

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 1 OF 3 SHEETS

# TRACT NO. 20057

BEING A SUBDIVISION OF THE SOUTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTH-EAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY.

OCTOBER, 1984

JAMES R. GILL, L.S. 5780

### RECORDER'S CERTIFICATE

FILED THIS 9<sup>th</sup> DAY OF June, 1988, AT 2:00 P.M. IN BOOK 185 OF MAPS, AT PAGES 14-16, AT THE REQUEST OF THE CLERK OF THE BOARD.

NO: 157385  
FEE: \$10.00

WILLIAM E. CONERLY, COUNTY RECORDER

BY: Gina Bentley, DEPUTY  
SUBDIVISION GUARANTEE: CALIFORNIA LAND TITLE COMPANY

### OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; 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 RECORDING 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 ALSO HEREBY DEDICATE TO PUBLIC USE THE DRAINAGE EASEMENTS AS SHOWN HEREON, FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. WE ALSO DEDICATE TO THE PUBLIC, SLOPE EASEMENTS, WITH THE PRIVILEGE AND RIGHT TO EXTEND AND MAINTAIN EXCAVATION AND EMBANKMENT SCOPES AT A RATIO NO FLATTER THAN TWO FEET HORIZONTAL TO ONE FOOT VERTICAL IN THE LAND BEYOND THE LIMITS OF THE ROAD RIGHT-OF-WAY LINES, WHERE REQUIRED, FOR MAINTENANCE OF ROAD IMPROVEMENTS.

NBC RIVERSIDE LIMITED PARTNERSHIP

Noel Humphrey NOEL HUMPHREY, GENERAL PARTNER  
Noel Baldwin NOEL BALDWIN, GENERAL PARTNER  
Pamela Edwards PAMELA EDWARDS, GENERAL PARTNER

UNIVERSAL SAVINGS BANK, A CALIFORNIA CORPORATION, BENE-FICIARY UNDER A DEED OF TRUST RECORDED APRIL 27, 1988, AS DOCUMENT No. 111195 OF OFFICIAL RECORDS.

BY: D.W. Greene D.W. Greene, Executive Vice-Pres.  
BY: Marilyn R. Smith Marilyn R. Smith, Assistant Secretary

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 2700.00 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 14, 1988.  
Patti Gaura Deputy  
R. Wayne Watts Treasurer & Tax Collector

GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

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

### BOARD OF SUPERVISORS CERTIFICATE

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON OF LOTS "A" THROUGH "B", INCLUSIVE, FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM. THE OFFER OF DEDICATION OF LOT "C" FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES IS ACCEPTED TO VEST TITLE IN THE COUNTY ON BEHALF OF THE PUBLIC FOR SAID PURPOSES, BUT THAT SAID ROAD SHALL NOT BECOME PART OF THE COUNTY MAINTAINED ROAD SYSTEM UNTIL ACCEPTED BY RESOLUTION OF THIS BOARD ADOPTED PURSUANT TO SECTION 941 OF THE STREETS AND HIGHWAYS CODE. THE DRAINAGE EASEMENTS AS SHOWN AND DEDICATED HEREON ARE HEREBY NOT ACCEPTED. THE SLOPE EASEMENTS AS DEDICATED HEREON ARE ALSO HEREBY NOT ACCEPTED.

DATE: June 7, 1988.  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

BY: Wafer Abraham  
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:  
GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

BY: Shirley Schuffer DEPUTY

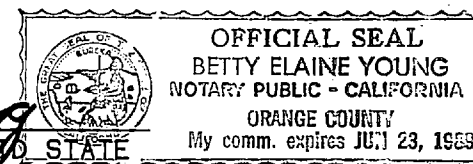
### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF Orange )ss

ON THIS 9<sup>th</sup> DAY OF MAY, 1988, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED D.W. Greene AND Marilyn R. Smith (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE Executive Vice-President AND Assistant Secretary, RESPECTIVELY OF UNIVERSAL SAVINGS BANK, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME, AS BENEFICIARY.

WITNESS MY HAND:

Betty Elaine Young  
NOTARY PUBLIC IN AND FOR SAID STATE  
Betty Elaine Young  
(print name)  
MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.  
MY COMMISSION EXPIRES: 6-23-89



### 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 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 \$ 2,700.00.

DATED: April 12, 1988. K. WAYNE WATTS  
COUNTY TAX COLLECTOR

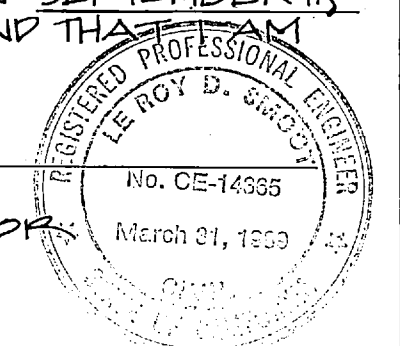
BY: Nickie L. Monaghan, DEPUTY

### COUNTY SURVEYOR'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY CERTIFY THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY DIRECTION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 20057 AS FILED, AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON SEPTEMBER 11, 1984, THE EXPIRATION DATE BEING SEPTEMBER 11, 1983, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: May 31, 1988.

LeRoy D. Smoot  
LE ROY D. SMOOT  
COUNTY SURVEYOR

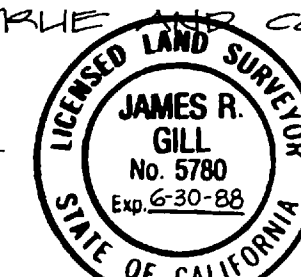


### SURVEYOR'S CERTIFICATE

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 SURVEY MADE UNDER MY SUPERVISION DURING SEPTEMBER 1984, 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: 5-6-88

James R. Gill  
JAMES R. GILL, L.S. 5780



### SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY SOUTHERN CALIFORNIA SOIL & TESTING, INC. ON THE 17 DAY OF JANUARY, 1985, AS REQUIRED BY THE HEALTH AND SAFETY CODE.

### NOTARY ACKNOWLEDGEMENT

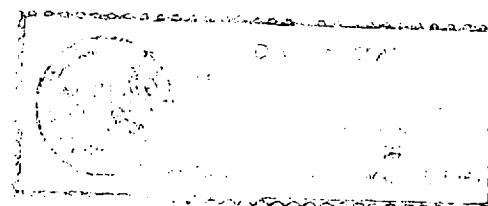
STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )ss

ON AUGUST 2, 1985, BEFORE ME, MAUREEN L. HITCHCOCK, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED NOEL HUMPHREY, NOEL BALDWIN AND PAMELA EDWARDS, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PARTNERS THAT EXECUTED THE WITHIN INSTRUMENT AS GENERAL PARTNERS ON BEHALF OF NBC RIVERSIDE LIMITED, THE PARTNERSHIP THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES: MAY 13, 1987

WITNESS MY HAND AND OFFICIAL SEAL:

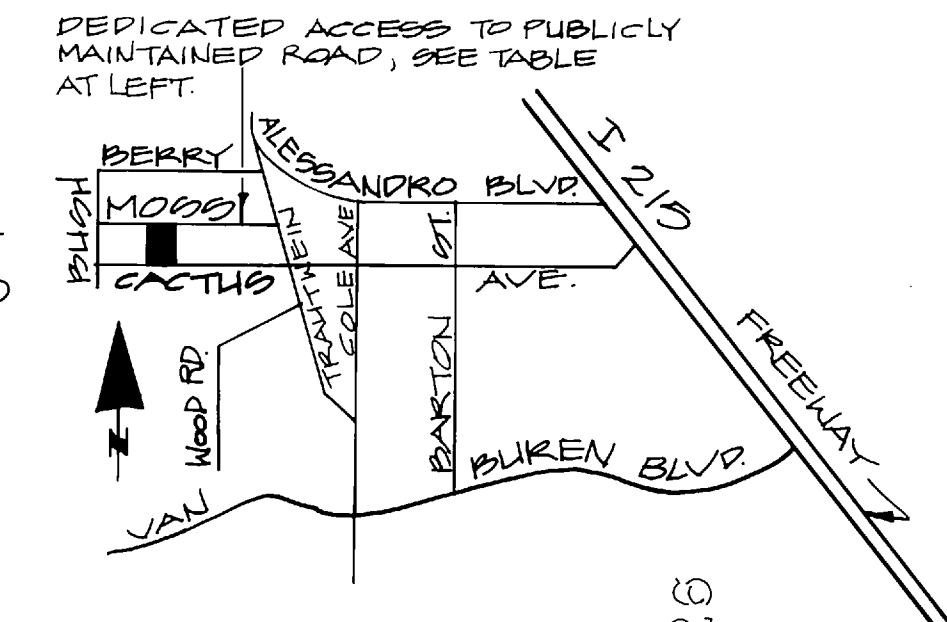
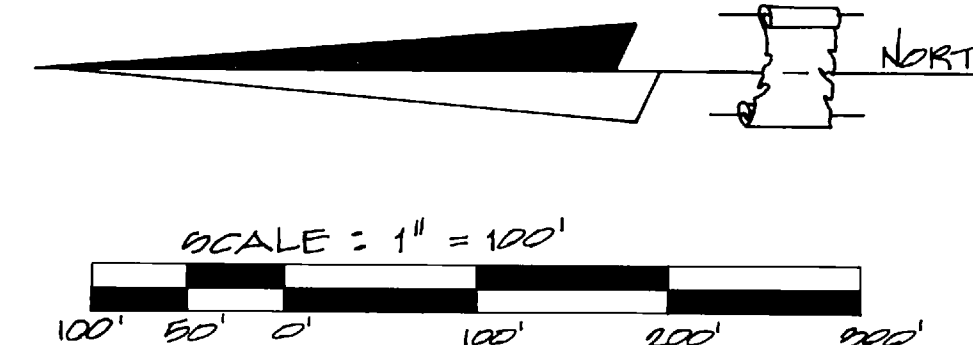
SIGNATURE Maureen L. Hitchcock



# TRACT NO. 20057

JAMES R. GILL, L.S. 5780

R.S. 61/48



**DEDICATED ACCESS TABLE**

RECORDING DATE	INSTRUMENT NO.
1. 2/25/85	37912 O.R.
2. 4/18/85	81089 O.R.
3. 12/21/72	168363 O.R.
4. 5/19/70	47028 O.R.

BEING A SUBDIVISION OF THE SOUTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTH-EAST QUARTER OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY.

OCTOBER, 1984

**ENVIRONMENTAL CONSTRAINT NOTE**

Environmental Constraint Sheet affecting this map is on file in the office of the Riverside County Surveyor in E.C.S. Book 7 Page 57. This affects lots 1 through 19, inclusive.

**EASEMENT NOTES**

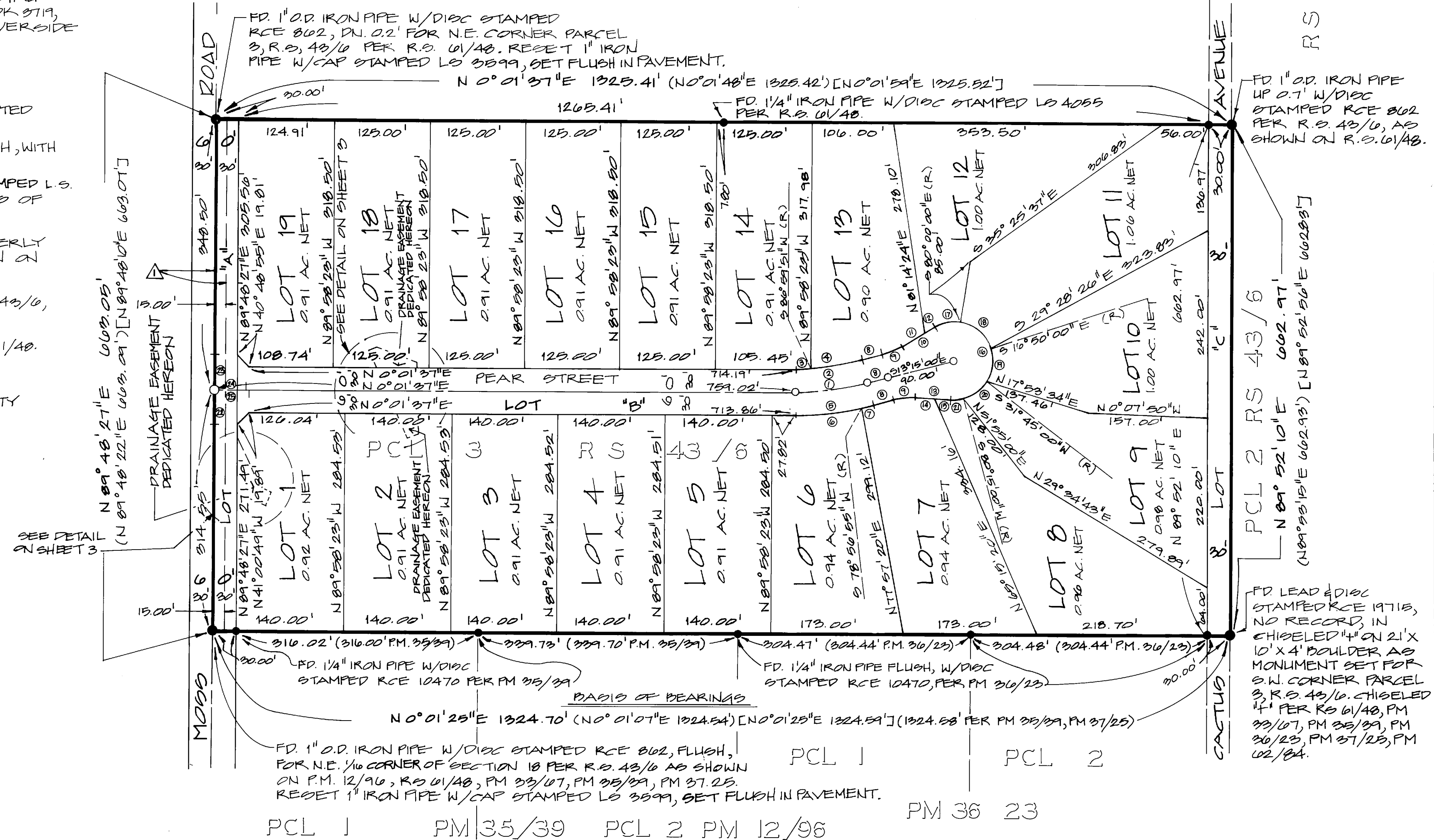
△ EASEMENT FOR REPAIR AND REPLACEMENT OF WATER PIPELINES AND INCIDENTAL PURPOSES GRANTED TO THE WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY BY INSTRUMENT RECORDED JUNE 12, 1964 IN BOOK 8719, PAGE 24 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

**SURVEYOR'S NOTES**

- : INDICATES MONUMENTS FOUND AS NOTED HEREON.
- : INDICATES SET 1" X 18" IRON PIPE, FLUSH, WITH CAP STAMPED L.S. 5780.
- : SET 3/4" X 18" IRON PIPE, FLUSH, WITH CAP STAMPED L.S. 5780 AT ALL LOT CORNERS AND POINTS OF CURVE, UNLESS OTHERWISE NOTED.
- THE BASIS OF BEARINGS IS THE WESTERLY LINE OF PARCELS OF R.S. 43/6 AS SHOWN ON R.S. 61/48, I.E. N 0° 01' 25" E.
- ( ): DENOTES RECORD DATA PER R.S. 43/6, UNLESS OTHERWISE NOTED.
- [ ]: DENOTES RECORD DATA PER R.S. 61/48.
- (R): INDICATES RADIAL BEARING
- TOTAL GROSS AREA = 20.17 ACRES
- ALL MONUMENTS SET PER RIVERSIDE COUNTY ORDINANCE NO. 401.4.

**CURVE DATA & COURSE TABULATION**

Δ OR BEARING	RAD.	LENGTH
① 13° 16' 37"	400'	92.09'
② 13° 16' 37"	370'	85.74'
③ 3° 01' 46"	370'	19.56'
④ 10° 14' 51"	370'	66.18'
⑤ 13° 16' 37"	430'	99.64'
⑥ 11° 04' 42"	430'	83.14'
⑦ 2° 11' 55"	430'	16.50'
⑧ 51° 15' 00" E		27.00'
⑨ 10° 15' 37"	100'	28.38'
⑩ 29° 30' 37" E		50.00'
⑪ 29° 30' 37" E		35.00'
⑫ 29° 30' 37" E		15.00'
⑬ 3° 00' 37" W		50.00'
⑭ 3° 00' 37" W		25.00'
⑮ 3° 00' 37" W		25.00'
⑯ 212° 31' 14"	50'	185.46'
⑰ 39° 30' 37"	50'	34.48'
⑱ 63° 10' 00"	50'	55.12'
⑲ 48° 35' 00"	50'	42.40'
⑳ 48° 30' 00"	50'	42.32'
㉑ 12° 45' 37"	50'	11.14'
㉒ N 89° 48' 27" E		43.17'
㉓ N 89° 48' 27" E		42.83'
㉔ N 0° 01' 37" E		44.83'
㉕ N 0° 01' 37" E		45.17'



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