

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 22551

BEING A DIVISION OF A PORTION OF LOTS 1 AND 4 IN BLOCK 27, LOTS 1 AND 4 IN BLOCK 28, LOTS 2 AND 3 IN BLOCK 37, LOTS 1, 3 AND 4 IN BLOCK 38, AND ALL OF LOT 2 IN BLOCK 38, ALSO A PORTION OF BARTON STREET, ALEXANDER STREET (VACATED), GENTIAN AVENUE (VACATED) AND IRIS STREET (VACATED), ALL BEING OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. - IN SEC. 21, T. 3 S., R. 4 W., S.B.M. JULY 1987

J. F. DAVIDSON ASSOCIATES, INC.
RIVERSIDE, CALIFORNIA

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 construction and maintenance of electrical and sewer facilities, the easements designated as "ELECTRIC AND SEWER EASEMENT". We hereby Offer for Dedication for construction of public streets, the easements designated as "PUBLIC STREET EASEMENT."

A. S. D., a California Limited Partnership

AL SIEGAL, General Partner

RECORDER'S STATEMENT

Filed this 21st day of July 1988, at 3:00 P.M. in Book 187 of Maps at Pages 62-66 at the request of the City Clerk.
Fee: \$14.00
No. 203455
WILLIAM E. CONERLY, County Recorder
By: Gina Huntley, Deputy
CONTINENTAL LAND TITLE COMPANY
Subdivision Guarantee

CONTINENTAL LAND TITLE COMPANY, a California corporation as Trustee under Deed of Trust Rec. May 5, 1981 as Inst. No. 81289, O.R., Riv. Co., Ca.

Lina R. Shaw, Vice President
Joyce Loyd, Asst. Secretary

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of 5 sheets be, and the same is hereby accepted as the final map of Tract 22551 and the streets and easements are hereby accepted as public streets and easements, except the Offer for Dedication of the easements designated as "PUBLIC STREET EASEMENT" which are hereby not accepted at this time 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 28th day of June 1988.



ALICE A. HARE
City Clerk of the City of Riverside, California
By: Alice A. Hare

WATER FACILITIES STATEMENT

I hereby state that once the fire hydrants, water mains and service laterals have been installed by the developer and accepted by the District, and all related fees have been paid, Western Municipal Water District will supply water to each lot shown hereon. The easements shown are sufficient for all requirements of water distribution.
Dated 6/10/88
David W. Hansen
DAVID W. HANSEN R.C.E. 17984, Chief Engineer

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 \$327,900.00.
Date April 27, 1988
R. WAYNE WATTS
County Tax Collector
By: Pikie L. Mooneyham, Deputy

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 this map; and that all public utilities 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 the Western Municipal Water District.

Dated: JUNE 15, 1988

BILL D. CARNAHAN
Director of Public Utilities

By: Dieter P. Wirtzfeld

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 4-27-88

BARBARA J. STECKEL
City Treasurer

By: Barbara J. Steckel

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$327,900 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 July 11, 1988

GERALD A. MALONEY
Clerk of the Board of Supervisors

CASH TAX BOND
R. WAYNE WATTS
County Tax Collector

By: Chaz Andelkovic, Deputy

SIGNATURE OMISSION

Pursuant to Section 66436 (c) (1) of the Subdivision Map Act, the following signatures have been omitted.

51 percent of the oil, gas, hydrocarbon and mineral substances underlying said land below 500 feet from the surface of the same, without right of surface entry as reserved by Mary H. Trautwein, et al in deed recorded August 7, 1964 as Instrument No. 96956, Official Records of Riverside County, California.

① Indicates the centerline of an easement 10.00 feet wide, for public utilities in favor of General Telephone Company, successor in interest to California Water and Telephone Company by deed recorded August 5, 1952 as Instrument No. 33345 in Book 1390 Page 300, Official Records of Riverside County, California (see Sheet 4).

② Indicates an easement for public utilities in favor of Western Municipal Water District by deed recorded December 29, 1967 as Instrument No. 115329, Official Records of Riverside County, California (see Sheet 3).

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 22551 which was approved by the Riverside City Planning Commission on May 7, 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 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 Jul. 15, 1988

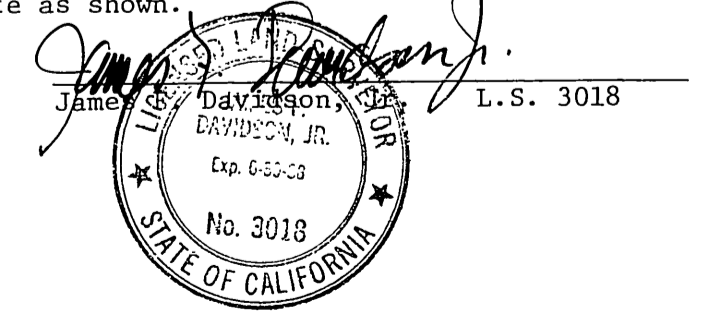
BARRY BECK R.C.E. 20900
City Engineer

By: Barry Beck

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 sheets correctly represents a survey made under my supervision during MARCH 1987; 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 3-21-88



SOIL REPORT

A preliminary soil report was prepared on FEBRUARY 20, 1987 as required by the Health and Safety Code of California, Section 17953 by ARAGON GEOTECHNICAL CONSULTANT INC.

M.B. 187/62

M.B. 187/62

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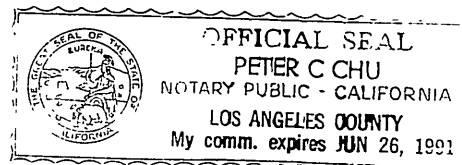
J. F. DAVIDSON ASSOCIATES, INC.
RIVERSIDE, CALIFORNIA

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

On this 22 day of APRIL, 1988, before me, PETER C. CHU, a Notary Public in and for said State, personally appeared AL SIEGAL (personally known to me) (proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as the General Partner of A.S.D., the CALIFORNIA Limited Partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

My commission expires JUNE 26, 1991 WITNESS my hand and Official Seal



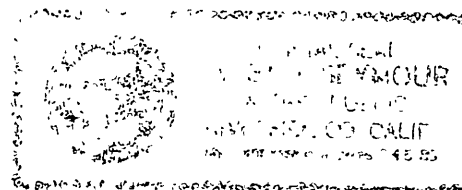
Peter C. Chu
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

On this 24th day of MAY, 1988, before me, JANETTE SCYMOUR, a Notary Public in and for said State, personally appeared TINA R. SHAW (personally known to me) (proved to me on the basis of satisfactory evidence) to be the VICE President, and JOYCE LOYS (personally known to me) (proved to me on the basis of satisfactory evidence) to be the ASST. Secretary of CONTINENTAL LAND TITLE CO. a CALIFORNIA 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 8-15-89 Witness my hand and official seal.



Janette Scymour
Notary Public in and for said State

M.B.187/63

M.B.187/63

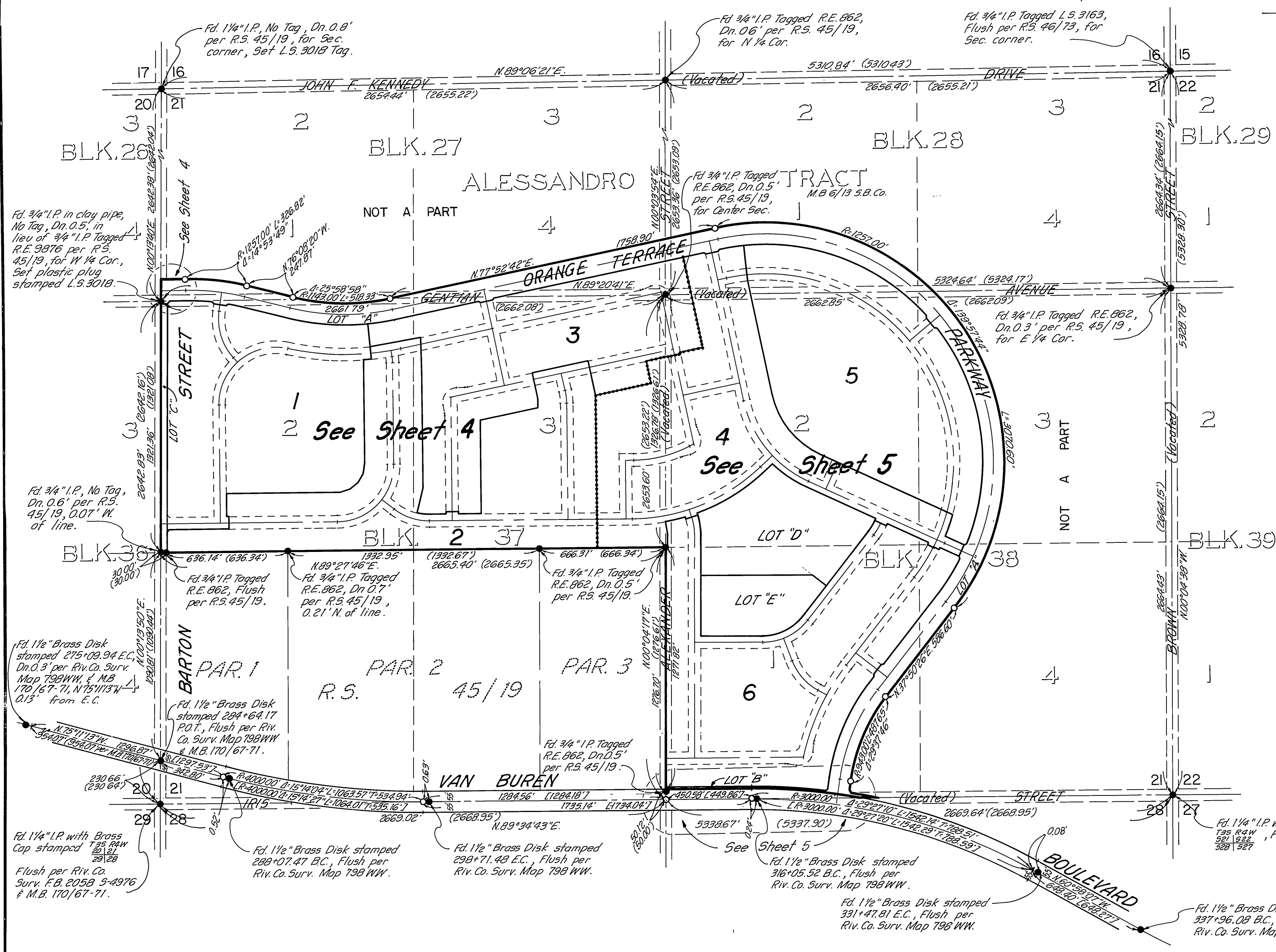
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J. F. DAVIDSON ASSOCIATES, INC.
RIVERSIDE, CALIFORNIA

M.B. 187/64



SURVEYOR'S NOTES

Bearings are based upon the centerline of VAN BUREN BOULEVARD as being N.75°11'13"W. as shown on Tract 19958-1 by map on file in Book 170 of Maps at Pages 67-71 thereof, Records of Riverside County, California.

- Indicates Found Monuments as noted.
- Indicates Set 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted.
- (---) Indicates Record Data per R.S. 45/19, unless otherwise noted.
- [---] Indicates Record Data per Riv. Co. Surv. Map 798WW.
- |||| Indicates Vehicular Access Rights Waived.
- (A) Indicates ELECTRIC AND SEWER EASEMENT.
- (B) Indicates Offer of Dedication for PUBLIC STREET EASEMENT.

This Tract contains 186.653 Acres

M.B. 187/64

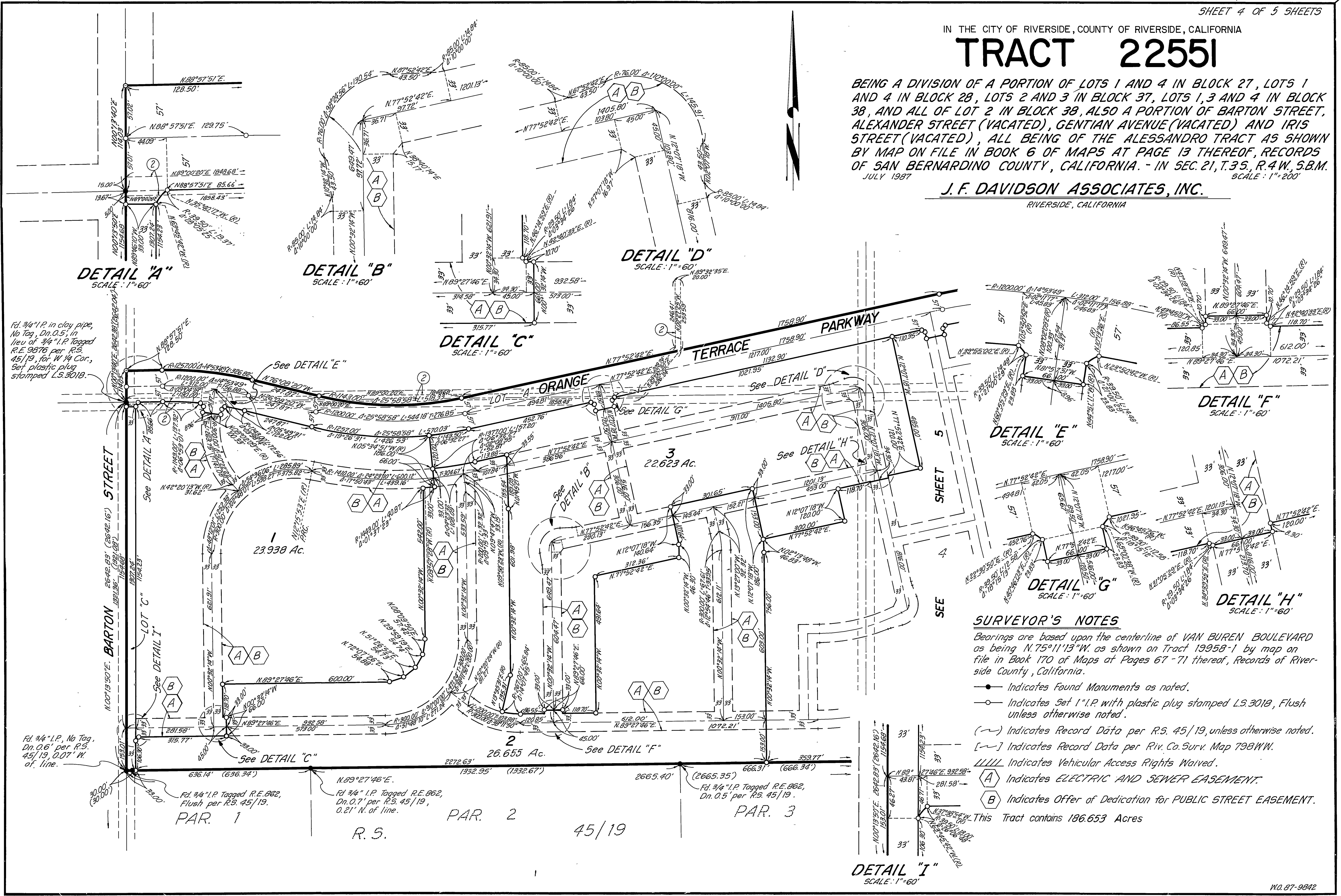
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J. F. DAVIDSON ASSOCIATES, INC.
RIVERSIDE, CALIFORNIA

M.B. 187/65



DETAIL "A"
SCALE: 1"=60'

DETAIL "B"
SCALE: 1"=60'

DETAIL "D"
SCALE: 1"=60'

DETAIL "C"
SCALE: 1"=60'

DETAIL "E"
SCALE: 1"=60'

DETAIL "F"
SCALE: 1"=60'

DETAIL "G"
SCALE: 1"=60'

DETAIL "H"
SCALE: 1"=60'

DETAIL "I"
SCALE: 1"=60'

Fd. 3/4" I.P. in clay pipe, No Tag, Dn. 0.5', in lieu of 3/4" I.P. Tagged R.E. 9876 per R.S. 45/19, for W 1/4 Cor., Set plastic plug stamped L.S. 3018.

Fd. 3/4" I.P. No Tag, Dn. 0.6' per R.S. 45/19, 0.07' W. of line.

Fd. 3/4" I.P. Tagged R.E. 862, Flush per R.S. 45/19.

Fd. 3/4" I.P. Tagged R.E. 862, Dn. 0.7' per R.S. 45/19, 0.21' N. of line.

Fd. 3/4" I.P. Tagged R.E. 862, Dn. 0.5' per R.S. 45/19.

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City Copy 187/66

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