

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" and "B" inclusive. We hereby dedicate for the construction and maintenance of electrical energy distribution facilities, the easements designated as "5'X30' P.U.E.", "5'X40' P.U.E." and "5'X50' P.U.E."

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 23175

BEING A SUBDIVISION OF PORTIONS OF LOTS 9 AND 16, IN BLOCK 44 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. IN SECTION 24, T.3S, R.6W., S.B.M. MARCH 1988

J.F. DAVIDSON ASSOCIATES RIVERSIDE, CALIFORNIA

RECORDER'S STATEMENT

Filed this 31st day of JANUARY 1989, at 1:00 PM in Book 197 of Maps at Pages 70-71 at the request of the CITY CLERK

No. 31046 Fee: \$8.00 WILLIAM E. CONERLY, County Recorder By: Gina Huntley, Deputy

Subdivision Guaranteed: FIRST AMERICAN TITLE INSURANCE COMPANY

ROBERT R. REED, as Trustee of the Robert R. Reed family trust dated September 21, 1983.

Signature of Robert R. Reed

ROBERT R. REED

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 23175 which was approved by the Riverside City Planning Commission on JAN. 21, 1988 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 January 18, 1989

BARRY BECK R.C.E. 20900 City Engineer

Signature of Barry Beck

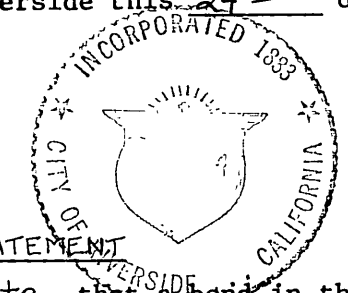
CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of TWO (2) sheets be, and the same is hereby accepted as the final map of Tract 23175 and the streets and easements are hereby accepted as public streets and easements, 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

Signature of Karen E. Dabley, Asst. City Clerk



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: GERALD A. MALONEY Clerk of the Board of Supervisors R. WAYNE WATTS County Tax Collector 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.

Date: October 21, 1988 R. WAYNE WATTS County Tax Collector By: Dickie L. Mooneyham Deputy

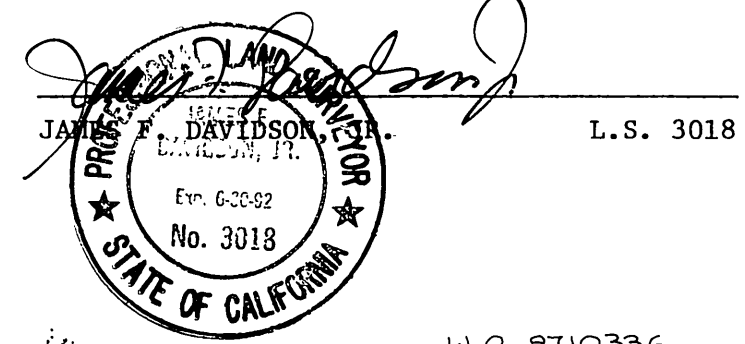
SOIL REPORT

A preliminary soil report was prepared on April 27, 1988 as required by the Health and Safety Code of California, Section 17953 by C.H.J. INCORPORATED

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 MAY, 1988 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.

Date: 8-3-88

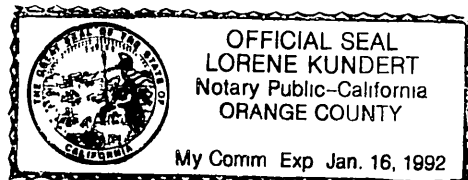


NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ) COUNTY OF ORANGE ) SS

On this 31st day of August, 1988, before me, LORENE KUNDERT, a Notary Public in and for said State, personally appeared ROBERT R. REED (personally known to me) (proved to me on the basis of satisfactory evidence) to be the person described in, and whose name is subscribed to the within instrument, and acknowledged to me that HE executed the same.

My commission expires 01-16-92 Witness my hand and official seal.



Signature of Lorene Kundert, Notary Public in and for said State

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 10-12-88

BARBARA J. STECKEL City Treasurer

Signature of Barbara Steckel

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 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 DEC 30th, 1988

BILL D. CARNAHAN Director of Public Utilities

Signature of Dieter P. Wirtzfeld

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.

City of Riverside, successors to the Riverside Water Company, owner of an easement for ditches, flumes, pipes and incidental purposes by a deed recorded August 14, 1885 in Book 42, page 296 of Deeds, Records of San Bernardino County, California.

Dated: DEC 30th, 1988

BILL D. CARNAHAN Director of Public Utilities

Signature of Dieter P. Wirtzfeld

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT 23175

BEING A SUBDIVISION OF PORTIONS OF LOTS 9 AND 16,  
IN BLOCK 44 OF THE LANDS OF THE RIVERSIDE LAND  
AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE  
IN BOOK 1, PAGE 70 OF MAPS, RECORDS OF SAN BER-  
NARDINO COUNTY, CALIFORNIA. IN SECTION 24, T.3S, R.6W., S.B.M.  
MARCH 1988 SCALE: 1"=60'

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

R.L. & I. CO.  
M.B. 1/70 S.B. CO.  
BLK. 33

**SURVEYOR'S NOTES**

**BASIS OF BEARINGS:** Bearings are based on the Centerline of LA SIERRA AVENUE as being N. 34° 00' 00" W. as shown on TRACT 19109-2, by map on file in Book 141 of Maps, at Pages 69 and 70 thereof, Records of Riverside County, California.

- Indicates found Monuments as noted.
- Indicates set I.P. with Plastic Plug stamped L.S. 3018 flush, unless otherwise noted.

Set nail and L.S. 3018 Tag in top of curb for side lot lines projected. Set I.P. with Plastic Plug stamped L.S. 3018 flush, at all rear lot corners and angle points in side lot lines, unless otherwise noted.

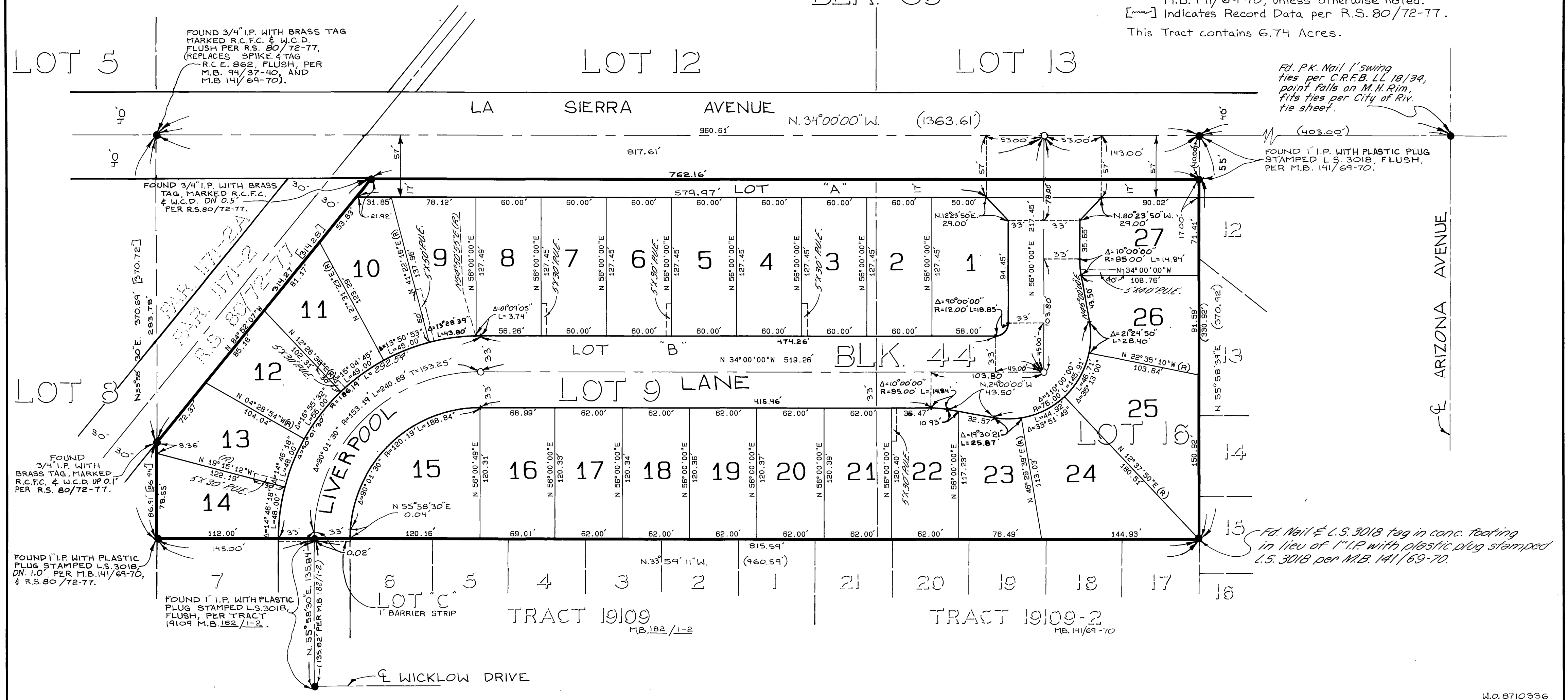
- (---) Indicates Measured Data, also Record Data per M.B. 141/69-70, unless otherwise noted.
- [---] Indicates Record Data per R.S. 80/72-77.

This Tract contains 6.74 Acres.

*Fd. P.K. Nail 1' swing ties per C.R.F.B. LL 18/34, point falls on M.H. Rim, fits ties per City of Riv. tie sheet.*

FOUND 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH, PER M.B. 141/69-70.

*Fd. Nail & L.S. 3018 tag in conc. footing in lieu of I.P. with plastic plug stamped L.S. 3018 per M.B. 141/69-70.*



M.B. 197/71

M.B. 197/71