

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

TRACT NO. 21767

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST ONE QUARTER OF SECTION 8, T. 3 S., R. 4 W, S.B.M.

AUGUST 1987

HAWKINS, ROBERTSON & ASSOCIATES
RIVERSIDE, CA.

OWNER'S STATEMENT

WE HEREBY STATE 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 "F" INCLUSIVE.

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

DAVE VALENTINO, VICE PRESIDENT

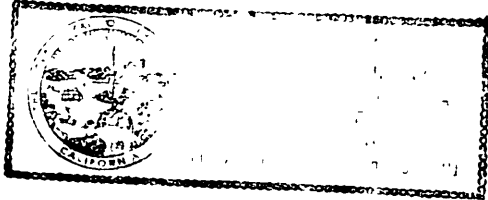
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF Orange

ON THIS 23rd DAY OF February, 19 88, BEFORE ME JANICE M. SCHWARTZ, 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.

JANICE M. SCHWARTZ
NOTARY PUBLIC IN AND FOR SAID STATE



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 AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOW A LIEN BUT NOT YET PAYABLE WHICH ARE ESTIMATED TO BE \$ 16,600.00

DATED March 3, 19 88

R. WAYNE WATTS
RIVERSIDE COUNTY TAX COLLECTOR
BY Debbie L. Monaghan DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 16,600.00 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: 3-29-88

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY: Cheri Andelkovic Deputy

SOILS REPORT CERTIFICATE

A PRELIMINARY SOILS REPORT WAS PREPARED BY RICHARD MILLS ASSOCIATES ON THE 19TH DAY OF NOVEMBER, 1986 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

SIGNATURE OMISSIONS CERTIFICATE

PURSUANT TO THE PROVISIONS OF SECTION 66436 (C) (1) OF THE SUBDIVISION MAP ACT THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED, THEIR INTEREST BEING SUCH THAT IT CANNOT RIPEN INTO FEE:

1. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR SEWER PURPOSES RECORDED JANUARY 15, 1988 AS INSTRUMENT No. 12371, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

RECORDER'S STATEMENT

FILED THIS 25th DAY OF April, 19 88, AT 2:00 P.M. IN BOOK 182 OF MAPS AT PAGES 70-74 AT THE REQUEST OF THE CITY CLERK.

FEE: \$14.00

NUMBER: 108892

WILLIAM E. CONERLY
COUNTY RECORDER
BY Larita Ragan DEPUTY

SUBDIVISION GUARANTEE:
CONTINENTAL LAND TITLE COMPANY
A CALIFORNIA CORPORATION

CITY TREASURER 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: 3/3/88

BARBARA J. STECKEL, CITY TREASURER
BY: Barbara Steckel

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 WESTERN MUNICIPAL WATER DISTRICT.

DATED: 3/8/88

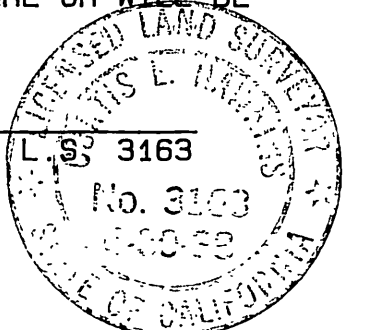
BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
BY: Bill Carnahan

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF FIVE (5) 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 OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: 2-23-88

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.

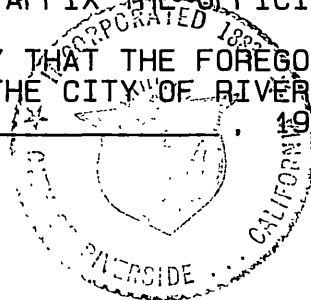
DATED: Mar. 9, 1988

BARRY BECK, R.C.E. 20900
CITY ENGINEER
BY: Barry Beck

CITY CLERK'S CERTIFICATE

RESOLVED THAT THIS MAP CONSISTING OF FIVE (5) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 21767 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 15th DAY OF March, 19 88.



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE
BY: Alice A. Hare DEPUTY

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

DATED: 3/3/88

David W. Hansen
DAVID W. HANSEN R.C.E. 17984 CHIEF ENGINEER

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AUGUST 1987

HAWKINS, ROBERTSON & ASSOCIATES
RIVERSIDE, CALIFORNIA

BOUNDARY SURVEY AND SHEET INDEX MAP

SURVEYOR'S NOTES:

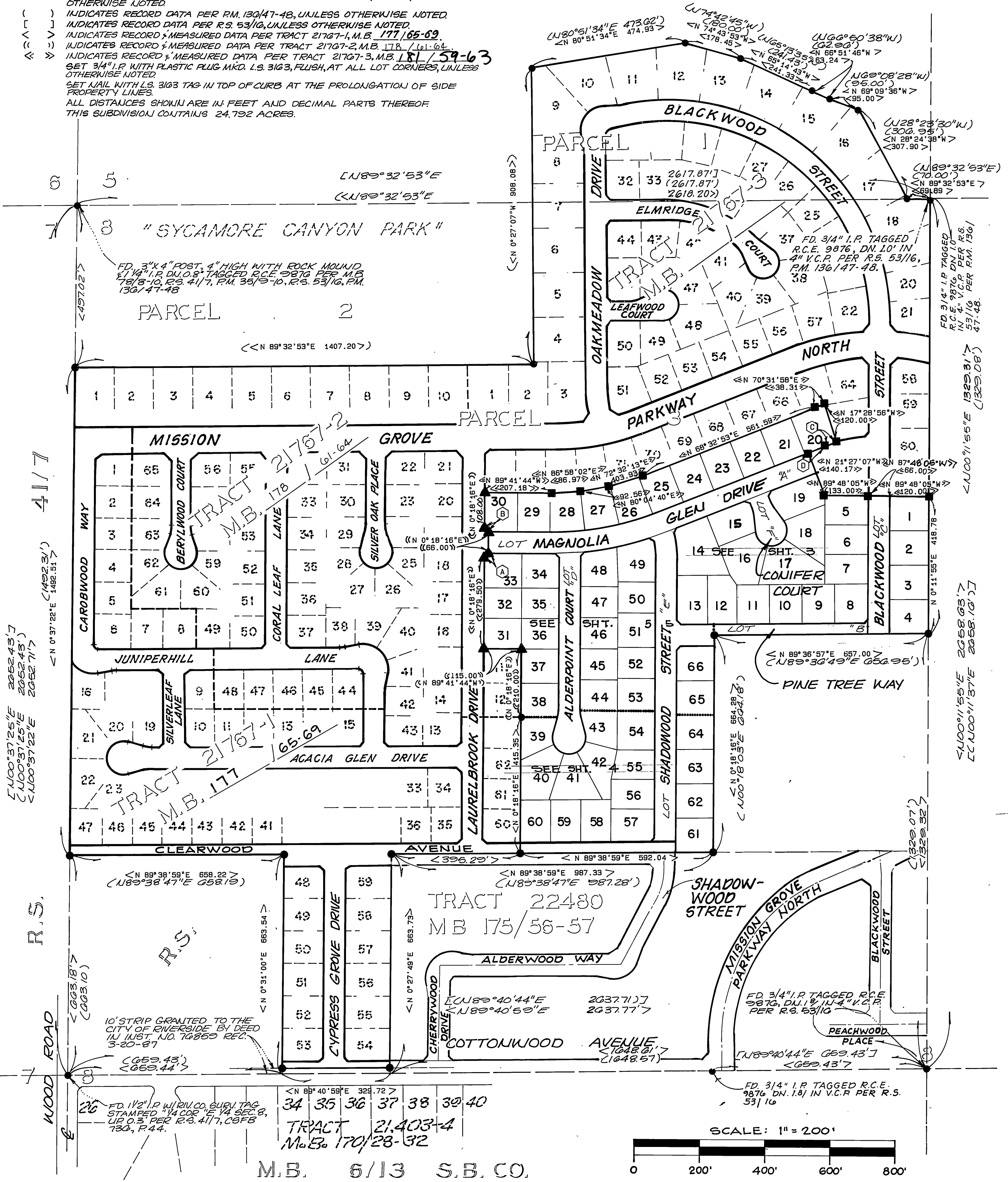
BASIS OF BEARINGS BEING THE NORTH LINE OF THE NW ONE QUARTER OF SECTION 8, T. 3 S., R. 4 W., S.B. & M. AS BEING N 89° 32' 53" E AS SHOWN ON P.M. 130/47-48 AND R.S. 53/10.

- INDICATES 1/2" I.P. WITH L.S. 3103 TAG, FLUSH, TO BE SET PER TRACT 21767-1, M.B. 177/65-69, UNLESS OTHERWISE NOTED.
- ▲ INDICATES 1/2" I.P. WITH L.S. 3103 PLASTIC PLUG, FLUSH, TO BE SET PER TRACT 21767-2, M.B. 178/61-64, UNLESS OTHERWISE NOTED.
- INDICATES 1/2" I.P. WITH L.S. 3103 TAG, FLUSH, TO BE SET PER TRACT 21767-3, M.B. 181/59-63, UNLESS OTHERWISE NOTED.
- △ INDICATES 1/4" I.P. WITH PLASTIC PLUG MKD. L.S. 3103, FLUSH, TO BE SET PER TRACT 21767-1, M.B. 177/65-69, UNLESS OTHERWISE NOTED.
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- ⊙ INDICATES SET 1/4" I.P. WITH PLASTIC PLUG MKD. L.S. 3103, FLUSH, UNLESS OTHERWISE NOTED.
- () INDICATES RECORD DATA PER P.M. 130/47-48, UNLESS OTHERWISE NOTED.
- [] INDICATES RECORD DATA PER R.S. 53/10, UNLESS OTHERWISE NOTED.
- > INDICATES RECORD & MEASURED DATA PER TRACT 21767-1, M.B. 177/65-69.
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- <<< INDICATES RECORD & MEASURED DATA PER TRACT 21767-3, M.B. 181/59-63.
- SET 3/4" I.P. WITH PLASTIC PLUG MKD. L.S. 3103, FLUSH, AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
- SET NAIL WITH L.S. 3103 TAG IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES.
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
- THIS SUBDIVISION CONTAINS 24.792 ACRES.

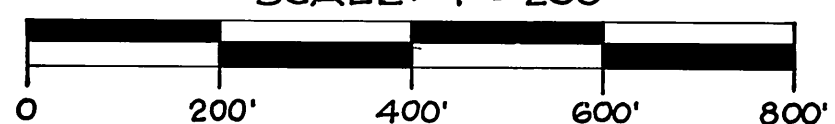
SCALE: 1" = 200'

DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
(A)	<N 45° 18' 16" E>		(16.97')	
(B)	<N 44° 41' 44" W>		(16.97')	
(C)	<O 3° 58' 11" >	<433.00'>	<30.00'>	<15.01'>
(D)	<N 08° 32' 53" E>		<62.30'>	



SCALE: 1" = 200'



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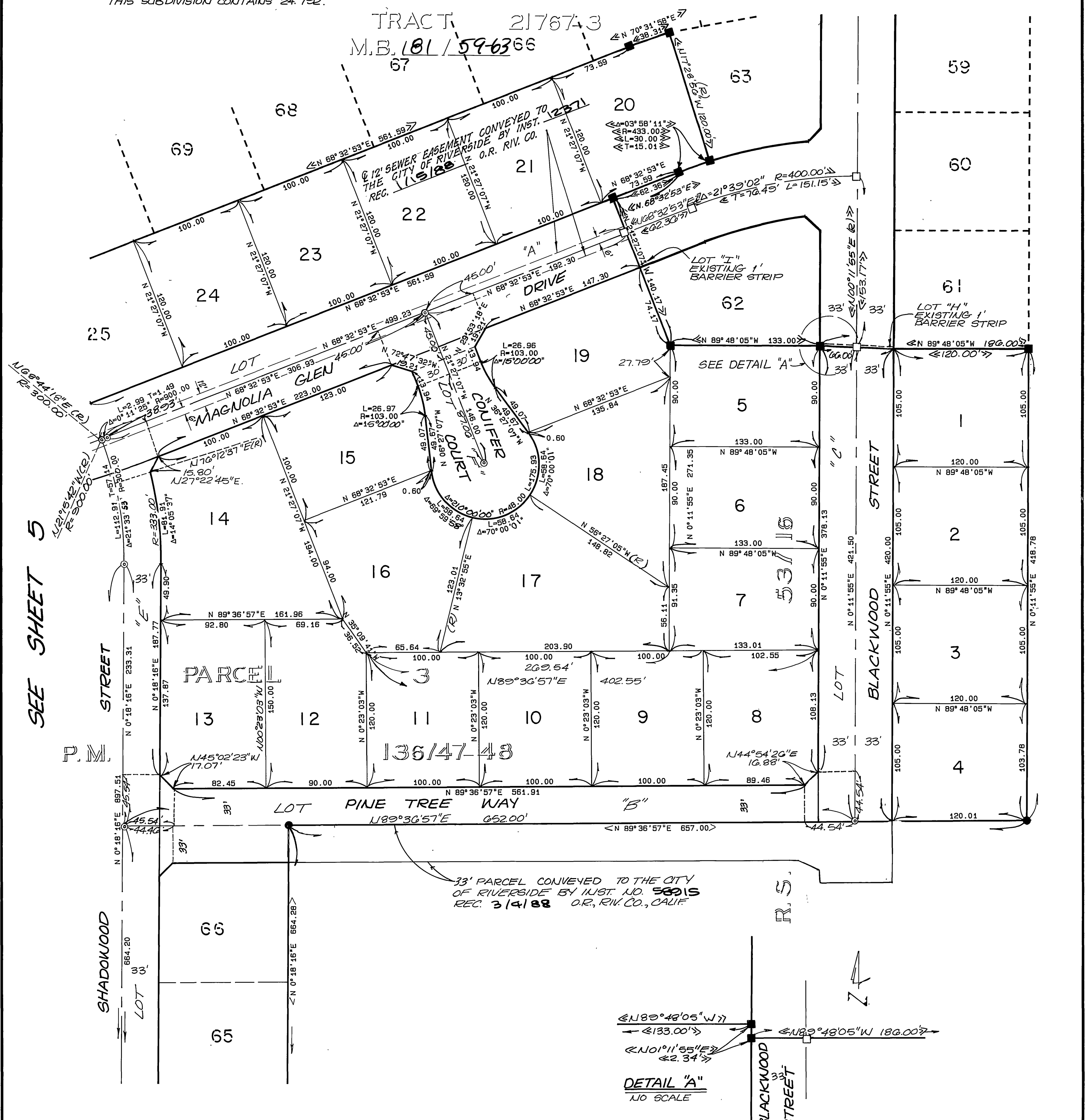
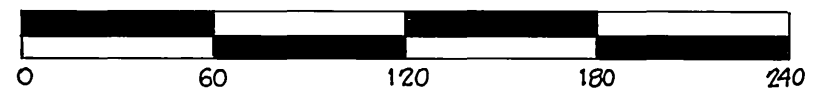
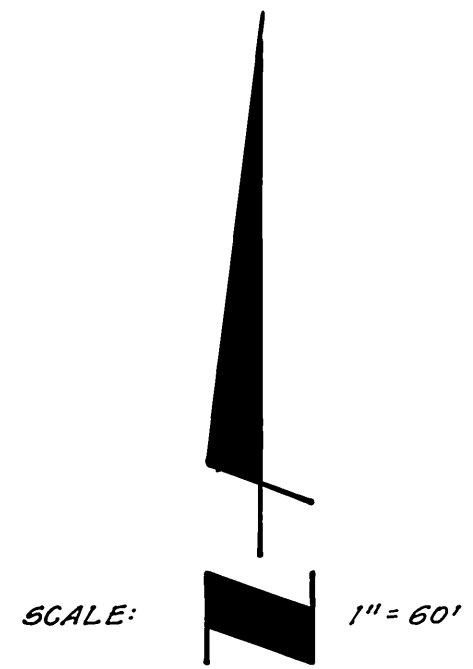
HAWKINS, ROBERTSON & ASSOCIATES

RIVERSIDE, CALIFORNIA

SURVEYOR'S NOTES:

BASIS OF BEARINGS BEING THE NORTH LINE OF THE NW 1/4 QUARTER OF SECTION 8, T. 3 S., R. 4 W., S.B. & M. AS BEING N89°32'53"E AS SHOWN ON P.M. 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.
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- ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
- THIS SUBDIVISION CONTAINS 24.792.



DETAIL "A" NO SCALE

380G-4

City Copy

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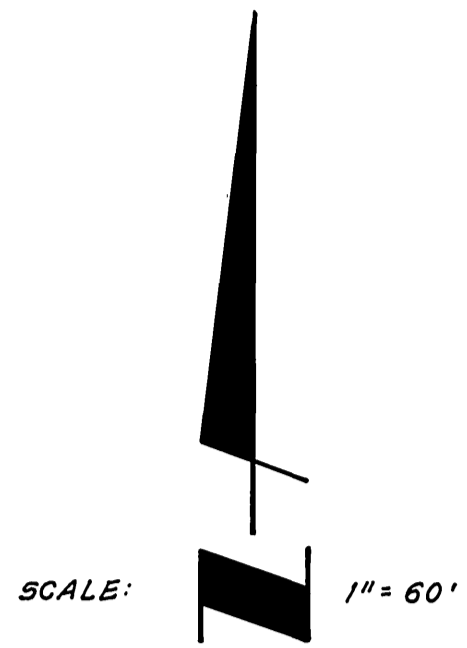
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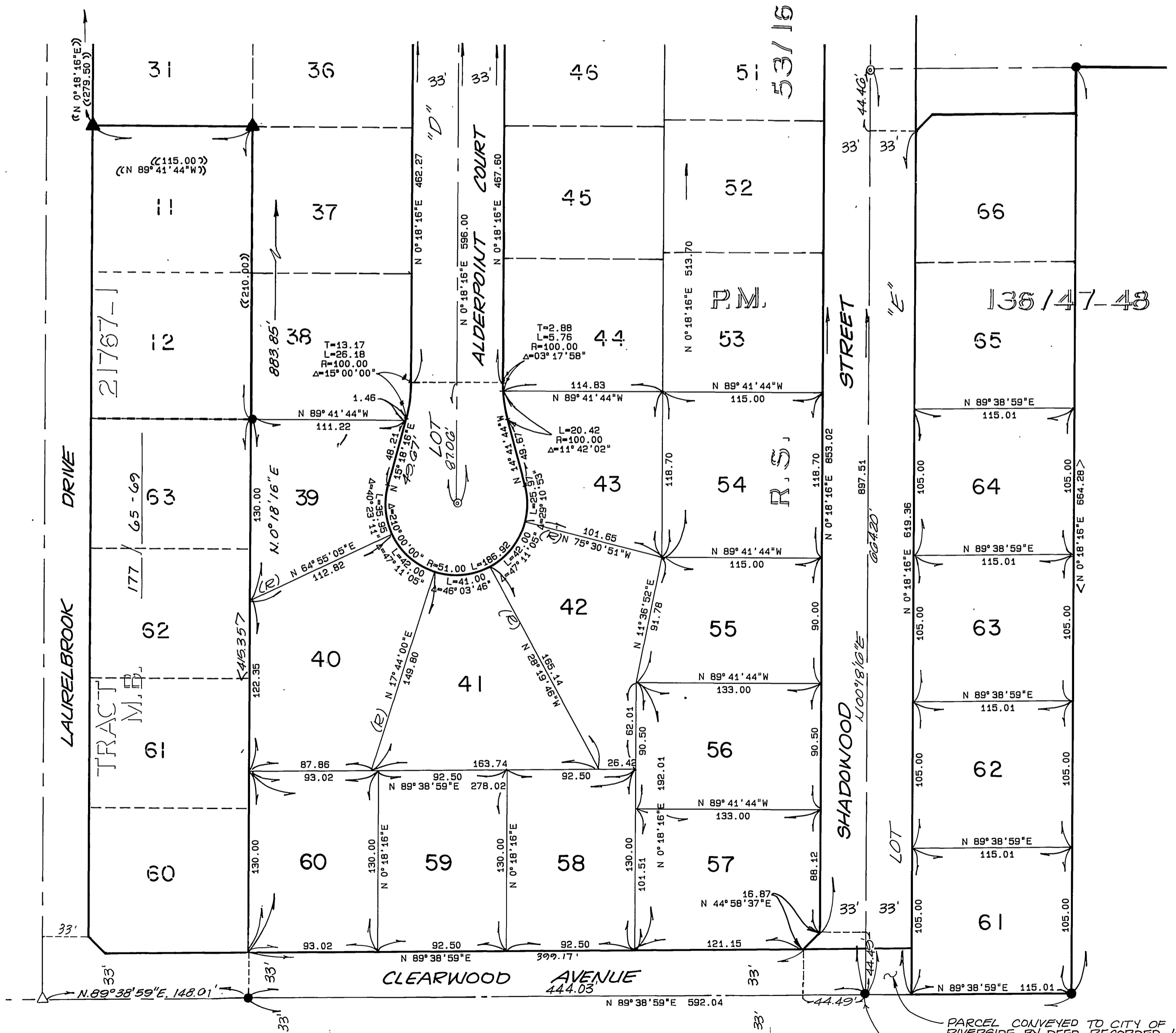
SURVEYOR'S NOTES

BASIS OF BEARINGS: BEING THE NORTH LINE OF THE N.W. ONE QUARTER OF SECTION 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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- ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
- THIS SUBDIVISION CONTAINS 24.792 ACRES.



SEE SHEET 5



PARCEL CONVEYED TO CITY OF RIVERSIDE BY DEED RECORDED 10/23/87 INST. NO. 306150, OR., RIV. CO. INDICATES 1" I.P. WITH R.C.E. 31574 TAG SET FLUSH, TO BE SET PER TRACT 22480 M.B. 175/56-59

TR - 22480 M.B. 175 / 56-59, RIV. CO.

3806-4

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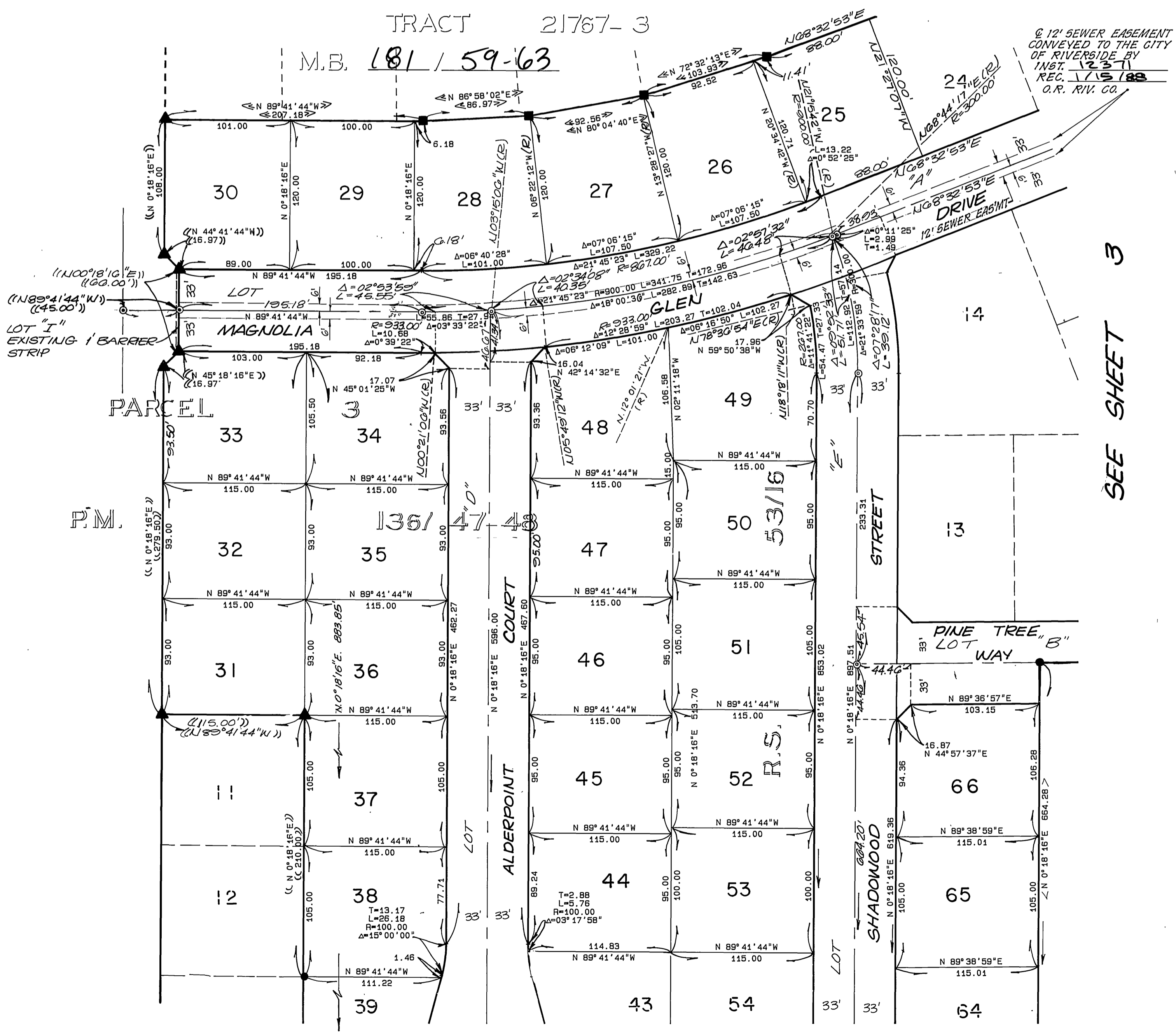
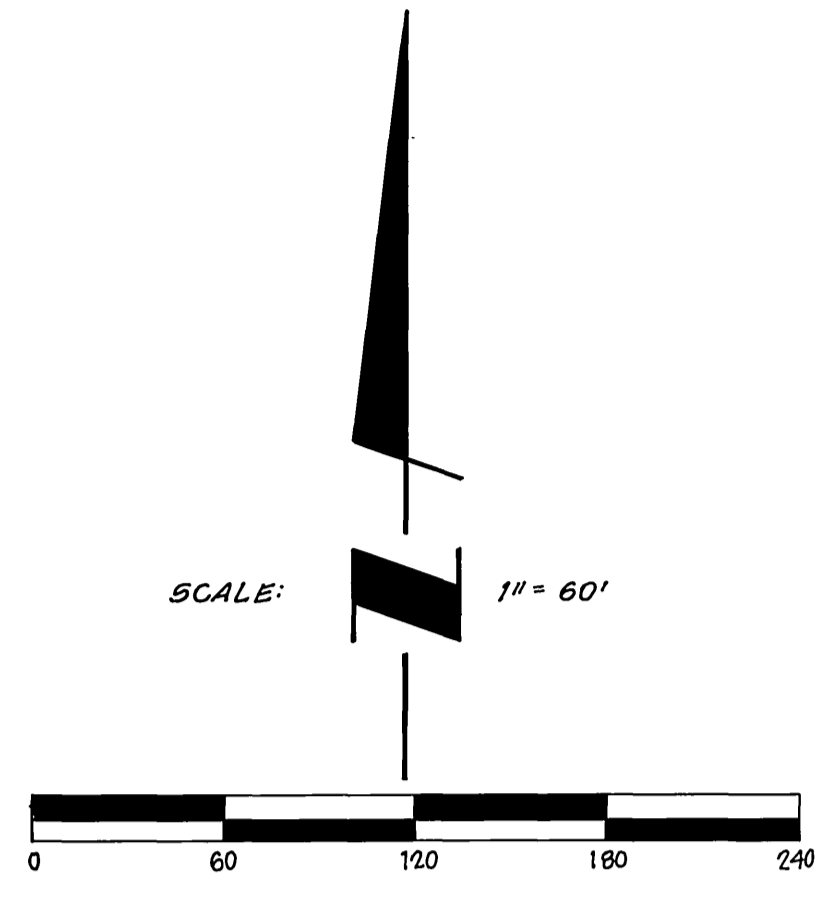
RIVERSIDE, CALIFORNIA

CITY COPY

SURVEYOR'S NOTES

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THIS SUBDIVISION CONTAINS 24.43 ACRES.



SEE SHEET 4

3806-4