

OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE SOME 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; THAT WE CONSENT TO THE MAKING AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE AND THAT WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" THROUGH "C", INCLUSIVE. WE ALSO HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES, THE EASEMENTS SHOWN AS " STORM DRAIN EASEMENT."

*Neil C. Hansen, Jr.*  
NEIL C. HANSEN, JR.

*Sandra K. Hansen*  
SANDRA K. HANSEN

TRUSTEE:  
RNB TRUST DEED SERVICES, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED APRIL 6, 1988 AS INST. NO. 90409, O.R. OF RIVERSIDE CO.

*Stephen A. Mullain*  
Secretary

*William E. Conerly*  
Chief Financial Officer

UTILITIES EASEMENT

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENT HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP:

RIVERSIDE WATER COMPANY, FOR A RIGHT OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY APPARATUS FOR THE PURPOSE OF IRRIGATION AND DOMESTIC USE. SAID RIGHT OF WAY CANNOT BE LOCATED FROM THE RECORDS.  
INST. NO. 62970, REC. 3-6-87

DATED: MAY 27, 1988

BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES  
BY: *Dieter P. Wirtzfeld*

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) SS.

ON February 2, 1988, BEFORE ME, the undersigned, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED NEIL C. HANSEN, JR. AND SANDRA K. HANSEN (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 10-09  
*Jean Barry*

CORPORATION ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) SS.

ON THIS 26 DAY OF Feb. 1988, BEFORE ME, the undersigned, NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED J. Cleland Swartz AND Phyllis A. Williams (PERSONALLY KNOWN TO ME/PROVED ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS Chief Fin. Off. / Secretary OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED THAT THE CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 4-10-1992 WITNESS MY HAND AND OFFICIAL SEAL.  
*Priscilla D. Lopez*

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

TRACT NO. 21156-2

BEING A SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, T. 3 S., R. 5 W., S.B.M.

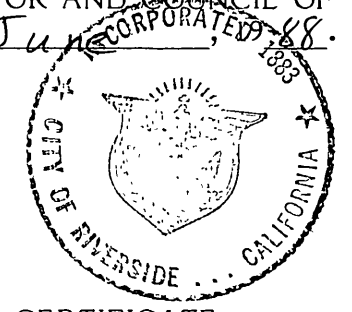
J.N. BEELER AND ASSOCIATES  
RIVERSIDE, CA

APRIL 1987

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. 21156-2 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT "C", WHICH IS HEREBY ACCEPTED AS 1' 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 27 DAY OF June, 1988.



ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE

BY: *Alice A. Hare*

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: MAY 27, 1988

BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

BY: *Dieter P. Wirtzfeld*

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$10,000.00 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.

DATED: \_\_\_\_\_, 19\_\_\_\_

GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

BY: \_\_\_\_\_  
DEPUTY

DATED: May 26, 1988

R. WAYNE WATTS  
COUNTY TAX COLLECTOR

BY: *Patti Ganza*  
DEPUTY

TAX COLLECTOR CERTIFICATE

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 AND 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 \$6,900.00.

DATED: May 26, 1988

R. WAYNE WATTS  
COUNTY TAX COLLECTOR

BY: *Debbie L. Mooneyham*

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 7<sup>TH</sup> DAY OF AUGUST, 1981, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953 BY: CHJ MATERIALS LABORATORY, INC.

RECORDER'S CERTIFICATE

FILED THIS 9<sup>TH</sup> DAY OF June, 1988  
AT 1:00 P.M. IN BOOK 185 OF MAPS, AT PAGE(S) 11-13, AT THE REQUEST OF THE CITY CLERK.

NO: 157243

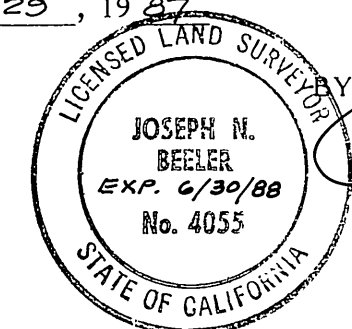
FEE 410.00  
WILLIAM E. CONERLY, COUNTY RECORDER

BY: *Gina Huntley*, DEPUTY  
SUBDIVISION GUARANTEE/FIRST AMERICAN TITLE INSURANCE COMPANY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF THREE (3) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING MARCH 1987, THAT ALL MONUMENTS OF THE CHARACTER AND LOCATIONS 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: APRIL 29, 1987



*Joseph N. Beeler*  
JOSEPH N. BEELER  
LS 4055

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. 21156, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON OCTOBER 17, 1985 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 ARE SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOOD HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUB-DIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATED: June 2, 1988

BARRY BECK  
CITY ENGINEER  
R.C.E. 20900

BY: *Barry Beck*

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: April, 1987

H.E. BREWER  
CITY TREASURER

BY: *H.E. Brewer*

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS HAVE BEEN OMITTED.

NETTIE A. WISHART - OWNER OF AND EASEMENT FOR ACCESS OF PUBLIC UTILITIES PER INSTRUMENT NO. 113048, RECORDED DECEMBER 22, 1967, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

A.H. WISHART - OWNER OF AN EASEMENT FOR ROAD PURPOSES PER INSTRUMENT RECORDED IN BOOK 1922, PAGE 273 ON JUNE 6, 1956, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

M.B.185/11

M.B.185/11

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

# TRACT NO. 21156-2

BEING A SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, T. 3 S., R. 5 W., S.B.M.

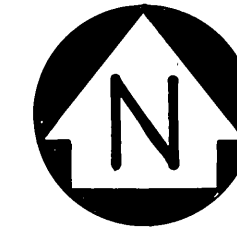
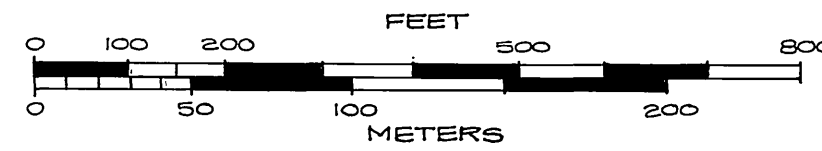
J.N. BEELER AND ASSOCIATES  
RIVERSIDE, CA.

APRIL 1987

## BOUNDARY DATA

- ① N. 0° 15' 12" E. [257.52' R & M]
- ② N. 0° 19' 40" W. [244.15' R & M]
- ③ [Δ = 7° 37' 38" R=358.21' T=23.88' L=47.69' R & M]
- ④ [Δ = 5° 32' 49" R=330.00' T=15.99' L=31.95' R & M]
- ⑤ N. 12° 07' 04" E. [60.00' R & M]
- ⑥ N. 61° 01' 03" E. 200.47'
- ⑦ N. 89° 29' 30" E. 350.00'
- ⑧ N. 0° 05' 37" W. 130.00'
- ⑨ Δ = 25° 34' 40" R=505.73' T=114.80' L=225.77'
- ⑩ N. 77° 33' 42" E. 30.00'
- ⑪ N. 77° 33' 42" E. 30.00'
- ⑫ Δ = 46° 27' 05" R=445.73' T=191.28' L=361.37'

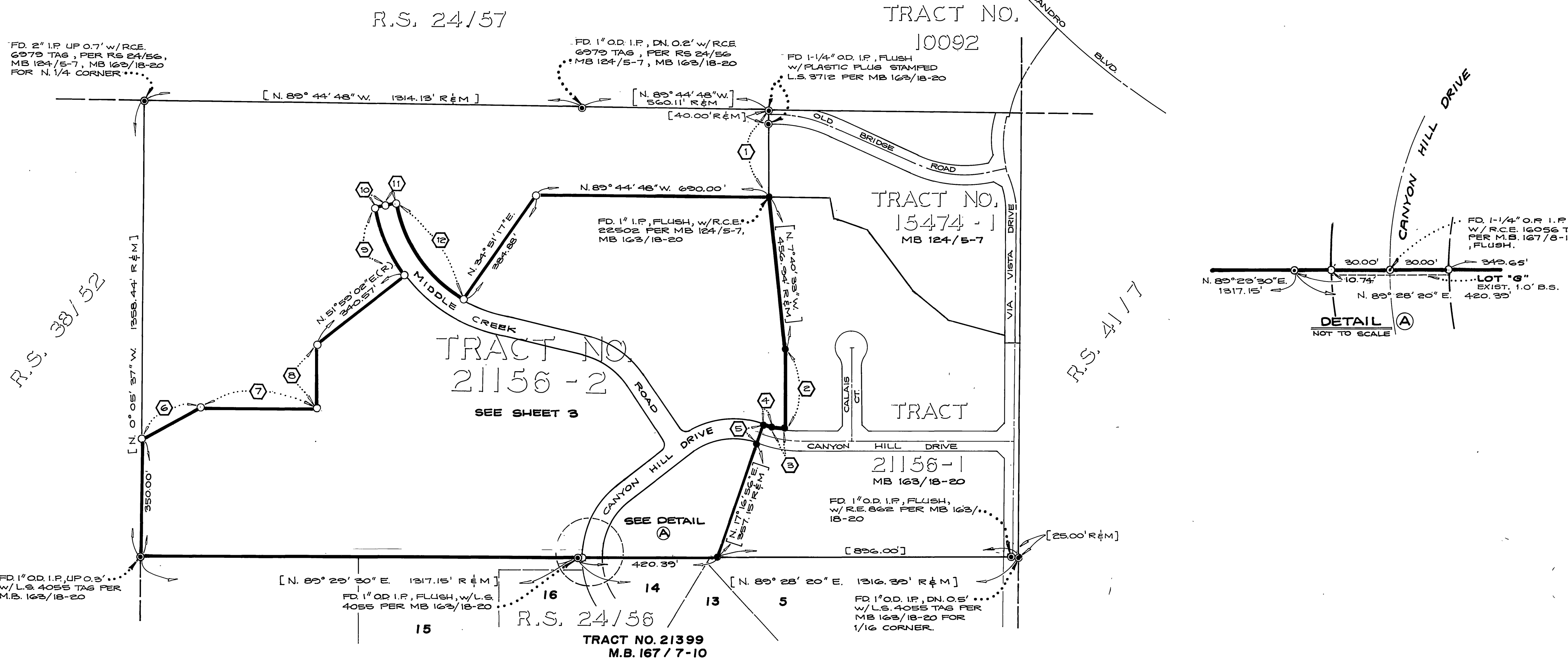
## BOUNDARY SURVEY



SCALE: 1"=200'

## SURVEYOR'S NOTES

1. Basis of Bearings is the North line of the W. 1/2 N. 1/2 of the NE. 1/4 of Sec. 12, T. 3 S., R. 5 W., S.B.M., Per M.B. 124/5-7, taken as N. 89° 44' 48" W.
2. ( ) Indicates Record Data per R.S. 24/56
3. [ ] Indicates Record Data per M.B. 163/18-19
4. ● Indicates found 1-1/4" o.d. iron pipe tagged L.S. 4055 flush, unless otherwise noted, per M.B. 163/18-20
5. ⊙ Indicates monuments found as noted.
6. ○ Indicates set 1-1/4" o.d. galvanized steel pipe, flush, tagged L.S. 4055, unless otherwise noted.
7. Set nail & tag L.S. 4055 in top of curb at the prolongation of all side lot lines.
8. Set 1-1/4" o.d. galvanized steel pipe, flush, at all rear lot corners, angle points & lot line intersections, unless otherwise noted.
9. This tract contains 35.028 acres.
10. R & M indicates record and measured, as noted.



FD. 2" I.P. UP 0.7' w/R.C.E. 6979 TAG, PER RS 24/56, MB 124/5-7, MB 163/18-20 FOR N. 1/4 CORNER...

FD. 1" O.D. I.P. DN. 0.2' w/R.C.E. 6979 TAG, PER RS 24/56 MB 124/5-7, MB 163/18-20

FD. 1-1/4" O.D. I.P. FLUSH W/PLASTIC PLUG STAMPED L.S. 3712 PER MB 163/18-20

FD. 1" I.P. FLUSH, w/R.C.E. 22502 PER MB 124/5-7, MB 163/18-20

FD. 1-1/4" O.D. I.P. w/R.C.E. 16056 TAG PER M.B. 167/8-10 FLUSH.

FD. 1" O.D. I.P. FLUSH, w/R.E. 862 PER MB 163/18-20

FD. 1" O.D. I.P. UP 0.3' w/L.S. 4055 TAG PER M.B. 163/18-20

FD. 1" O.D. I.P. FLUSH, w/L.S. 4055 PER MB 163/18-20

FD. 1" O.D. I.P. DN. 0.5' w/L.S. 4055 TAG PER MB 163/18-20 FOR 1/16 CORNER.

MB 185/12

MB 185/12

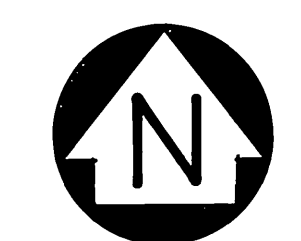
### SURVEYOR'S NOTES

1. Basis of Bearings is the North line of W. 1/2 N. 1/2 of the NE. 1/4 of Sec. 12, T. 3 S., R. 5 W., S.B.M., per M.B. 124/5-7, taken as N. 89° 44' 48" W.
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7. Set nail & tag L.S. 4055 in top of curb at the prolongation of all side lot lines.
8. Set 1-1/4" o.d. galvanized steel pipe, flush, at all rear lot corners, angle points & lot line intersections, unless otherwise noted.
9. R & M indicates record and measured, as noted.
10. This tract contains 35.028 acres.
11. WATERLINE EASEMENT CONVEYED TO THE CITY OF RIVERSIDE BY INST. NO. 62970, RECORDED 3-6-87, O.R., RIV. CO.

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

# TRACT NO. 21156-2

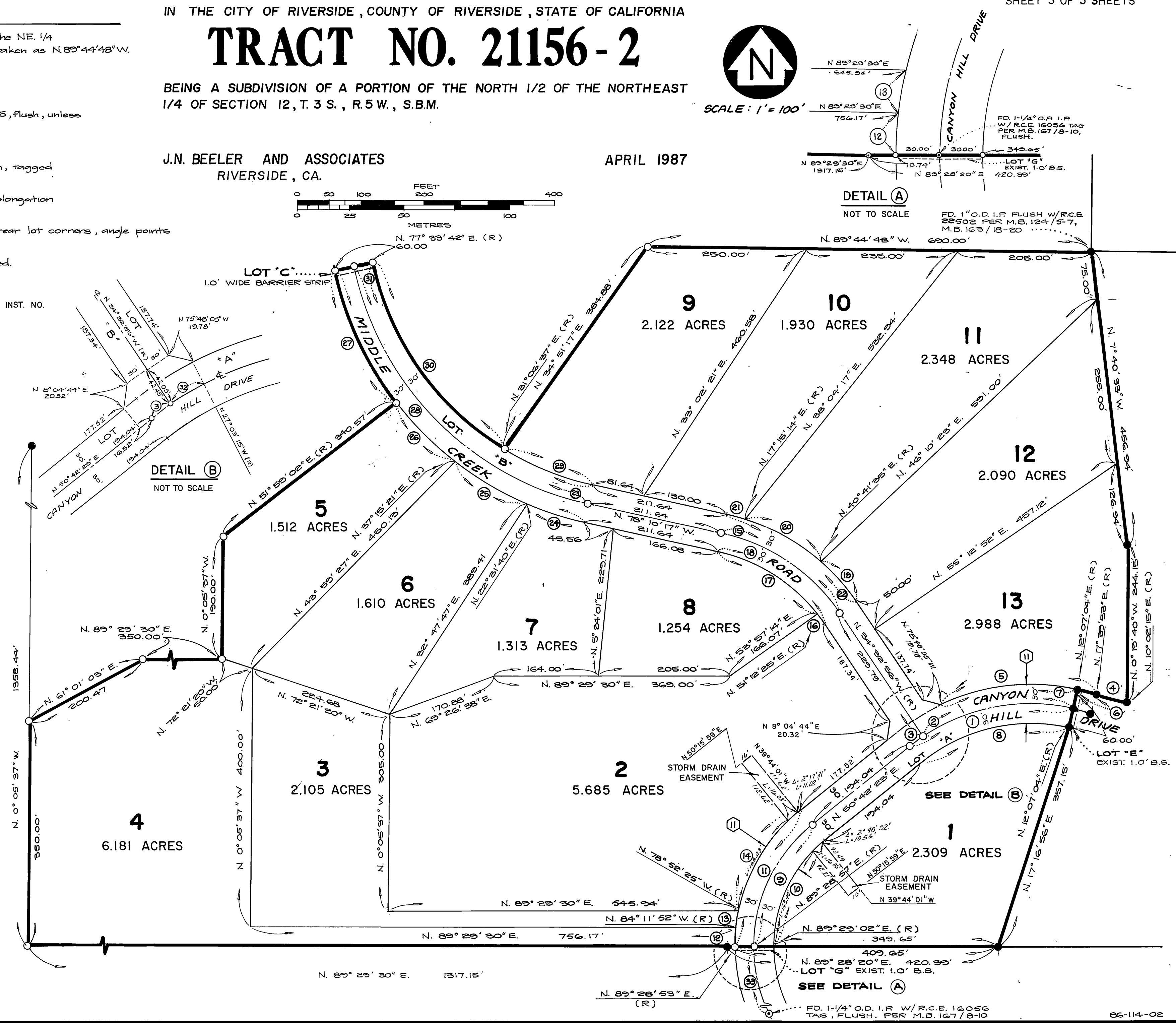
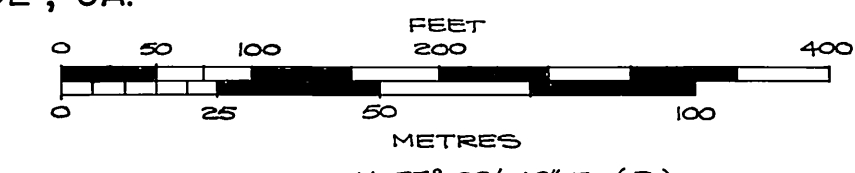
BEING A SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, T. 3 S., R. 5 W., S.B.M.



SCALE: 1" = 100'

J.N. BEELER AND ASSOCIATES  
RIVERSIDE, CA.

APRIL 1987



### CURVE DATA

DELTA	RADIUS	TANGENT	LENGTH
51° 24' 41"	300.00'	144.42'	269.19'
46° 40' 00"	300.00'	129.41'	244.35'
4° 44' 41"	300.00'	12.43'	24.84'
7° 37' 38"	358.21'	23.88'	47.69'
44° 43' 08"	330.00'	135.74'	257.56'
5° 32' 49"	330.00'	15.99'	31.95'
39° 10' 19"	330.00'	117.42'	225.61'
51° 24' 41"	270.00'	129.98'	242.27'
51° 13' 26"	242.45'	116.23'	216.76'
51° 13' 21"	212.45'	101.84'	189.93'
51° 13' 30"	272.45'	130.61'	243.58'
6° 13' 15"	272.45'	15.04'	30.06'
5° 13' 28"	272.45'	12.67'	25.32'
39° 34' 48"	272.45'	98.03'	188.21'
43° 37' 21"	300.00'	120.06'	228.41'
4° 14' 35"	270.00'	10.01'	20.00'
38° 22' 42"	270.00'	96.62'	185.67'
43° 37' 21"	270.00'	108.05'	205.57'
14° 45' 23"	330.00'	42.74'	85.00'
23° 26' 21"	330.00'	68.46'	135.00'
5° 25' 31"	330.00'	15.64'	31.26'
43° 37' 21"	330.00'	132.07'	251.25'
65° 43' 59"	475.73'	307.37'	545.75'
10° 41' 57"	505.73'	47.36'	94.44'
14° 43' 41"	505.73'	65.36'	130.00'
14° 43' 41"	505.73'	65.36'	130.00'
25° 34' 40"	505.73'	114.80'	225.77'
65° 43' 59"	505.73'	322.75'	580.20'
19° 16' 54"	445.73'	75.72'	150.00'
46° 27' 05"	445.73'	191.28'	361.37'
65° 43' 59"	445.73'	287.99'	511.37'
7° 29' 41"	300.00'	19.65'	39.24'
58° 18' 53"	242.45'	135.26'	246.76'

MB 185/13

MB 185/13