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M.B.182/1

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 19109

BEING A SUBDIVISION OF A PORTION OF LOT 9 IN BLOCK 44 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS AT PAGE 10 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. IN SEC 24, T.35., R.6W., S.B.M. NOVEMBER 1987

J. F. DAVIDSON ASSOCIATES INC.
RIVERSIDE, CALIFORNIA

RECORDER'S STATEMENT
Filed this 5th day of APRIL 1988,
at 11:00 A.M. in Book 182 of Maps at
Pages 1+2 at the request of the
CITY CLERK
No. 89217
Fee: 8.00
WILLIAM E. CONERLY County Recorder
By: Santa Ragon, Deputy
Subdivision Guarantee: FIRST AMERICAN TITLE INS. COMPANY

OWNER'S STATEMENT

We hereby state that we are the owners of or have some right, title, or interest in the land included within the land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Subdivision Map as shown within the distinctive border line. We hereby dedicate to public use for street and public utility purposes, Lots "A" through "C" inclusive. We hereby dedicate for the construction and maintenance of drainage facilities, the easement designated as "DRAINAGE EASEMENT", and for the construction and maintenance of sanitary sewer facilities, the easement designated as "SEWER EASEMENT".

ROBERT R. REED, as Trustee of the Robert R. Reed family trust dated September 21, 1983

Robert R. Reed
ROBERT R. REED

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 19109 which was approved by the Riverside City Planning Commission on MAY 19, 1983 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 Department of Public Works and that the same have been checked and approved; and that all improvements have been completed in accordance 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. 25, 1988

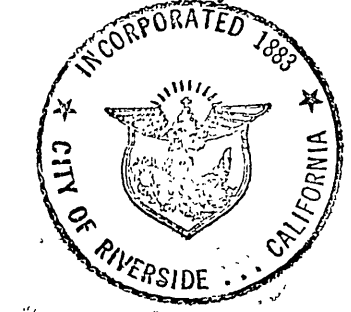
BARRY BECK R.C.E. 20900
City Engineer

By Barry Beck

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of two sheets be, and the same is hereby accepted as the final map of Tract 19109 and the streets and easements are hereby accepted as public streets and easements except Lot C which is hereby accepted as a barrier strip to deny access from adjoining private property to Lot B; 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.

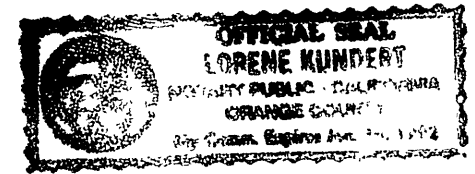
I hereby certify that the foregoing resolution was accepted by the Mayor and Council of the City of Riverside this 1st day of March, 1988.



ALICE A. HARE
City Clerk of the City of Riverside,
California

By Alice A. Hare

NOTARY ACKNOWLEDGEMENT



STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

On this 15TH day of FEBRUARY, 1988, before me, LORENE KUNDERT, a Notary Public in and for said State, personally appeared ROBERT R. REED (personally known to me) (proved to me on the basis of satisfactory evidence) to be the person described in, and whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

My commission expires 01-16-92
LORENE KUNDERT
COUNTY OF ORANGE

Witness my hand and official seal.
Lorene Kundert
Notary Public in and for said State

CITY TREASURER'S CERTIFICATE

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 2-19-88

BARBARA J. STECKEL
City Treasurer

By Barbara Steckel

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$5,300.00 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.

Date April 1, 1988

GERALD A. MALONEY
Clerk of the Board of Supervisors

CASH TAX BOND
R. WAYNE WATTS
County Tax Collector

By Maria Brown Deputy

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF _____) SS

On this _____ day of _____, 19____, before me, _____, a Notary Public in and for said State, personally appeared _____ (personally known to me) (proved to me on the basis of satisfactory evidence) to be the _____ and _____ (personally known to me) (proved to me on the basis of satisfactory evidence) to be the _____ of _____ a _____ Corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of 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.

My commission expires _____

Witness my hand and official seal.

Notary Public in and for said State

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 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 2/24/88

BILL D. CARNAHAN
Director of Public Utilities

By Dieter P. Witzfeld

UTILITIES EASEMENT

The City of Riverside, being the owner of the following described easement hereby consents to the preparation and recordation of the annexed map: The City of Riverside, successors to the Riverside Water Company, owner of an easement for ditches, flumes, pipes and incidental purposes by a deed recorded August 14, 1885 in Bk. 42, Page 296 of Deeds, Records of San Bernardino, County, California.

BILL D. CARNAHAN
Director of Public Utilities

By Dieter P. Witzfeld
Dated FEB 24 1988

TAX COLLECTOR'S STATEMENT

I hereby state 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 or special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$5,300.00.

Date March 8, 1988

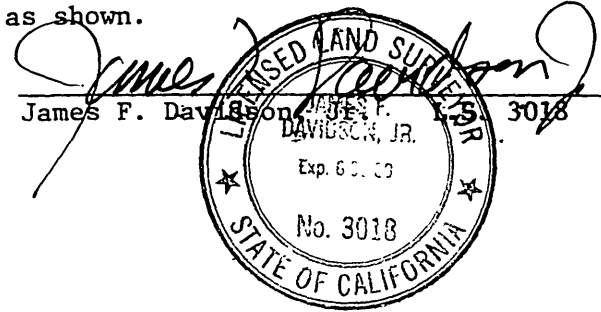
R. WAYNE WATTS
County Tax Collector

By Robin A. Moorhead Deputy

SURVEYOR'S STATEMENT

I hereby state that I am a Licensed Land Surveyor of the State of California and that this map consisting of (2) two sheets correctly represents a survey made under my supervision during Nov. 1983; that all monuments shown hereon actually exist and their positions are correctly shown, or will be in place within one year from recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Dated 2-12, 1988



SOIL REPORT

A preliminary soil report was prepared on FEB. 15, 1984 as required by the Health and Safety Code of California, Section 17953 by CH&I INC.

M.B. 182/1

CITY COPY

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SHEET 2 OF 2 SHEETS

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 19109

BEING A SUBDIVISION OF A PORTION OF LOT 9 IN BLOCK 44 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS AT PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA IN SEC 24, T.35, R.5W, S.8M.

NOVEMBER 1987

SCALE: 1" = 60'

J. F. DAVIDSON ASSOCIATES INC.
RIVERSIDE, CALIFORNIA

SURVEYOR'S NOTES

BEARINGS ARE BASED UPON THE CENTERLINE OF WICKLOW DRIVE AS SHOWN ON TRACT 19109-2 BY MAP ON FILE IN BOOK 141 OF MAPS AT PAGES 69 AND 70 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS BEING N33°54'17"W.

- INDICATES F.D. 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH PER M.B. 141/69-70 UNLESS OTHERWISE NOTED.
- INDICATES SET 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH UNLESS OTHERWISE NOTED.
- SET 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH, UNLESS OTHERWISE NOTED AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES.
- SET NAIL AND L.S. 3018 TAG IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES.
- (—) INDICATES MEASURED DATA, ALSO RECORD DATA PER M.B. 141/69-70.

THIS TRACT CONTAINS 3601 ACRES

POTENTIAL LIQUEFACTION

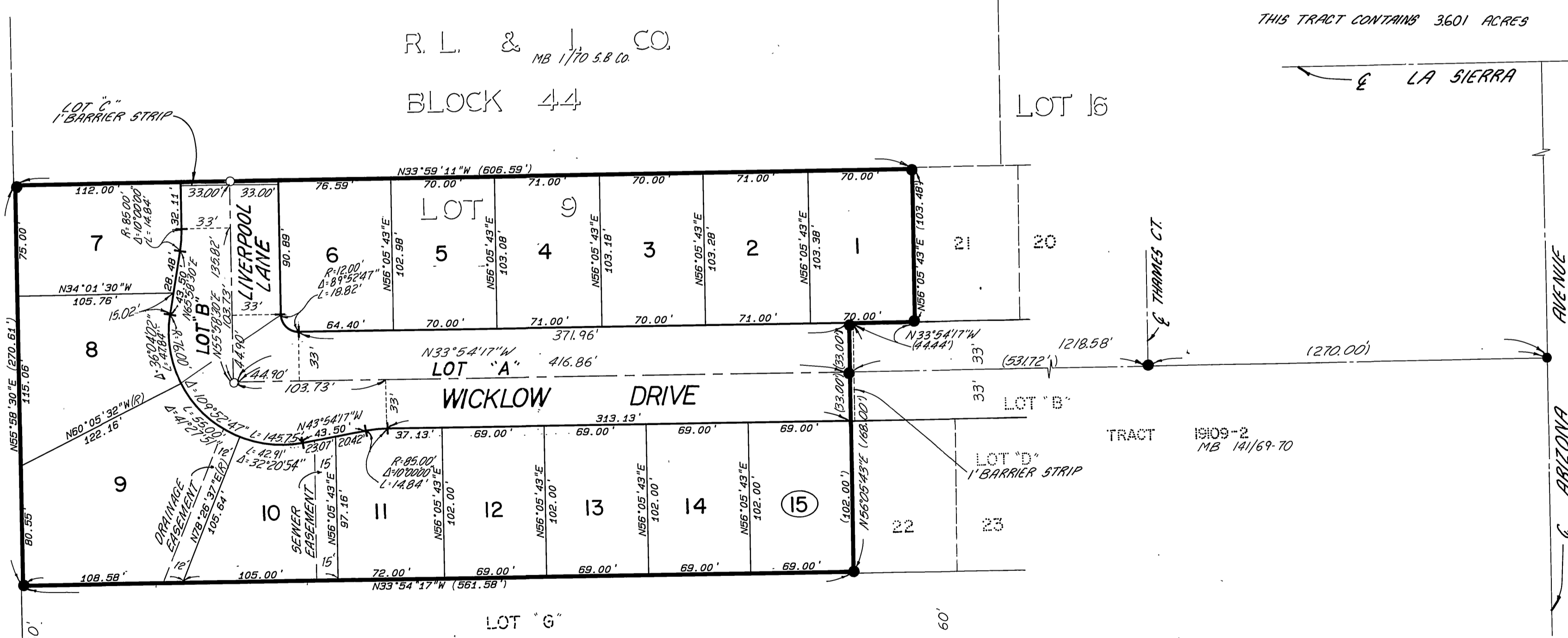
ALL, OR A PORTION OF THE PROPERTY INCLUDED WITHIN THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO LIQUEFACTION SHOULD GROUND SHAKING OCCUR. TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT, A GEOLOGIC INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMITS.

R. L. & I. CO.
MB 1/70 5.8 CO.

BLOCK 44

LOT 16

LOT 8



TRACT 19109-2
MB 141/69-70

TRACT 19109-1
MB 139/32-34

TOWN & COUNTRY ESTATES
NO. 4 UNIT NO. 1
M.B. 39/70-71

M.B. 182/2

M.B. 182/2