

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 "C" inclusive. We hereby dedicate for the construction and maintenance of sanitary sewer facilities, the easement designated as "SEWER EASEMENT". We also hereby dedicate for the construction and maintenance of drainage facilities, the easement designated as "DRAINAGE EASEMENT". We hereby offer for dedication for trail purposes, the easement designated as "EQUESTRIAN EASEMENT".

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 22966

BEING A SUBDIVISION OF A PORTION OF LOT 6 OF HORTON'S SUBDIVISION AS SHOWN BY MAP ON FILE IN BOOK 3 OF MAPS AT PAGE 20 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. -(IN SECTION 14, T.3S., R.5W., S.B.M.)

FEBRUARY 1988

J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

RECORDER'S STATEMENT

Filed this 16th day of MARCH 1989, at 2:00 P.M. in Book 199 of Maps at Pages 31 + 32 at the request of the City Clerk

No. 81466
Fee: \$ 800

WILLIAM E. CONERLY, County Recorder

By: Santa Kagan, Deputy

Subdivision Guarantee:
FIRST AMERICAN TITLE INSURANCE COMPANY

WHITEGATE ENTERPRISES, a General Partnership

James W. Miller, Pollyanna Miller
James W. Miller, Pollyanna Miller

James F. Davidson, Jr., Ian J. Davidson
James F. Davidson, Jr., Ian J. Davidson

FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation as Trustee under Deed of Trust Rec. Oct. 19, 1987 as Inst. No. 300706, O.R. Riv. Co., Calif.

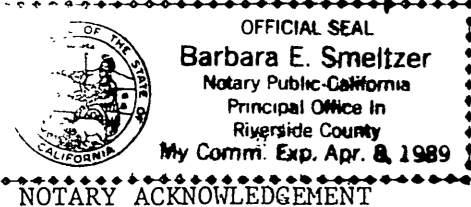
Asst. Sec.
Asst. Sec.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

On this 27th day of January, 1989, before me, Barbara E. Smeltzer, a Notary Public in and for said State, personally appeared James W. Miller, Pollyanna Miller, James F. Davidson, Jr. and Ian J. Davidson (personally known to me) (proved to me on the basis of satisfactory evidence) to be all of the partners of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

My Commission expires April 8, 1989 WITNESS my hand and official seal.



Barbara E. Smeltzer
Notary Public in and for said State

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

On this 1st day of February, 1989, before me, Leslie Dumas, a Notary Public in and for said State, personally appeared Frederick W. Johnston (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst. Vice President, and Hal Thomas (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst. Secretary of FIRST AMERICAN TITLE INSURANCE COMPANY a California 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 3-8-91 Witness my hand and official seal.

Leslie Dumas
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.

An easement for pipe lines in favor of Buron P. Bradley by deed recorded December 13, 1907 in Book 254, page 135 of deeds, Records of Riverside County, California. (Said easement cannot be plotted by the record data).

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 22966 which was approved by the Riverside City Planning Commission on Oct. 22, 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 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 Feb. 22, 1989

BARRY BECK R.C.E. 20900
City Engineer

By Barry Beck

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 1-11-89

BARBARA J. STECKEL
City Treasurer

By Barbara Steckel

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of 2 sheets be, and the same is hereby accepted as the final map of Tract 22966 and the streets and easements are hereby accepted as public streets and easements except the Offer for Dedication of the easement designated as "EQUESTRIAN EASEMENT" which is hereby not accepted at this time, but the City of Riverside reserves the right to accept said offer for dedication at any future date, 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 14th day of March, 1989.

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

By Alice A. Hare



UTILITIES EASEMENTS

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

- 1) Indicates an easement for pole lines and underground facilities in favor of the City of Riverside by deed recorded May 23, 1939 in Book 418, page 264, Official Records of Riverside County, California, (see Sheet 2).
- 2) Indicates an easement for electrical facilities in favor of the City of Riverside by deed recorded September 11, 1978 as Instrument No. 191375, Official Records Riverside County, California, (see Sheet 2).

Dated FEB 22, 1989

BILL D. CARNAHAN
Director of Public Utilities

By Dieter P. Wintzfeld

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 FEB 22, 1989

BILL D. CARNAHAN
Director of Public Utilities

By Dieter P. Wintzfeld

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 \$ 4,300.00

Date March 6, 1989

R. WAYNE WATTS
County Tax Collector

By Robin d. Mooneyham
Deputy

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$ 4,300.00 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.

Date March 15, 1989

GERALD A. MALONEY
Clerk of the Board of Supervisors

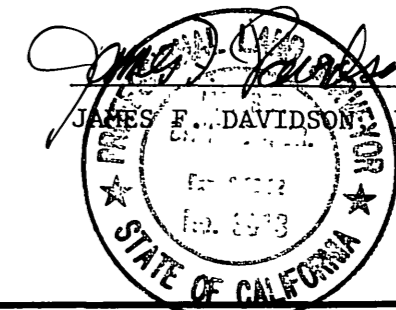
CASH TAX BOND
R. WAYNE WATTS
County Tax Collector

By Maria 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 two (2) sheets correctly represents a survey made under my supervision during September, 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.

Date 1-6-89



L.S. 3018

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

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FEBRUARY 1988

SCALE: 1"=80'

J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

SURVEYOR'S NOTES

Bearings are based upon the centerline of BRADLEY STREET as being N.89°59'24"E. as shown on Tract 8887 by map on file in book 91 of Maps of pages 59 and 60 thereof, Records of Riverside County, California.

● Indicates Found Monuments as noted.

○ Indicates Set 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted.

Set 1" 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.

Set Nail and L.S. 3018 Tag in top of curb at the prolongation of side lot lines, unless otherwise noted.

(~) Indicates Record Data per M.B. 163/40-42, unless otherwise noted.

This Tract contains 12.771 Acres.

Fd. 1 1/4" I.P. with nail, No Tag, Dn. 0.1' per M.B. 163/40-42.

PAR. 1 R.M.B. 15/83

KITCHENER STREET

WASHINGTON

M.B. 199/32

