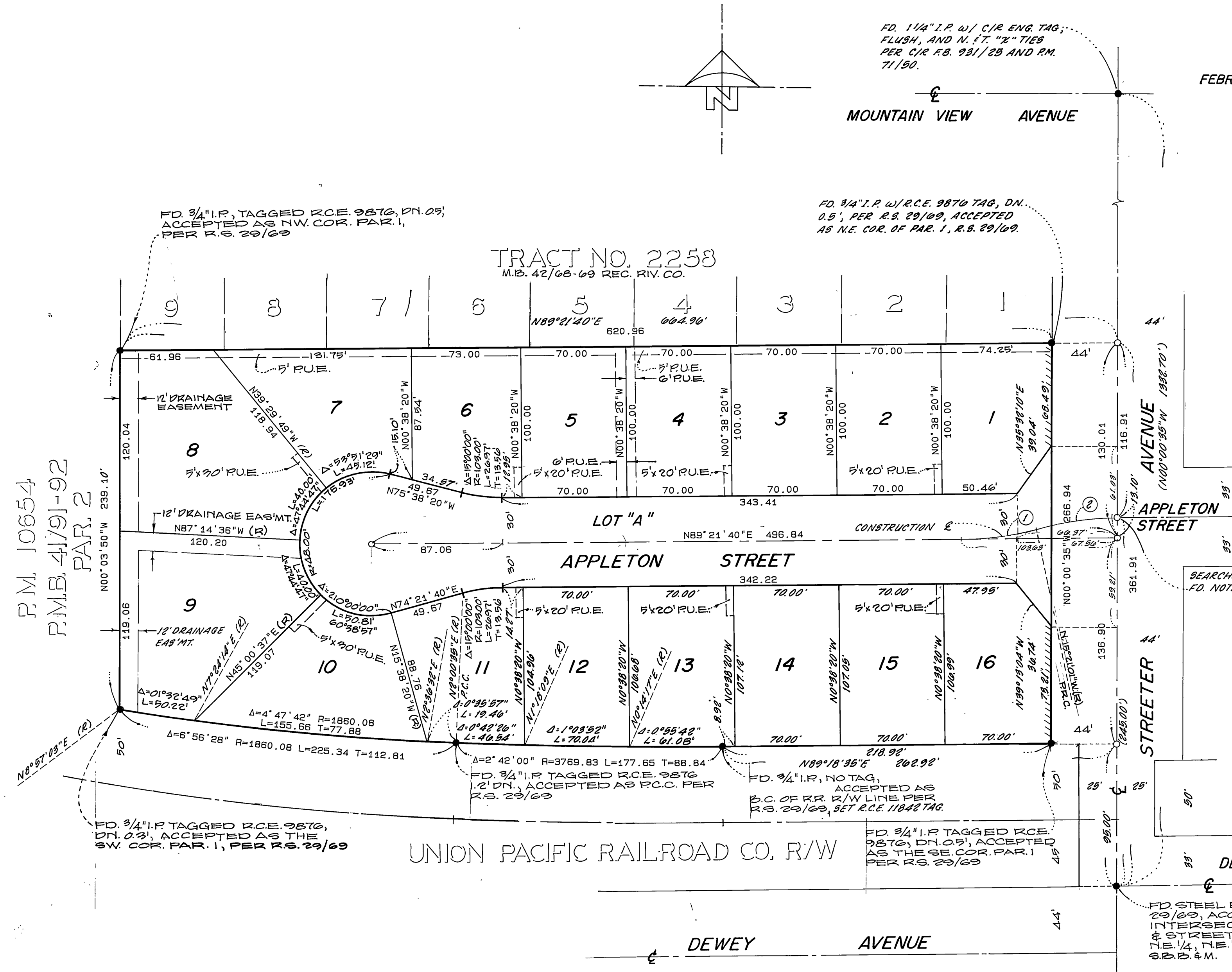
TRACT NO. 2253  
M.B. 42/68-69 REC. RIV. CO.

### ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE WEST RIGHT OF WAY LINE OF STREETER AVENUE SHOWN AS N. 0° 00' 35" W. PER RECORD OF SURVEY ON FILE IN BOOK 29, PAGE 69, OF RECORD OF SURVEYS, REC. OF RIVERSIDE COUNTY, CALIFORNIA.
2. MONUMENTS FOUND AS NOTED.
3. SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH OR AS NOTED.
4. SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH AT ALL REAR LOT CORNERS, ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
5. SET "SURE FIRE" STUDS TAGGED R.C.E. 11842 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 3.73 ACRES.
7. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
8. ( ) --- INDICATES RECORD DATA PER R.S. 29/69.
9. LLLLLL-INDICATES VEHICULAR ACCESS RIGHTS WAIVED.

### CURVE DATA

- ① Δ=14°22'41" R=200.00' L=51.35' T=25.82'
- ② Δ=15°20'26" R=200.00' L=53.55' T=26.94'



P.M. 10654  
P.M.B. 41/91-92  
PAR. 2

M.B. 181/4