

199  
26  
M.B. 199/26

CITY  
COPY

SHEET 1 OF 3 SHEETS  
RECORDER'S STATEMENT

**FILED**  
ON MAR 1, 1989

AT 8:30, A.M.  
WILLIAM E. CONERLY  
COUNTY RECORDER  
BY: Santa Ragon  
FEE \$10.00  
NR 62964  
FILED BY CITY CLERK

SUB'D N G TEE CHICAGO TITLE

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 20135**

SHOWING A DIVISION OF A PORTION OF  
THE N.W. 1/4 OF SEC. 1, T.3 S., R.5 W., S.B.M.

JANUARY, 1986

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

SIGNATURE OMISSION

PURSUANT TO SECTION 66432 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDER HAS BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

(1.) AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA GAS CO. BY DOC. REC. APRIL 24, 1950 IN BK. 1166, PAGE 436 ET. SEQ., O.R., RIVERSIDE COUNTY, CALIF.

OWNERS STATEMENT

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 BORDER LINE AND WE HEREBY OFFER FOR DEDICATION FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" AND "B". THE UNDERSIGNED OWNERS, SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOTS 1 AND 13, AS SHOWN ON THE ANNEXED MAP, OVER AND ACROSS ARLINGTON AVENUE ADJOINING SAID LOTS. WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS "B' P.U.E." AND "BLANKET P.U.E." WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF WALL AND LANDSCAPING FACILITIES, THE EASEMENTS DESIGNATED AS "WALL AND LANDSCAPE EASEMENT". WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF WATERLINE FACILITIES THE EASEMENTS DESIGNATED AS "WATERLINE EASEMENT". WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF WATERLINE AND SEWER FACILITIES THE EASEMENT DESIGNATED AS "WATERLINE AND SEWER EASEMENT".

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. 20135, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON JUNE 20, 1985, 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 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: Feb. 23, 1989 BARRY BECK, R.C.E. 20900  
CITY ENGINEER

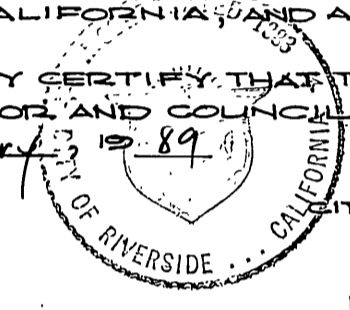
BY: Barry Beck

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. 20135, 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 27th DAY OF February, 1989.



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 REAL PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 4,800.00.

DATED: February 21, 1989 R. WAYNE WATTS  
COUNTY TAX COLLECTOR

BY: Robin L. Monaghan  
DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 4,800.00 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.

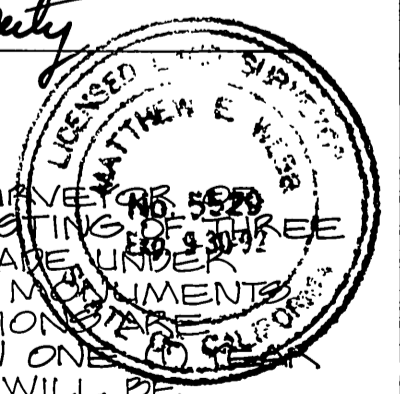
DATED March 1, 1989 GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

BY: Marie Brass, 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 THREE (3) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JANUARY, 1986. 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 January 19, 1989 Matthew E. Webb  
MATTHEW E. WEBB, L.S. 5529  
L.S. EXPIRES: SEPT. 30, 1992



SUNSET VILLA ESTATES, A CALIFORNIA LIMITED PARTNERSHIP

H. Dale Cook GENERAL PARTNER  
Roger D. Chaussee GENERAL PARTNER

CAL I, INC., A CALIFORNIA CORPORATION  
AS TRUSTEE, INSTR. REC. MAY 20, 1988 AS INSTR. NO. 107390 AND RE-REC. JUNE 11, 1988  
AS INSTR. NO. 128340, O.R. RIV. CO., CALIF.

Marie H. Henry  
PRES.

FIRST AMERICAN TITLE INSURANCE CO., A CALIFORNIA CORPORATION  
AS TRUSTEE, INSTR. REC. JUNE 17, 1986 AS INSTR. NO. 140126, O.R. RIV. CO., CALIF.

Robert J. Spitzer Trust Officer  
Hal Thomas Asst. Sec.

DE ANZA NATIONAL BANK, A NATIONAL BANKING ASSOC., A CALIF. CORP.  
AS TRUSTEE, INSTR. REC. SEPT. 30, 1985 AS INSTR. NO. 282239, O.R. RIV. CO., CALIF.

Swenson  
VICE PRESIDENT

UTILITIES EASEMENT'S CERTIFICATE

THE CITY OF RIVERSIDE BEING OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP.

- 1.) AN EASEMENT FOR PIPELINES IN FAVOR OF THE CITY OF RIVERSIDE BY DOC. REC. AUG. 21, 1970 IN BOOK 533, PAGE 519 ET SEQ. OF DEEDS, RIV. CO. RECS.
- 2.) AN EASEMENT FOR PIPELINES IN FAVOR OF THE CITY OF RIVERSIDE BY DOC. REC. FEB. 27, 1958 IN BOOK 2229, PAGE 426 ET SEQ., OF OFFICIAL REC. OF RIV. CO.

DATED 2-22, 1989  
BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES  
BY: Michael Gallivan

PUBLIC 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 ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED 2-22, 1989 BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

BY: Michael Gallivan

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 2/21, 1989 BARBARA J. STECKEL, CITY TREASURER

BY: WA Hansen

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 24th DAY OF APRIL, 1978, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: JOHN R. DYERLY, INC., RPT. # 7100

M.B. 199/26

# TRACT NO. 20135

SHOWING A DIVISION OF A PORTION OF THE N.W. 1/4 OF SEC. 1, T.3S., R.5 W., S.B.M.

JANUARY, 1986

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

LOT "B"  
ROYALE PLACE  
SEE SHEET 3

### DISTANCE DATA

T1	N. 80° 07' 12" W. (R.)	19.00'
T2	N. 87° 40' 32" W. (R.)	19.00'

### CURVE DATA (FOR SHEET 2)

#	Δ	R	T	L
1	16° 22' 12"	70.00'	10.07'	20.00'
2	16° 36' 06"	70.00'	10.21'	20.28'
3	17° 01' 07"	70.00'	10.47'	20.79'
4	8° 48' 53"	130.00'	10.02'	20.00'
5	8° 51' 00"	130.00'	10.06'	20.08'
6	48° 33' 53"	48.00'	22.18'	41.53'
7	25° 24' 32"	48.00'	10.82'	21.29'
8	24° 11' 21"	48.00'	10.29'	20.26'

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss.  
COUNTY OF RIVERSIDE }

ON 2-16-89, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED N. DALE COOK AND ROGER D. CHAUSSEE PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS THE GENERAL PARTNERS OF SUNSET VILLA ESTATES, THE CALIFORNIA LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND

MY COMMISSION EXPIRES: 10-13-90  
MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.

*Sina S Good*

NOTARY PUBLIC IN AND FOR SAID STATE

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss.  
COUNTY OF RIVERSIDE }

ON 2-16-89, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARIE W. HEMPEL AND \_\_\_\_\_ PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND SECRETARY OF CAL I, INC., A CALIFORNIA CORPORATION. THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND

MY COMMISSION EXPIRES: 10-14-92  
MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.

*Deanna Penn*

NOTARY PUBLIC IN AND FOR SAID STATE

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss.  
COUNTY OF RIVERSIDE }

ON February 16, 1989, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RODERICK W. JOHNSTON AND HAL THOMAS PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS ASST. VICEPRESIDENT AND ASST. SECRETARY OF FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND

MY COMMISSION EXPIRES: 3-8-91  
MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.

*Leslie Duckert*

NOTARY PUBLIC IN AND FOR SAID STATE

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss.  
COUNTY OF RIVERSIDE }

ON 2-16-89, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID E. WILSON AND \_\_\_\_\_ PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF DE ANZA NATIONAL BANK, A NATIONAL BANKING ASSOC., A CALIFORNIA CORPORATION. THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND

MY COMMISSION EXPIRES: 12-26-92  
MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.

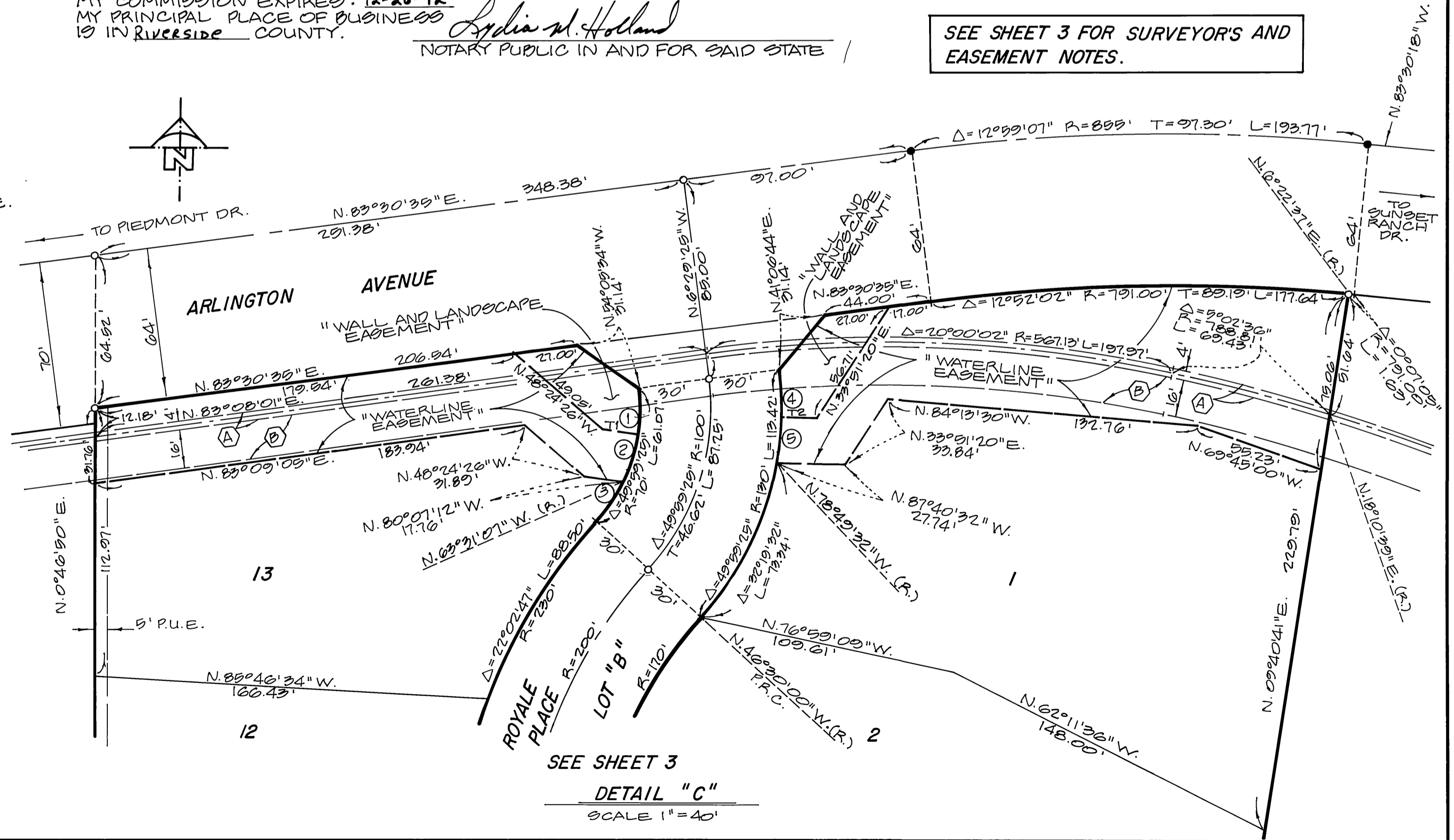
*Lydia M. Holland*

NOTARY PUBLIC IN AND FOR SAID STATE

### DETAIL "D"

SCALE: NONE

SEE SHEET 3 FOR SURVEYOR'S AND EASEMENT NOTES.



### DETAIL "C"

SCALE 1" = 40'



SURVEYOR'S NOTES

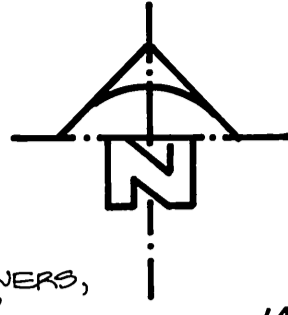
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 20135

SHOWING A DIVISION OF A PORTION OF THE N.W. 1/4 OF SEC. 1, T.3S., R.5W., S.B.M.

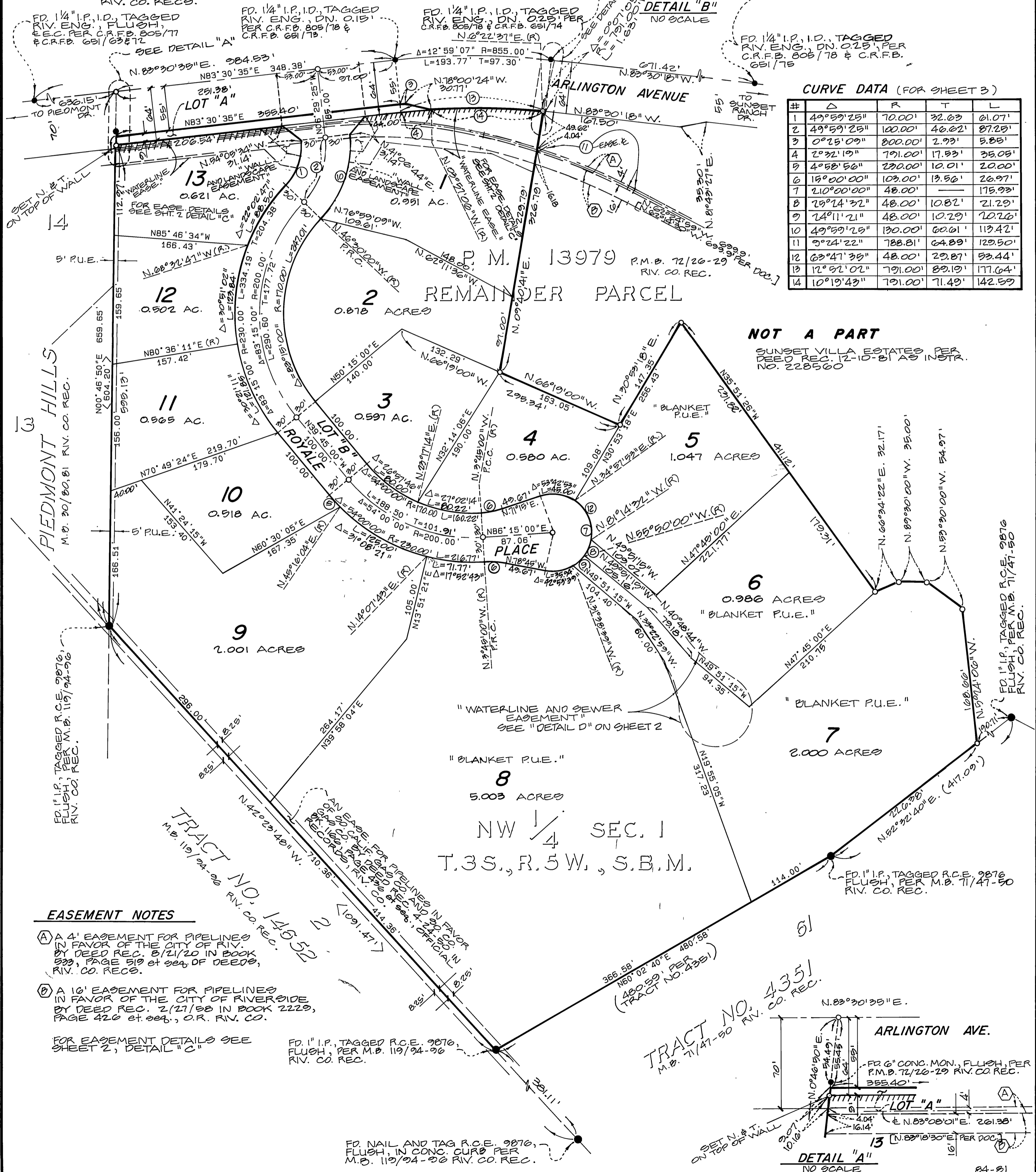
JANUARY, 1986

SCALE: 1" = 80'



ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

1. BASIS OF BEARINGS IS THE NORTHEASTERLY LINE OF LOT 2 OF TRACT NO. 14652 TAKEN AS N.42°23'48"W. AS SHOWN BY MAP ON FILE IN BOOK 119 OF MAPS, AT PAGES 94 THROUGH 96 THEREOF, RIV. CO. RECS.
2. —●— INDICATES FOUND MONUMENTS AS NOTED.
3. —○— INDICATES SET 1" IRON PIPE, TAGGED L.S. 5529, FLUSH, UNLESS OTHERWISE NOTED.
4. SET 1" IRON PIPE TAGGED L.S. 5529, FLUSH, AT ALL REAR LOT CORNERS, CORNER CUTBACKS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED. WHERE CONCRETE BLOCKWALL EXIST., SET NAIL AND TAG L.S. 5529 ON TOP OF WALL.
5. SET "SURE FIRE" STUDS TAGGED L.S. 5529, IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 17.921 ACRES.
7. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
8. AREA ALONG ARLINGTON AVE. SHOWN THUS TTTTTTTTTT INDICATES VEHICULAR AND PEDESTRIAN ACCESS WAIVED.
9. < > INDICATES MEASURED AND RECORD DISTANCES PER PARCEL MAP 13979, ON FILE IN BOOK 72, PAGES 26 THROUGH 29 OF PARCEL MAPS, RIV. CO. RECS.
10. ( ) INDICATES MEASURED AND RECORD DISTANCES PER TRACT NO. 4351, ON FILE IN BOOK 71, PAGES 47 THROUGH 50 OF MAPS, RIV. CO. RECS.



CURVE DATA (FOR SHEET 3)

#	Δ	R	T	L
1	49°59'25"	70.00'	32.63'	61.07'
2	49°59'25"	100.00'	46.62'	87.29'
3	0°25'09"	800.00'	2.93'	5.85'
4	2°32'19"	791.00'	17.93'	35.09'
5	4°58'56"	230.00'	10.01'	20.00'
6	15°00'00"	103.00'	13.56'	26.97'
7	21°00'00"	48.00'	—	175.93'
8	25°14'32"	48.00'	10.82'	21.29'
9	24°11'21"	48.00'	10.29'	20.26'
10	49°59'25"	130.00'	60.61'	113.42'
11	5°24'22"	788.81'	64.89'	129.50'
12	63°41'39"	48.00'	29.87'	53.44'
13	12°51'02"	791.00'	89.19'	177.64'
14	10°19'43"	791.00'	71.49'	142.59'

NOT A PART

SUNSET VILLA ESTATES PER DEED REC. 12-10-81 AS INSTR. NO. 228560

EASEMENT NOTES

- A 4' EASEMENT FOR PIPELINES IN FAVOR OF THE CITY OF RIVERSIDE BY DEED REC. 8/21/20 IN BOOK 533, PAGE 519 et seq. OF DEEDS, RIV. CO. RECS.
- A 16' EASEMENT FOR PIPELINES IN FAVOR OF THE CITY OF RIVERSIDE BY DEED REC. 2/27/80 IN BOOK 2229, PAGE 426 et seq., O.R. RIV. CO.

FOR EASEMENT DETAILS SEE SHEET 2, DETAIL "C"

FD. 1" I.P., TAGGED R.C.E. 9876, FLUSH, PER M.B. 119/94-96 RIV. CO. REC.

FD. NAIL AND TAG R.C.E. 9876, FLUSH, IN CONC. CURB PER M.B. 119/94-96 RIV. CO. REC.

TRACT NO. 4351  
M.B. 71/47-50 RIV. CO. REC.

DETAIL "A"  
NO SCALE