

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

SHEET 1 OF 3 SHEETS
RECORDER'S STATEMENT

OWNER'S STATEMENT

TRACT NO. 22467

BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AND A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDAN.

L A WAINSCOTT & ASSOCIATES INC.
GRAND TERRACE, CA.
JANUARY 1988

FILED THIS 11th DAY OF August 1988, AT 2:00 P.M. IN BOOK 188 OF MAPS, AT PAGES 60-62, AT THE REQUEST OF THE CITY CLERK

NO. 227270
FEE \$10.00

WILLIAM E. CONERLY, COUNTY RECORDER
BY: Gina Huntley DEPUTY
SUBD'N. GUARANTEE BY FIRST AMERICAN TITLE

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE 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 AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE, AND WE HEREBY DEDICATE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" THROUGH "F" INCLUSIVE. WE ALSO HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF "SLOPE EASEMENTS". WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES THE EASEMENTS DESIGNATED AS "BLANKET P.U.E."

WE ALSO HEREBY OFFER FOR DEDICATION TO PUBLIC USE FOR PEDESTRIAN AND EQUESTRIAN PURPOSES, THE EASEMENT DESIGNATED AS "PEDESTRIAN AND EQUESTRIAN EASEMENT." FURTHER, WE, THE UNDERSIGNED AND OUR SUCCESSORS AND ASSIGNS IN INTEREST, RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR ACCESS RIGHTS APPURTENANT TO LOTS 9 AND 10, OVER AND ACROSS OVERLOOK PARKWAY ADJOINING SAID LOTS. WE FURTHER DEDICATE FOR PUBLIC USE FOR OPEN SPACE PURPOSES, TO BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, EQUIPMENT OR EARTHFILL OR DEPOSIT, THE AREA SHOWN AS OPEN SPACE EASEMENT. SUCH OPEN SPACE EASEMENT DOES NOT INCLUDE ANY RIGHT OF ACCESS AND THE CITY OF RIVERSIDE SHALL NOT HAVE ANY RESPONSIBILITY FOR MAINTENANCE OF SUCH OPEN SPACE EASEMENT.

HAWARDEN INVESTMENT GROUP LTD. IV,
A CALIFORNIA GENERAL PARTNERSHIP.
Andrew M. Bodewin

RIVERSIDE NATIONAL BANK, A NATIONAL BANK ASSOCIATION, AS BENEFICIARY UNDER DEED OF TRUST RECORDED JUNE 1, 1988, AS INSTRUMENT NO. 147850 O.R., RIVERSIDE COUNTY.
Chris Kachaval Nancy Pepper

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside) ss

ON 4-28-88, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Andrew M. Bodewin AND Nancy Pepper, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE A GENERAL PARTNER OF THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 3-8-91

Lashie Ombert
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside) ss

ON 8-11-88, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CHRIS G. KACHAVAS AND NANCY S. PEPPER, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS: VICE PRESIDENT AND ASSC. SECRETARY, CASHIER ON BEHALF OF RIVERSIDE NATIONAL BANK, A NATIONAL BANK ASSOCIATION, 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.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES July 6, 1990

Cheri A. Mattson
NOTARY PUBLIC IN AND FOR SAID STATE



SIGNATURE OMISSION

PURSUANT TO SECTION 66436(C)(1) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

- 1. CITY OF RIVERSIDE, HOLDER OF AN EASEMENT, FOR TELEPHONE COMMUNICATION, ROAD PURPOSES AND NECESSARY APPURTENANCES THERE TO BY INSTRUMENT RECORDED JANUARY 9, 1989, IN BOOK 23994, PAGE 90 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY.

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 22467 WHICH WAS APPROVED BY THE RIVERSIDE PLANNING COMMISSION ON SEPT. 3, 1987 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 AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT, THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED, THAT THE 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: Aug. 4, 1988
BARRY BECK, R.C.E. 20000
CITY ENGINEER

BY: Barry Beck

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 UTILITY EASEMENTS SHOWN ON SAID MAP ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: Aug 4th, 1988
BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Wintzfeld

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.

DATE: 8-4, 1988
BARBARA J. STECKEL
CITY TREASURER

BY: J. D. Rogan

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. 22467 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS EXCEPT LOTS "E" AND "F" WHICH ARE HEREBY ACCEPTED AS 1' BARRIER STRIPS TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOTS "A" AND "D", AND EXCEPT THE EASEMENT DESIGNATED AS PEDESTRIAN AND EQUESTRIAN EASEMENT, WHICH IS HEREBY NOT ACCEPTED AT THIS TIME, HOWEVER THE CITY RESERVED THE RIGHT TO ACCEPT SAID EASEMENT AT ANY TIME HEREAFTER, AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERE TO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERE TO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 9th DAY OF August 1988.

Alice A. Hare
CITY CLERK OF THE CITY OF RIVERSIDE
BY: Alice A. Hare

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 \$2,400.00

DATED August 4, 1988
R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Robin L. Mooneyham
DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$2000.00 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 Aug 4, 1988
CASH TAX BOND
R. WAYNE WATTS
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: Patti Janga
DEPUTY

ENGINEER'S STATEMENT

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF THREE (3) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JUNE 1982, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE (1) 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 APR 28, 1988
L. A. WAINSCOTT
L. A. WAINSCOTT
REGISTERED CIVIL ENGINEER NO. 6058
EXPIRATION DATE 6-30-88
15056
exp 6-30-93
CIVIL
STATE OF CALIFORNIA

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY C.H.J. UNCORPORATED, ON THE 26th DAY OF MAY, 1987 AS REQUIRED BY THE HEALTH AND SAFETY CODE, SECTION 17053.

UTILITY EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENT, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP.

- 1. CITY OF RIVERSIDE, FOR WATER TRANSMISSION, ELECTRIC TRANSMISSION AND NECESSARY APPURTENANCES THERE TO BY INSTRUMENT RECORDED JAN. 9, 1950, IN BOOK 23974, PAGE 90 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY.

DATED AUG 4th, 1988
BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Wintzfeld

M.B. 188/60

M.B. 188/60

ENGINEERS NOTES

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

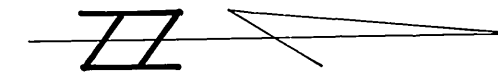
SHEET 2 OF 3 SHEETS

TRACT NO. 22467

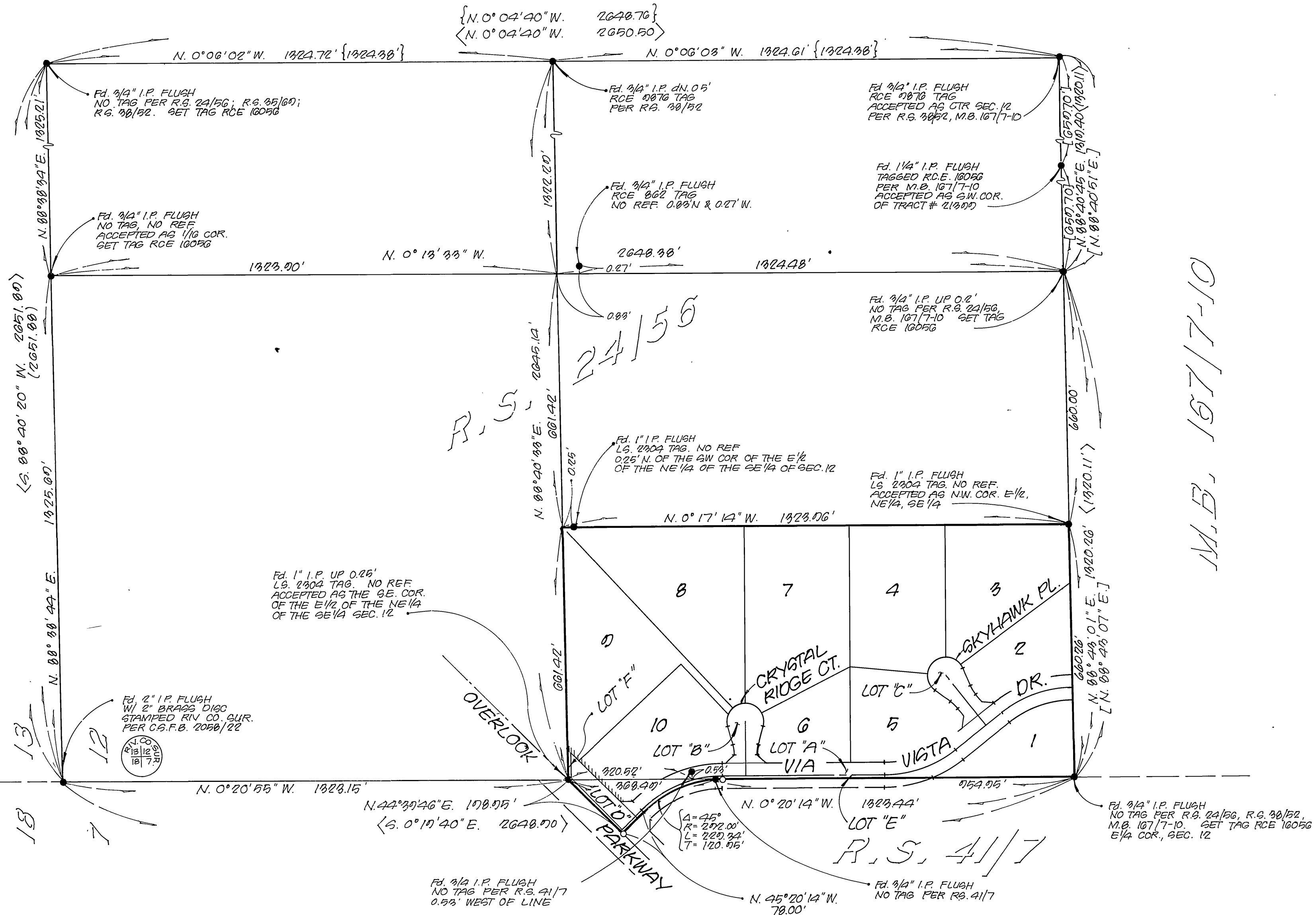
BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AND A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

L A WAINSCOTT & ASSOCIATES INC. GRAND TERRACE, CA. JANUARY 1988 SCALE: 1"=200'

R.S. 38/52



1. THE BASIS OF BEARINGS FOR THIS MAP IS NORTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SECTION 12 BEING N. 88° 48' 07" E. PER M.B. 107/7-10, RIVERSIDE COUNTY RECORDS.
2. —●— INDICATES FOUND MONUMENTS AS NOTED.
3. —○— INDICATES SET 1" I.P. TAGGED R.C.E. 10056 FLUSH.
4. SET 1" I.P. TAGGED R.C.E. 10056, FLUSH AT REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES, UNLESS NOTED OTHERWISE.
5. SET NAIL & R.C.E. 10056 TAG, IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 20.675 ACRES.
7. [XX.XX] INDICATES RECORD INFORMATION PER M.B. 107/7-10.
8. <XX.XX> INDICATES RECORD INFORMATION PER R.G. 24/56.
9. (XX.XX) INDICATES RECORD INFORMATION PER R.G. 35/69.
10. {XX.XX} INDICATES RECORD INFORMATION PER R.G. 38/52.
11. // INDICATES VEHICULAR ACCESS RIGHTS WAIVED.



T. 35, R. 5W.
T. 35, R. 4W.

M.B. 188/61

M.B. 188/61

ENGINEER'S NOTES

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

SHEET 3 OF 3 SHEETS

TRACT NO. 22467

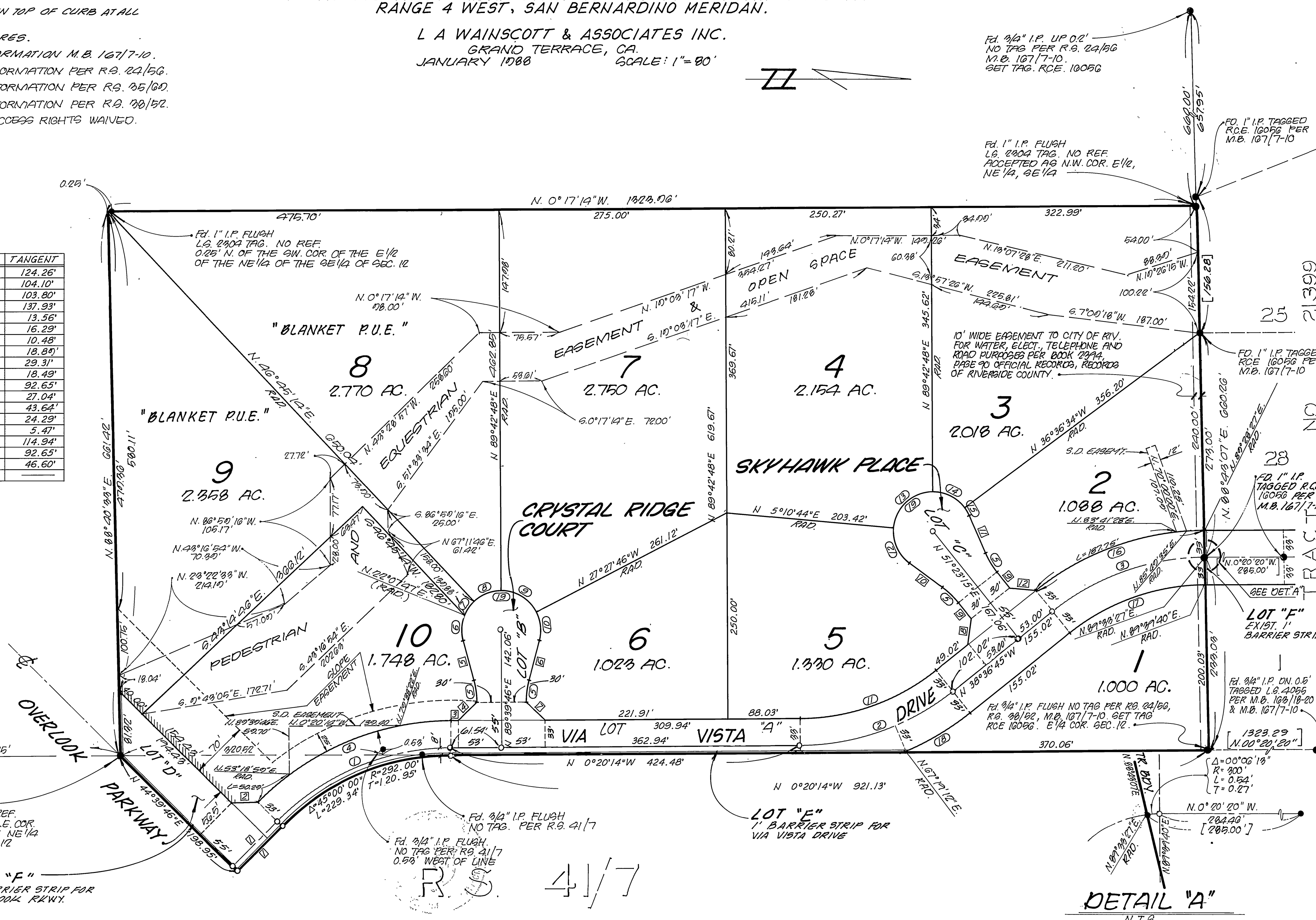
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L A WAINSCOTT & ASSOCIATES INC. GRAND TERRACE, CA. JANUARY 1988 SCALE: 1"=80'

- 1. THE BASIS OF BEARINGS FOR THIS MAP IS NORTH LINE OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 12 BEING N. 88°43'07"E. PER M.B. 167/7-10, RIVERSIDE COUNTY RECORDS.
2. -●- INDICATES FOUND MONUMENTS AS NOTED.
3. -○- INDICATES SET 1" I.P. TAGGED R.C.E. 16056 FLUSH.
4. SET 1" I.P. TAGGED R.C.E. 16056, FLUSH AT REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES, UNLESS NOTED OTHERWISE.
5. SET NAIL & R.C.E. 16056 TAG, IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 20.576 ACRES.
7. [XX.XX] INDICATES RECORD INFORMATION M.B. 167/7-10.
8. <XX.XX> INDICATES RECORD INFORMATION PER R.S. 24/56.
9. (XX.XX) INDICATES RECORD INFORMATION PER R.S. 25/60.
10. {XX.XX} INDICATES RECORD INFORMATION PER R.S. 28/52.
11. ===== INDICATES VEHICULAR ACCESS RIGHTS WAIVED.

Table with 5 columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT. It lists 19 curves with their respective geometric data.

Table with 3 columns: NOTE, BEARING, DISTANCE. It lists 12 notes with their bearings and distances.



Fd. 3/4" I.P. UP 0.2' NO TAG PER R.S. 24/56 M.B. 167/7-10. SET TAG. R.C.E. 16056

Fd. 1" I.P. FLUSH L.G. 2804 TAG. NO REF. ACCEPTED AS N.W. COR. E 1/2, NE 1/4, SE 1/4

Fd. 1" I.P. TAGGED R.C.E. 16056 PER M.B. 167/7-10

Fd. 1" I.P. TAGGED R.C.E. 16056 PER M.B. 167/7-10

Fd. 3/4" I.P. DN 0.5' TAGGED L.G. 2056 PER M.B. 168/18-20 & M.B. 167/7-10

Fd. 1" I.P. UP 0.26' L.G. 2804 TAG. NO REF. ACCEPTED AS THE S.E. COR. OF THE E 1/2 OF THE NE 1/4 OF THE SE 1/4 SEC. 12

Fd. 3/4" I.P. FLUSH NO TAG. PER R.S. 41/7

Fd. 3/4" I.P. FLUSH NO TAG PER R.S. 41/7 0.58' WEST OF LINE

Fd. 2" I.P. FLUSH W/ 2" BRASS DISC STAMPED RIV. CO. BUR. PER C.S.F.B. 2056/22.

LOT "F" 1" BARRIER STRIP FOR OVERLOOK RWKY.

LOT "E" 1" BARRIER STRIP FOR VIA VISTA DRIVE

DETAIL "A" N.T.S.

M.B. 188/62

M.B. 188/62