

195
87
M.B. 195/87

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 22633

ALL THAT PORTION OF LOT 21 OF TRACT NO. 21074 AS SHOWN PER MAP ON FILE IN BOOK 156, PAGES 94, THROUGH 97 INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (LOCATED IN SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 WEST, MB 6/70).

ADKAN ENGINEERS RIVERSIDE, CALIFORNIA MARCH, 1988

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 hereby dedicate for construction and maintenance of electrical energy distribution facilities the easements designated as "E.P.U.E."

RIO VISTA HOMES, a California Limited Partnership

Don Proulx
Don Proulx, General Partner

TRUSTEES

SAFECO TITLE INSURANCE COMPANY, a California Corporation, as Trustee in Deed of Trust recorded January 19, 1982, as Instrument No. 10860, Official Records of Riverside County, California.

() President () Secretary

BURROW ESCROW COMPANY, a California Corporation, as Trustee in Deed of Trust recorded November 12, 1985, as Instrument No. 254124, Official Records of Riverside County, California.

Cheryl D. DeFand Delaine Reed
President Secretary

SUPERIOR TITLE SERVICE, INC., a California Corporation, as Trustee in Deed of Trust recorded February 19, 1988, as Instrument No. 43871, Official Records of Riverside County, California.

Shelli M. Gamble Ruth Okuda
Asst. Vice President (Asst) Secretary

UTILITIES EASEMENT CERTIFICATE

The City of Riverside being the owner of the below described easements, hereby consents to the making and filing of the annexed map.

1. Rights-of-way and water rights to Twin Buttes Water Company, its successors or assigns, together with right of entry for the purpose of laying, maintaining and constructing water ditches, canals, pipelines, flumes, and conduits for conveying and distributing water for irrigation and domestic purposes, as set out in deed recorded August 11, 1919 in Book 508, Pages 101 of Deeds, Records of Riverside County, California. Said rights-of-way cannot be plotted.
2. A permanent easement and right-of-way granted to Citizens Domestic Water Company, to excavate and lay, construct, maintain, operate, repair, alter, replace and remove a line of pipe or lines of pipe, ditches, or flumes, together with any or all fittings appurtenant thereto, for the conveyance of water, together with certain water rights, as set out in deed recorded March 18, 1926 in Book 663, Page 591 of Deeds, Records of Riverside County, California. Said easement cannot be plotted.

Dated: NOV 28, 1988 Bill D. Carnahan
Director of Public Utilities
By: Dieter P. Witzfeld

CITY CLERK'S CERTIFICATE

Resolved: That this map consisting of (3) sheets be, and same is hereby accepted as the final map of Tract No. 22633 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 24th day of December, 1988

Alice A. Hare
City Clerk of the City of Riverside
By: Alice A. Hare

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: 8-2, 1988. Barbara J. Steckel
City Treasurer
By: Barbara J. Steckel

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. 22633, which was approved by Riverside Planning Commission on August 7, 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 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 have been filed with the Public Works Department and that the same have been checked and approved; and that all improvements have been completed in accord 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: NOV. 29, 1988. Barry Beck R.C.E. 20900
City Engineer
By: Barry Beck

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$ 1300.00 has been executed and filed with the Board of Supervisors of the County of Riverside, California, conditioned upon 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: Aug 1, 1988. Gerald A. Maloney
Clerk of the Board Of Supervisors

CASH TAX BOND
R. WAYNE WATTS
COUNTY TAX COLLECTOR
By: Patti Gantz DEPUTY

RECORDERS STATEMENT

Filed this 27th day of DECEMBER, 1988 at 4:00 P.M. in Book 195 of Maps, at Pages 87-89 at the request of the City Clerk No. 381201 Fee \$1000

William E. Conerly, County Recorder
By: Sarita Kagan Deputy
Subdivision Guarantee: Ticor Title Insurance of California

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 annexed 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 \$ 1,300.00. THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENT NOT YET EXTENDED.~~

Date: December 23, 1988. R. Wayne Watts
County Tax Collector
By: Debra J. Moonham Deputy

UTILITIES CERTIFICATE

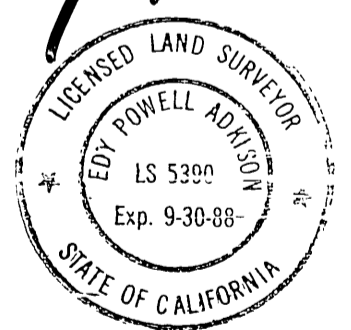
I hereby certify that the subdivider named on this map has deposited with the City of Riverside Public Utilities Department sufficient funds or made the required arrangements and provisions for the installation of water and electric facilities necessary to provide service to all lots as shown on this 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: NOV 28, 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 three (3) sheets correctly represents a true and complete survey made under my supervision during APRIL, 1988, that all monuments of the character and location shown hereon are in place or will be in place within one year from the recording date of this map; and that said monuments are sufficient to enable the survey to be retraced.

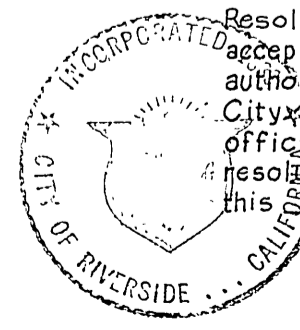
Date: 5/27, 1988. [Signature]
By P. Addison U.S. 5390
Expires: 9-30-88



SOILS REPORT

A preliminary soil report was prepared on the 1th of FEBRUARY, 1988, as requested by the Health and Safety Code of California, Section 17953;

By ARAGON GEOTECHNICAL CONSULTANTS INC.



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ADKAN ENGINEERS

RIVERSIDE, CALIFORNIA

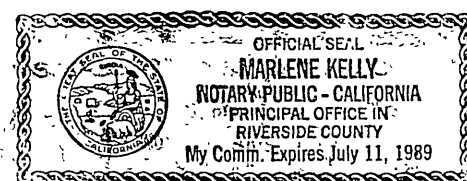
MARCH, 1988

NOTARY ACKNOWLEDGEMENT

State of California)
County of RIVERSIDE) ss.

On this 27 day of May, 1988, before me Marlene Kelly, a Notary public in and for said State, personally appeared Don Proxix and _____, personally known to me/proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument as the General Partners of RIO VISTA HOMES, a California Limited Partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

My commission expires: 7-11-89
Witness my hand and official seal.



Marlene Kelly
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

State of California)
County of _____) ss.

On this ___ day of _____, 1988, before me _____, a Notary public in and for said State, personally appeared _____ and _____, personally known to me/proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument as (____) President and (____) Secretary of SAFECO TITLE INSURANCE COMPANY, a California corporation, the corporation that executed the within instrument as Trustee, on behalf of said corporation, and acknowledged to me that such corporation executed the same.

My commission expires: _____
Witness my hand and official seal.

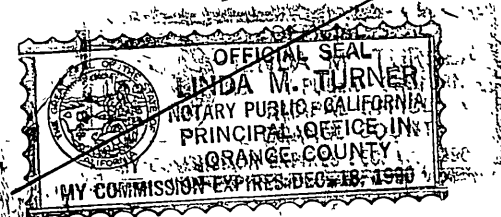
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

State of California)
County of ORANGE) ss.

On this 12 day of JULY, 1988, before me THE UNDERSIGNED, a Notary public in and for said State, personally appeared CHERYL WYLAND and DELAINE KIEFER, personally known to me/proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument as (X) President and (X) Secretary of BURROW ESCROW COMPANY, a California corporation, the corporation that executed the within instrument as trustee, on behalf of said corporation, and acknowledged to me that such corporation executed the same.

My commission expires: 12-18-90
Witness my hand and official seal.



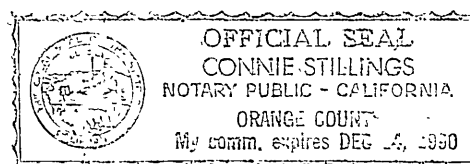
Linda M. Turner
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

State of California)
County of ORANGE) ss.

On this 7th day of JUNE, 1988, before me Connie Stillings, a Notary public in and for said State, personally appeared Phyllis M. Barrionto and Ruth Okuda, personally known to me/proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument as Asst. Vice President and (Asst.) Secretary of SUPERIOR TITLE SERVICE, INC., a California corporation, the corporation that executed the within instrument as Trustee, on behalf of said corporation, and acknowledged to me that such corporation executed the same.

My commission expires: DEC. 14, 1990
Witness my hand and official seal.



Connie Stillings
Notary Public in and for said State

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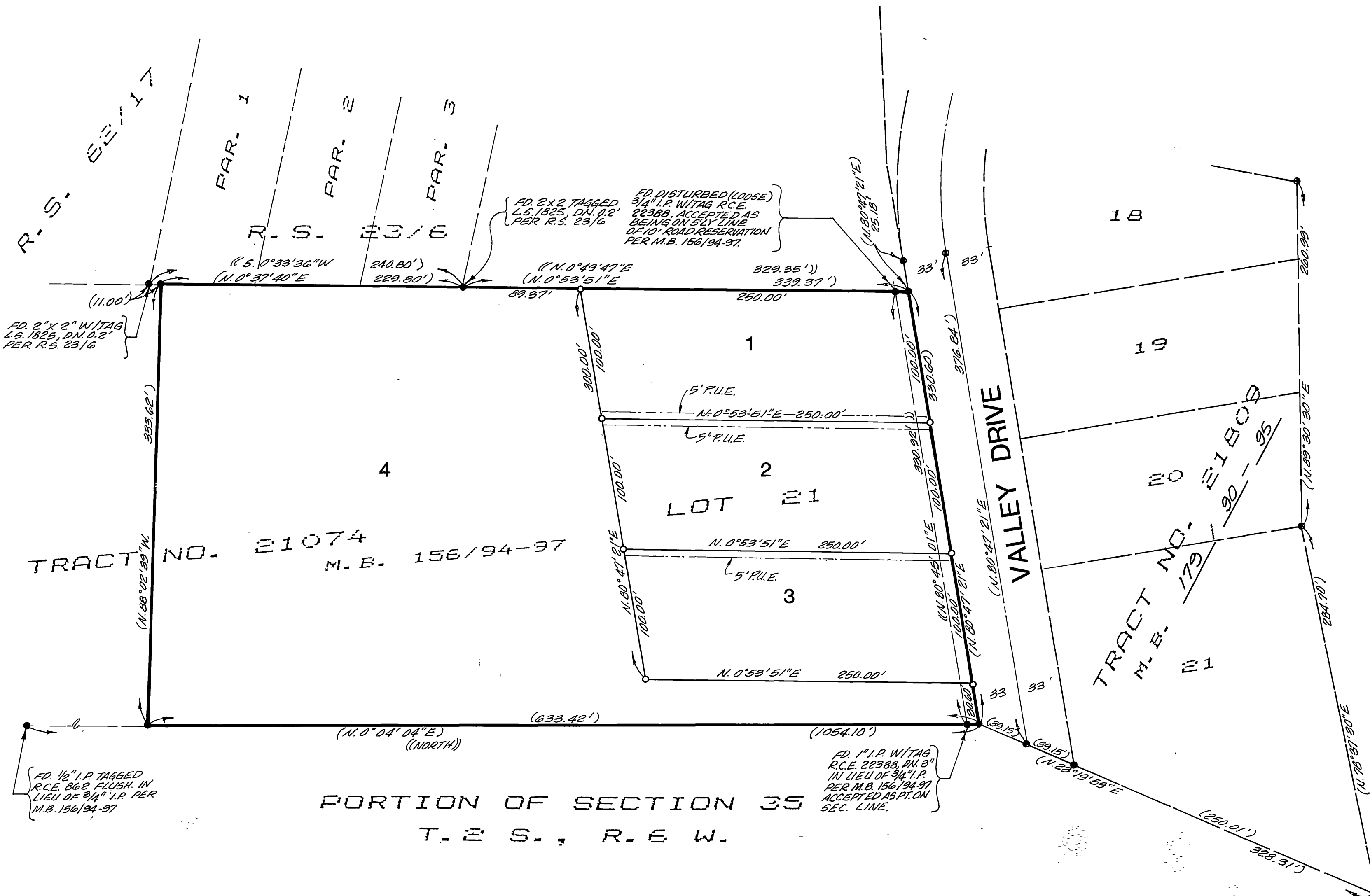
ADKAN ENGINEERS

RIVERSIDE, CALIFORNIA

MARCH, 1988



SCALE: 1" = 60'



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF VALLEY DRIVE, TRACT 21809, M.B. 179/90-95, HAVING A BEARING OF N. 80°47'21" E. AND A DISTANCE OF 376.84 FEET.

SURVEYOR'S NOTES

- INDICATES FOUND 1" IRON PIPE, FLUSH TAGGED L.S. 5390 PER M.B. 179/90-95, UNLESS OTHERWISE NOTED.
- INDICATES SET 1" IRON PIPE SET FLUSH AND TAGGED L.S. 5390, UNLESS OTHERWISE NOTED.
- () INDICATES RECORD & MEASURED BEARINGS & DISTANCES PER M.B. 179/90-95, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- (()) INDICATES RECORD BEARINGS & DISTANCES PER M.B. 156/94-97, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
- THIS TRACT CONTAINS 4.556 ACRES.

EASEMENT NOTES

- AN EASEMENT IN FAVOR OF TWIN BUTTES WATER COMPANY, A CORPORATION, FOR LAYING, MAINTAINING AND CONSTRUCTING WATER DITCHES, CANALS, PIPELINES, FLUMES, AND CONDUITS FOR CONVEYING AND DISTRIBUTING WATER FOR IRRIGATION AND DOMESTIC PURPOSES, RECORDED AUGUST 11, 1919 IN BOOK 508, PAGE 101 OF DEED, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID DEED IS NOT PLOTABLE.
- AN EASEMENT IN FAVOR OF CITIZENS DOMESTIC WATER COMPANY, A CORPORATION, TO EXCAVATE FOR AND LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, ALTER, REPLACE AND REMOVE A LINE OF PIPE OR LINES OF PIPE, DITCHES, FLUMES, TOGETHER WITH ANY OR ALL FITTING APPURTENANT THERETO, FOR CONVEYING AND DISTRIBUTING WATER FOR AND DOMESTIC PURPOSES, RECORDED MARCH 18, 1926 IN BOOK 663, PAGE 591 OF DEED, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID DEED IS NOT PLOTABLE.

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