

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT 21834

BEING A SUBDIVISION OF ALL OF LOT 6 OF TRACT 22551 AS SHOWN BY MAP ON FILE IN BOOK 187 OF MAPS AT PAGES 62 THROUGH 66 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA - IN SEC. 21, T.3S., R.4W., S.B.M. August 1987

U.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 "H" inclusive. Further, we the undersigned owners and our successors and assigns in interest hereby release and relinquish to the City of Riverside, a Municipal Corporation, all vehicular access rights appurtenant to Lots 29 through 49 on, over and across Orange Terrace Parkway and Lots 49 through 61 on, over and across Van Buren Boulevard adjoining said lots as shown on the annexed map. We hereby dedicate for the construction and maintenance of landscaping slopes and blockwalls, the easements designated as "LANDSCAPE, SLOPE And BLOCKWALL EASEMENT."

CENTEX REAL ESTATE CORPORATION, a Nevada Corporation

Larry B. Studwis M.A. Schmitt

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF Orange ) SS

On this 10th day of January, 1989, before me, Kathleen M. Abrams, a Notary Public in and for said State, personally appeared Larry B. Studwis (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Division President, and M.A. Schmitt (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst. Secretary of Centex Real Estate Corp. a Nevada 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 1-10-89 Witness my hand and official seal.

Kathleen M. Abrams  
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.

- 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.
- Indicates an easement for sewer facilities in favor of the City of Riverside as dedicated on Tract 22551 as shown by map on file in Book 187 of Maps at pages 62 through 66 thereof, Records of Riverside County, California. (See sheets 3, 4, 5 & 6)
- Indicates an easement for telephone related uses in favor of GTE CALIFORNIA INCORPORATED Rec. Oct. 21, 1988 as Inst. No. 307024, O.R. Riv. Co., Calif. (See Sheet 5) UTILITIES EASEMENT

The City of Riverside, being the owner of the following described easements hereby consents to the preparation and recordation of the annexed map.

- Indicates an easement for electric facilities in favor of the City of Riverside as dedicated on Tract 22551 as shown by map on file in Book 187 of Maps at pages 62 through 66 thereof, Records of Riverside County, California. (See sheets 3 & 4).

Dated: JAN 18, 1989  
By: Dieter P. Witzfeld  
BILL D. CARNAHAN  
Director of Public Utilities

### WATER FACILITIES CERTIFICATE

I hereby certify that the subdivider named on this map has deposited with the Western Municipal Water District of Riverside County, sufficient funds to cover required fees. Once the fire hydrants, water mains and service laterals have been installed and accepted by the District, the District will supply water to each lot. The easements shown are sufficient for all requirements of water distribution.

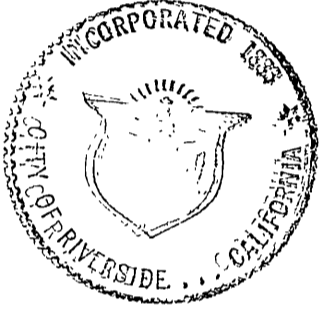
Dated Jan 9, 89  
David W. Hansen  
DAVID W. HANSEN R.C.E. 17984, Chief Engineer

### CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of six (6) sheets be, and the same is hereby accepted as the final map of Tract 21834 and the streets and easements are hereby accepted as public streets and easements except Lot "H" which is hereby accepted as a Barrier Strip to deny access from adjoining private property to Lot "E" 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 January, 1989.

ALICE A. HARE  
City Clerk of the City of Riverside,  
California



By Alice A. Hare

### 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 lots 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: JAN 18, 1989  
By: Dieter P. Witzfeld  
BILL D. CARNAHAN  
Director of Public Utilities

### 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 21834 which was approved by the Riverside City Planning Commission on AUGUST 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 Jan. 19, 1989  
By: Barry Beck  
BARRY BECK, R.C.E. 20900  
City Engineer

### RECORDER'S STATEMENT

Filed this 25th day of JANUARY 1989, at 2:00 P.M. in Book 197 of Maps at Pages 42-47 at the request of the \_\_\_\_\_

CITY CLERK  
No. 24988  
Fee: +16.00

WILLIAM E. CONERLY, County Recorder  
By: Darita Logan, Deputy

Subdivision Guarantee: CONTINENTAL LAND TITLE CO.

### 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 1-17-89  
By: Barbara J. Steckel  
BARBARA J. STECKEL  
City Treasurer

### 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.

Date January 10, 1989  
By: Dickie D. Mooneyham  
R. WAYNE WATTS  
County Tax Collector  
Deputy

### 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

### TAX BOND STATEMENT

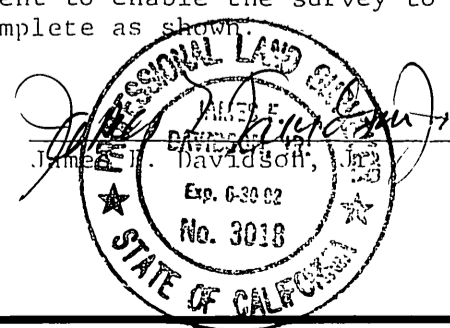
I hereby state that a bond in the sum of \$ \_\_\_\_\_ has been executed and filed with the Board of Supervisors of the County of Riverside, California, conditioned upon the payment of all taxes, State, County, Municipal or local, and all special assessments collected as taxes which at the time of filing 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 \_\_\_\_\_  
By: \_\_\_\_\_  
GERALD A. MALONEY  
Clerk of the Board of Supervisors  
CASH TAX BOND  
R. WAYNE WATTS  
County Tax Collector  
Deputy

### SURVEYOR'S STATEMENT

I hereby state that I am a Licensed Land Surveyor of the State of California and that this map consisting of six (6) sheets correctly represents a survey made under my supervision during March, 1987 and that all monuments shown hereon actually exist and their positions are correctly shown or will be in place within one year from the 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 1-9-89  
By: William E. Davidson  
WILLIAM E. DAVIDSON, L.S. 3018  
Exp. 6-30-92  
No. 3018



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August 1987

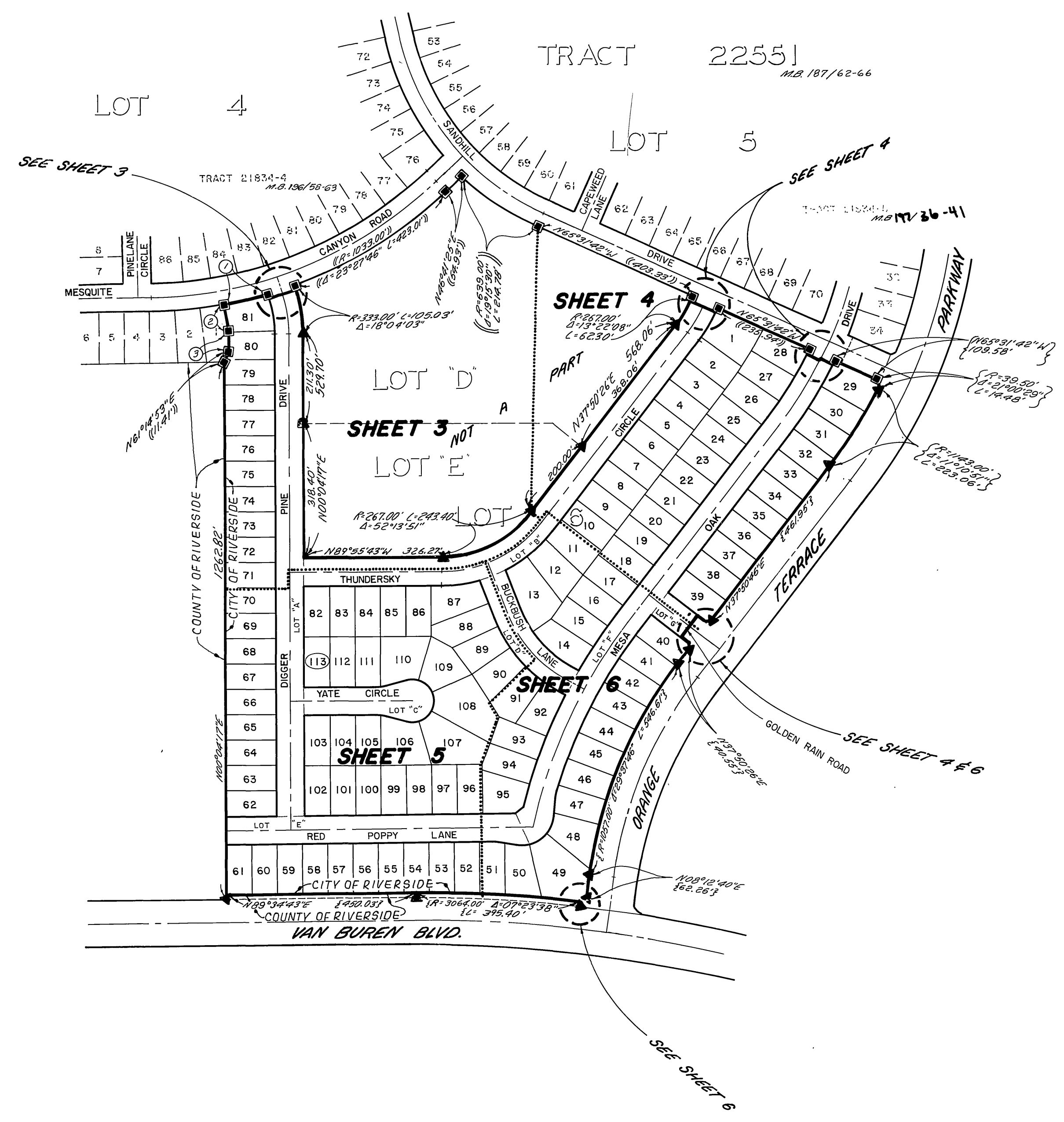
Scale: 1"=200'

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

M.B.197/43

**BOUNDARY DATA**

- ① (R=1033.00' Δ=05°56'55" L=107.25')
- ② N10°11'18"W (R) (L=65.49')
- ③ N00°04'17"E (L=64.66')



**SURVEYOR'S NOTES**

Bearings are based upon the Westerly Line of Lot 6 of Tract 22551 as being N00°04'17"E as shown by map on file in Book 187 of Maps at Pages 62 through 66 thereof, Records of Riverside County, California.

- ▲ Indicates 1" I.P. with plastic plug stamped L.S. 3018, to be set flush per Tract 22551 M.B. 187 /62-66 unless otherwise noted.
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Set 1" I.P. with plastic plug stamped L.S. 3018, flush unless otherwise noted at all rear lot corners and angle points in side lot lines.

Set nail and L.S. 3018 tag in top of curb at the prolongation of side lot lines.

{~} Indicates measured data, also record data per Tract 22551 M.B. 187/62-66

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||| Indicates Access Rights Restricted.

This Tract contains 28.271 Acres

M.B.197/43

197/44  
CITY COPY

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT 21834

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August 1987

Scale: 1" = 60'

**U.F. DAVIDSON ASSOCIATES, INC.**  
RIVERSIDE, CALIFORNIA

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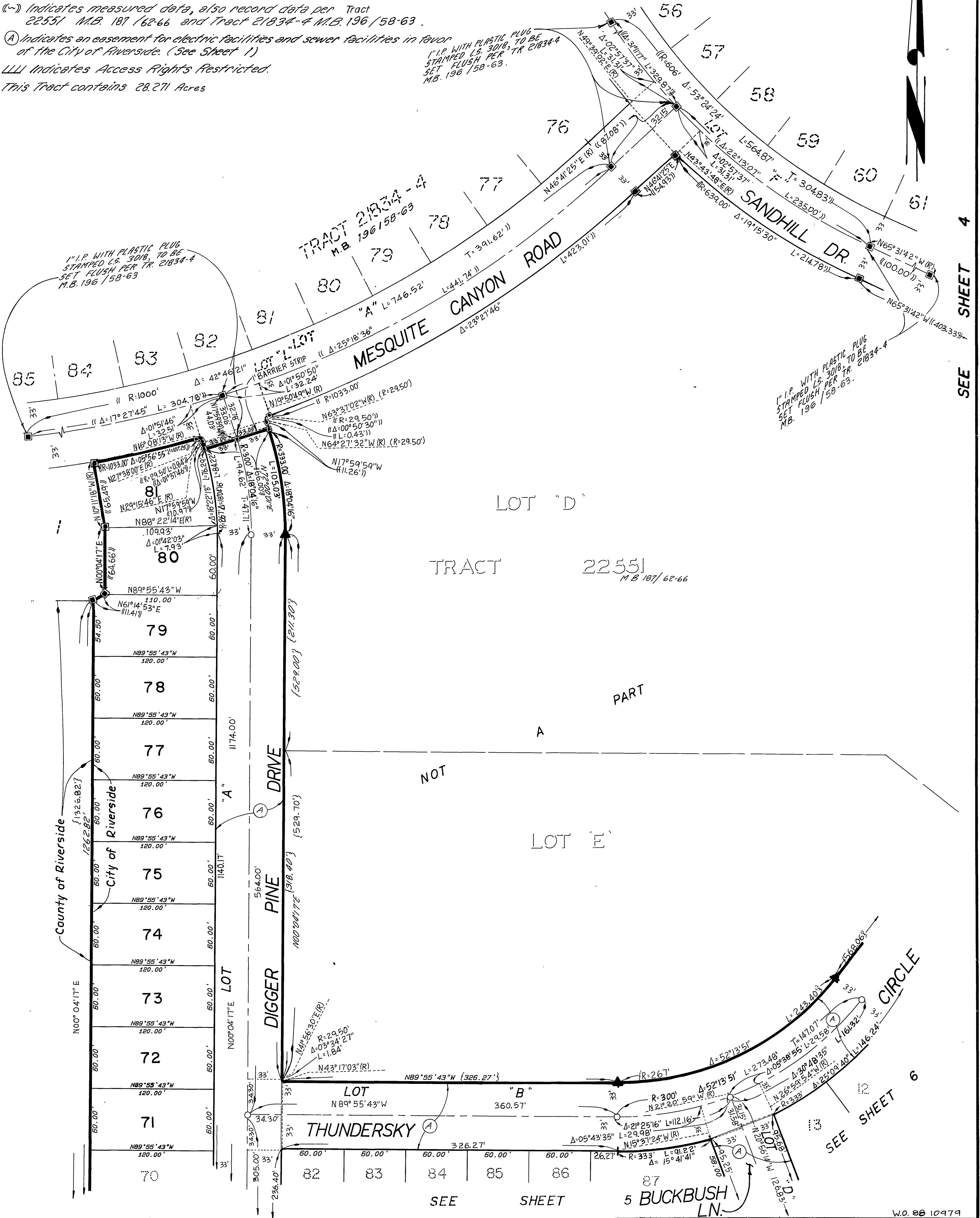
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(A) Indicates an easement for electric facilities and sewer facilities in favor of the City of Riverside. (See Sheet 1)

LLL Indicates Access Rights Restricted.

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SEE SHEET 4

SEE SHEET 6

SEE SHEET

W.O. 88 10979

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August 1987

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

Scale: 1"=60'

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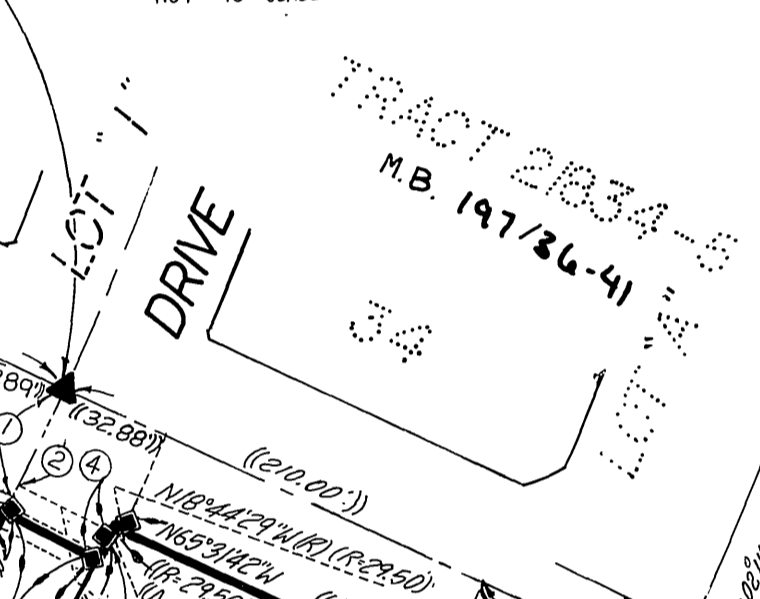
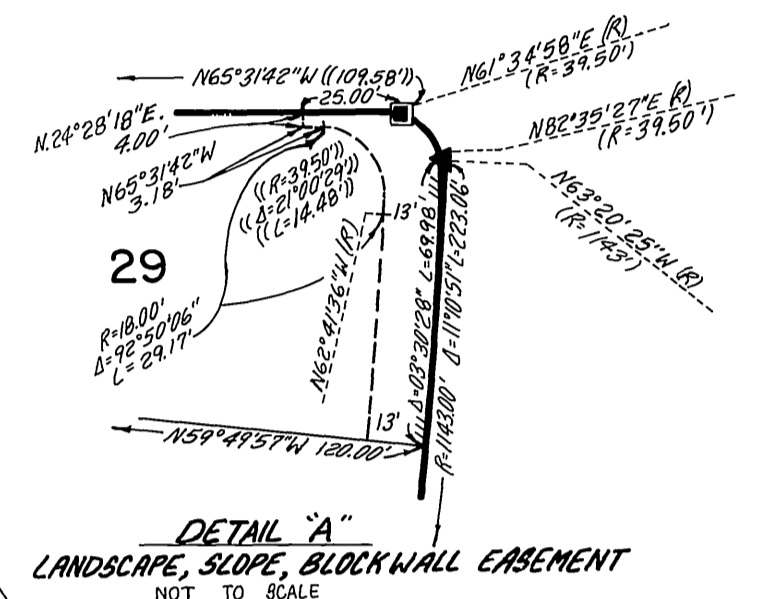
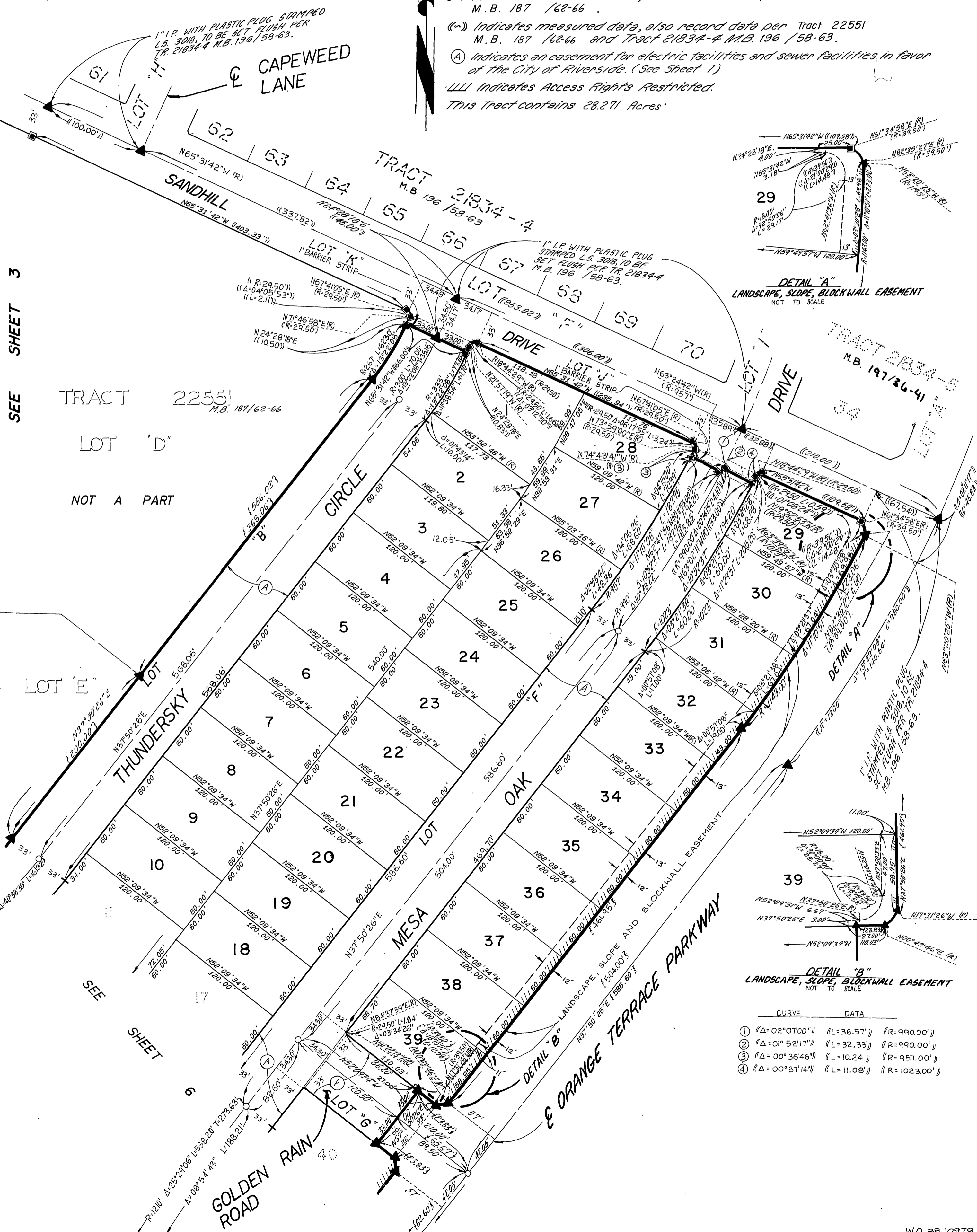
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CITY COPY



CURVE	DATA
①	Δ=02°07'00" (L=36.57') (R=990.00')
②	Δ=01°52'17" (L=32.33') (R=990.00')
③	Δ=00°36'46" (L=10.24') (R=957.00')
④	Δ=00°37'14" (L=11.08') (R=1023.00')

SEE SHEET 3

TRACT 22551 M.B. 187/62-66

LOT "D"

NOT A PART

LOT "E"

SEE SHEET

**SURVEYOR'S NOTES**

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SCALE: 1" = 60'

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

copy



SEE SHEET 6

197/47

M.B. 197/47

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

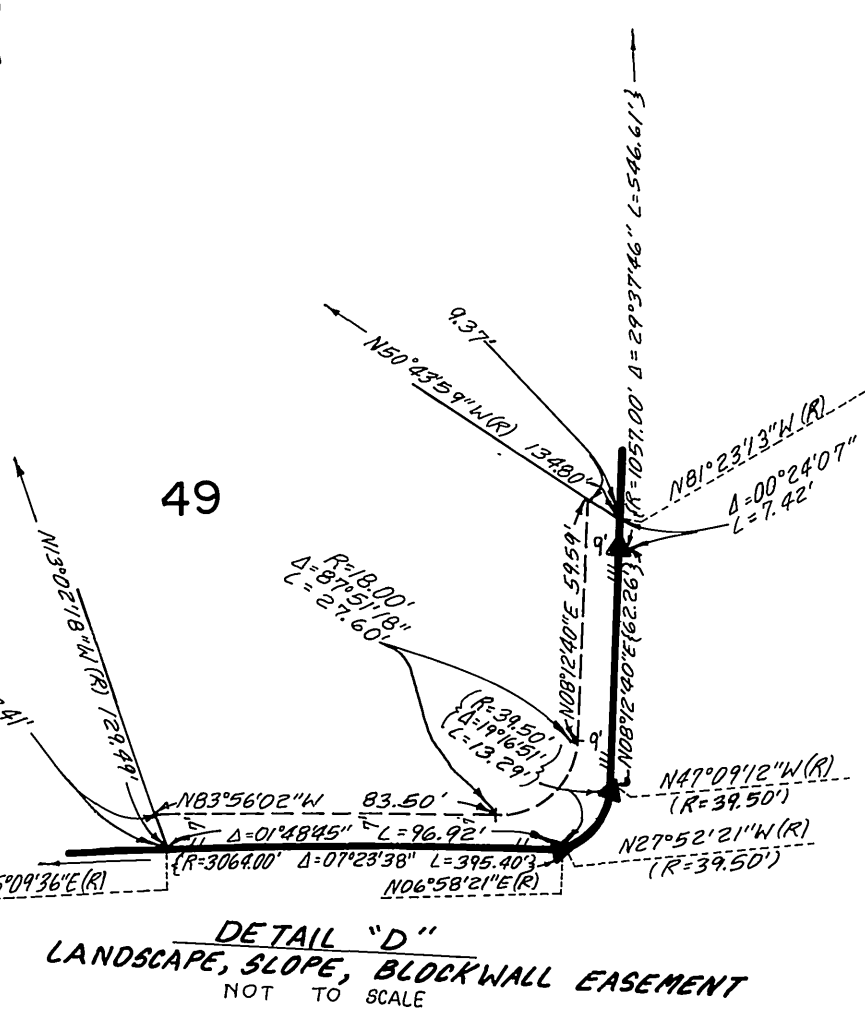
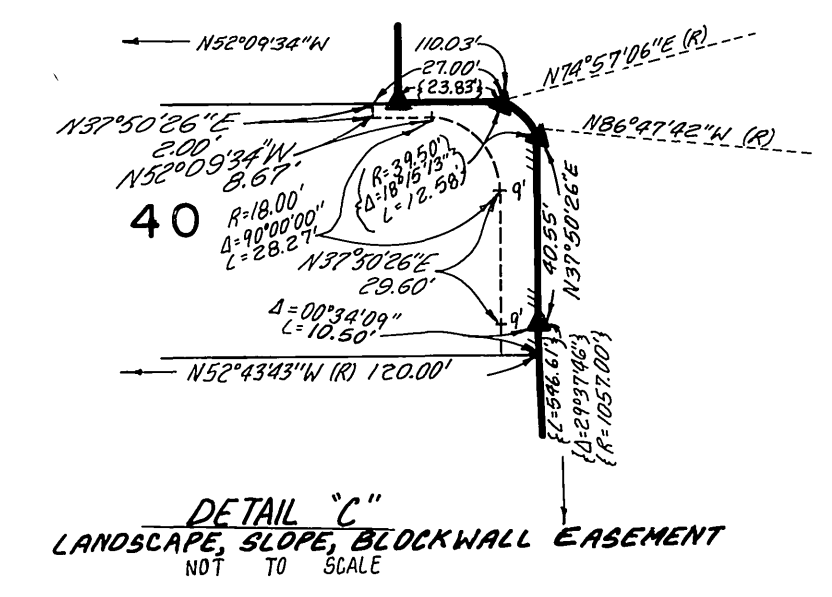
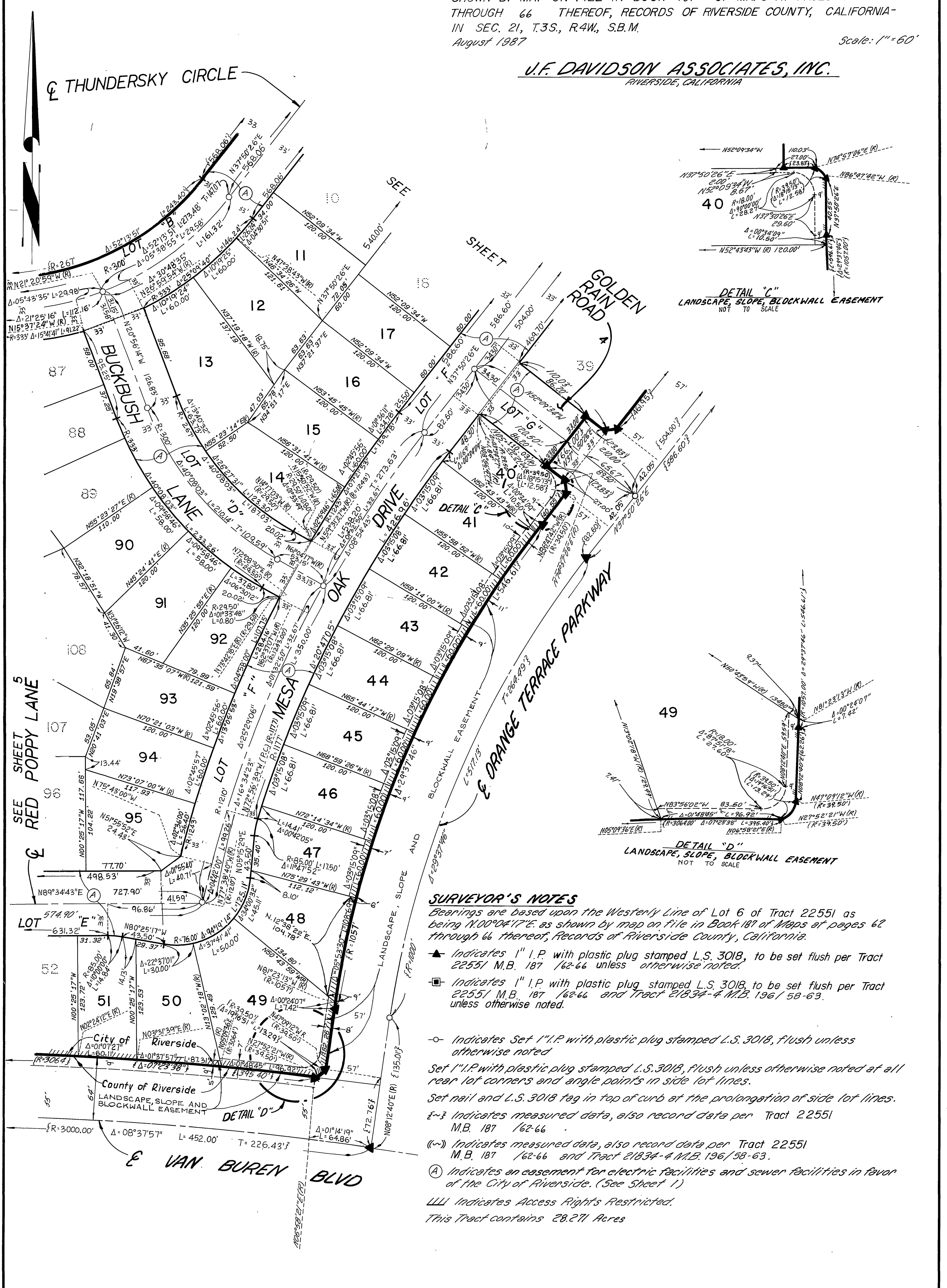
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CITY COPY



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