

OWNER'S STATEMENT

WE HEREBY STATE 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 FURTHER HEREBY DEDICATE TO PUBLIC USE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY FACILITIES, THE EASEMENTS DESIGNATED AS "5' X 35' P.U.E."

TRACT MAP NO. 22903

BEING A SUBDIVISION OF A PORTION OF LOT 3 IN BLOCK B OF HOLDEN AVENUE TRACT AS SHOWN BY MAP ON FILE IN BOOK II PAGE 67 THROUGH 69 OF MAPS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

HAWKINS, ROBERTSON & ASSOCIATES

RIVERSIDE, CALIFORNIA
JANUARY 1988

RECORDER'S STATEMENT

FILED THIS 8th DAY OF September 1988 AT 11:30 A.M. IN BOOK 190 OF TRACT MAPS, AT PAGES 21-22 AT THE REQUEST OF THE CITY CLERK

FEE: \$8.00
NO: 258446
WILLIAM E. CONERLY
COUNTY RECORDER
BY: Gina Huntley DEPUTY
SUBDIVISION GUARANTEE: TICOR TITLE INSURANCE

CITY ENGINEER'S CERTIFICATE

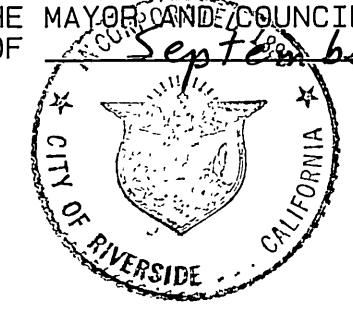
I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 22903, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON DECEMBER 3, 1987 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS 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; 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 PUBLIC WORKS DEPARTMENT 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 Sept. 6, 1988
BARRY BECK, R.C.E. 20900
CITY ENGINEER
BY: Barry Beck

CITY CLERK'S CERTIFICATE

RESOLVED THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 22903 AND THE EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC EASEMENTS.
AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST TO 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 6th DAY OF September 1988.



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

UTILITIES EASEMENT CERTIFICATE

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

- 1. AN EASEMENT IN FAVOR OF TWIN BUTTES WATER COMPANY, A CORPORATION FOR THE PURPOSE OF WATER DITCHES, CANALS, PIPE LINES AND CONDUITS RECORDED AUGUST 11, 1919, IN BOOK 508, PAGE 101 OF DEEDS, RIVERSIDE COUNTY RECORDS.
- 2. AN EASEMENT IN FAVOR OF CITIZENS DOMESTIC WATER COMPANY, A CORPORATION, FOR THE PURPOSE OF PIPES, DITCHES OR FLUMES RECORDED MARCH 18, 1926 IN BOOK 663, PAGE 591 OF DEEDS, RIVERSIDE COUNTY RECORDS.

DATED AUG 31, 1988
BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

SOILS REPORT BY Dieter P. Witzfeld

A PRELIMINARY SOILS REPORT AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953, HAS BEEN WAIVED BY THE BUILDING OFFICIAL OF THE CITY OF RIVERSIDE.



TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 400.00 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 July 28, 1988
Cash Tax Bond
R. Wayne Watts
Debra L. Kullgast
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS BY: DEPUTY

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 \$ 400.00. THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENT NOT YET EXTENDED.
DATED July 28, 1988

R. WAYNE WATTS
RIVERSIDE COUNTY TAX COLLECTOR BY: Debbie d. Mooneyham DEPUTY

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 7/28/88
BARBARA J STECKEL
CITY TREASURER
BY: W.R. Hanson

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 AND WATER FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THE MAP; AND THAT ALL PUBLIC 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 AUG 31, 1988
BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
BY: Dieter P. Witzfeld

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING DECEMBER 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 Feb. 9, 1988
CURTIS E. HAWKINS L.S. 3163
LICENSE EXPIRES JUNE 30, 1992

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside) ss
ON January 20, 1988 BEFORE ME Deborah L. Melvin
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
Craig W. Hofmann PERSONALLY KNOWN TO ME OR PROVED
TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT
HE EXECUTED THE SAME.

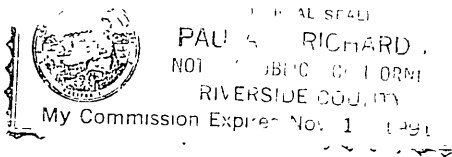
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES June 14, 1991



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) ss
ON January 21, 1988 BEFORE ME Paula J. Richards A
NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
Hugh M. Hofmann AND Jois C. Hofmann
PERSONALLY KNOWN TO ME OR 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 November 15, 1991



M.B.190/21

M.B.190/21

SCALE: 1" = 40'

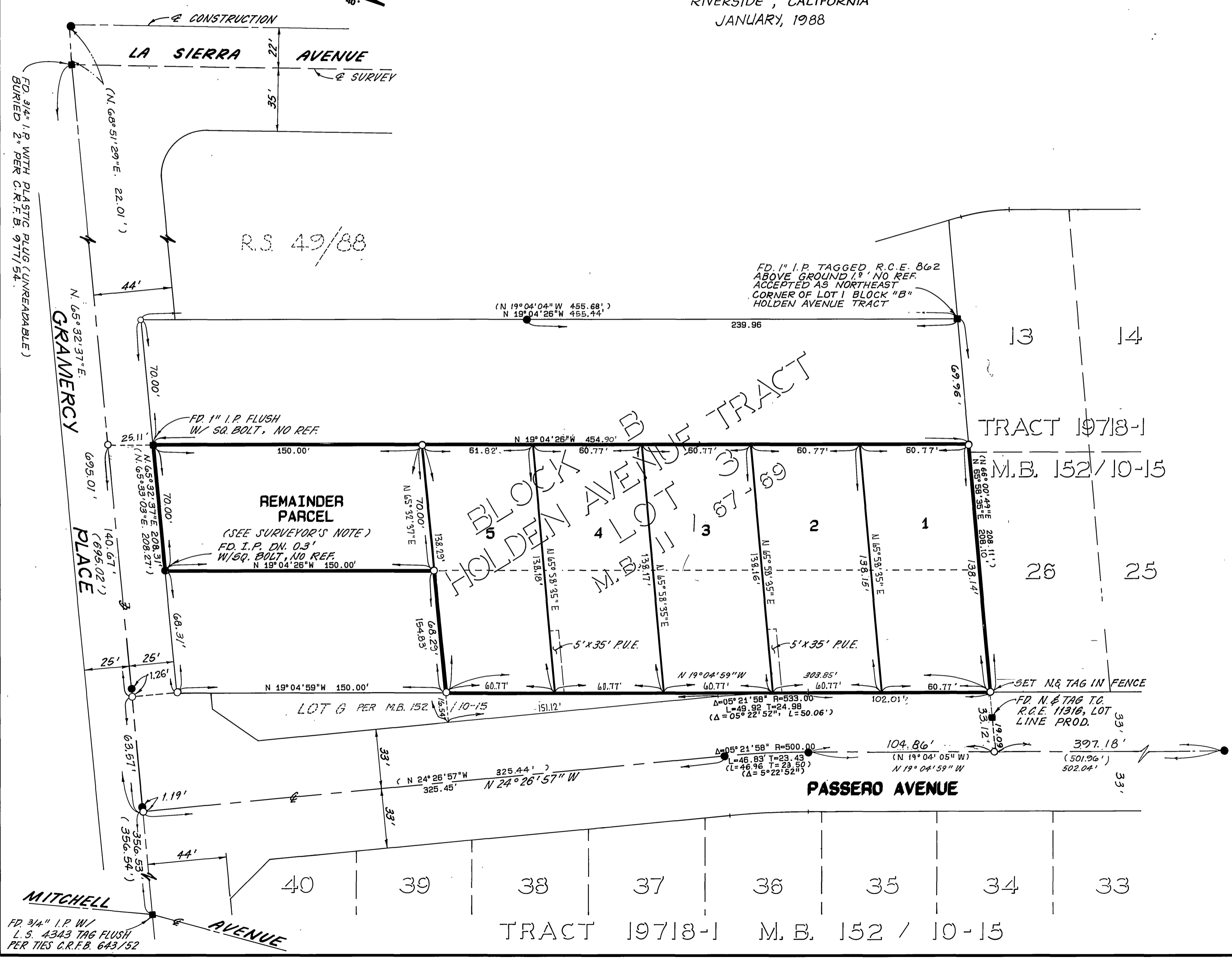
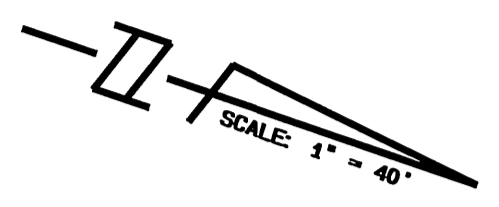
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT MAP NO. 22903

BEING A SUBDIVISION OF A PORTION OF LOT 3 IN BLOCK B, OF HOLDEN AVENUE TRACT AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 67 THROUGH 69 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

HAWKINS, ROBERTSON & ASSOCIATES
RIVERSIDE, CALIFORNIA
JANUARY, 1988

SHEET 2 OF 2 SHEETS



SURVEYORS NOTES

BASIS OF BEARINGS ARE BASED ON THE CENTERLINE OF PASSERO AVENUE AS BEING N. 24° 26' 57" W. AS SHOWN ON TRACT 19718-1 PER M.B. 152, PAGES 10-15 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 3/4" I.P. WITH L.S. 3163 TAG SET FLUSH UNLESS OTHERWISE NOTED.
- () INDICATES RECORD DISTANCE PER TRACT No. 19718-1 PER M.B. 152/10-15 UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1" I.P. WITH PLASTIC PLUG MARKED R.C.E. 1316, FLUSH, PER M.B. 152/10-15, UNLESS OTHERWISE NOTED.

SET 3/4" I.P. WITH PLASTIC PLUG MARKED L.S. 3163 AT ALL REAR LOT CORNERS EXCEPT AS NOTED.

SET NAIL AND L.S. 3163 TAG IN CURB ON PROLONGATION OF SIDE LOT LINES, EXCEPT AS NOTED.

THIS TRACT CONTAINS 1.202 ACRES

THE REMAINDER PARCEL IS NOT RECOGNIZED BY THE CITY OF RIVERSIDE FOR FURTHER DEVELOPMENT AND THAT ANY ACTION ON THIS PROPERTY, INCLUDING ITS SALE CONVEYANCE OR FURTHER DEVELOPMENT WILL REQUIRE A CERTIFICATE OF COMPLIANCE. COC.-2-889

ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.

POTENTIAL LIQUEFACTION

ALL OR A PORTION OF THE LAND WITHIN THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO LIQUEFACTION SHOULD GROUND SHAKING OCCUR. TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT A GEOLOGIC INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMITS.

M.B.190/22

M.B.190/22