

M.B. 201/99

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 "G" 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 22 through 46 on, over and across Orange Terrace Parkway, Lot "A", adjoining said lots as shown on the annexed map. We hereby dedicate for the construction and maintenance of landscaping and walls, the easements designated as "LANDSCAPE AND WALL EASEMENT."

ORANGECREST HILLS DEVELOPMENT CORP., a California corporation

Melanie B. Jinsley, Neema S. Husgerty

GREAT AMERICAN FIRST SAVINGS BANK, a California corporation, of San Diego, California as Beneficiary by deed rec. December 15, 1988 as Inst. No. 367782, O.A. Riv. Co., Ca.

Timothy C. McLaughlin, SR. VICE President

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 public utilities in favor of Western Municipal Water District by deed recorded December 29, 1967 as Instrument No. 115329, Official Records of Riverside County, California (See sheet 4).

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 4 & 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 4 & 5).

Dated: FEB 22, 1989. BILL D. CARNAHAN, Director of Public Utilities. Dieter P. Witzfeld

WATER FACILITIES STATEMENT

I hereby state 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 2.17.89. DAVID W. HANSEN R.C.E. 17984, Chief Engineer

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA TRACT 21834-3

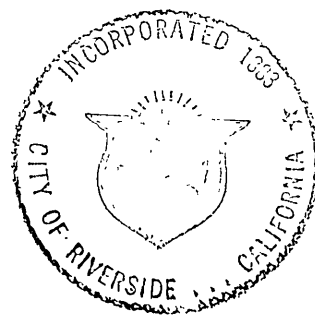
BEING A SUBDIVISION OF ALL OF LOT 3 OF TRACT 22551 AS SHOWN BY MAP ON FILE IN BOOK 187 OF MAPS AT PAGES 62 THROUGH 66 THEREOF, RECORDS OF RIVERSIDE COUNTY, CA. - IN SEC. 21, T.35., R.4W., S.B.M. July 1987 Scale: 1" = 200'

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

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of five (5) sheets be, and the same is hereby accepted as the final map of Tract 21834-3 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 28th day of February, 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: FEB 22, 1989. BILL D. CARNAHAN, Director of Public Utilities

By Dieter P. Witzfeld

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 2/22/89. BARRY BECK, R.C.E. 20900, City Engineer

By Barry Beck

RECORDER'S STATEMENT

Filed this 6th day of June 1989, at 2:00 PM in Book 201 of Maps at Pages 99-103 at the request of the City Clerk. No. 185276. Fee: \$14.00. WILLIAM E. CONERLY, County Recorder. By: Gina Huntley, 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 2-16-89. BARBARA J. STECKEL, City Treasurer

By Barbara Steckel

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 on special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$93,100.00.

Date: June 2, 1989. R. WAYNE WATTS, County Tax Collector

By Marilyn Stangel, Deputy

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$93,100.00 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: June 2, 1989. GERALD A. MALONEY, Clerk of the Board of Supervisors

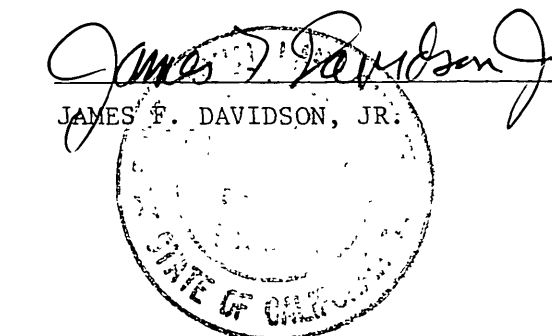
CASH TAX BOND. R. WAYNE WATTS, County Tax Collector

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 five (5) 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.

Date 1-26-89. JAMES F. DAVIDSON, JR., L.S. 3018



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, INC.

W.D. 8810972

M.B. 201/99

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT 21834-3

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

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

M.B. 201/100

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss

On this 30<sup>th</sup> day of February, 1989, before me, SUE GORDON, a Notary Public in and for said State, personally appeared SHERMAN S HAGGERTY (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President, and MELANIE B TINSLEY (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Secretary of ORANGECREST HILLS DEVELOPMENT CORP 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 AUGUST 25, 1989 Witness my hand and official seal.

Sue Gordon  
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO ) ss

On this 31<sup>st</sup> day of January, 1989, before me, Kerstin Rumar, a Notary Public in and for said State, personally appeared TIMOTHY C. Mc Cullough (personally known to me) (proved to me on the basis of satisfactory evidence) to be the A.U.P. President, and JOHN R BLAIR (personally known to me) (proved to me on the basis of satisfactory evidence) to be the SR U.P. Secretary of GREAT AMERICAN FIRST SAVINGS BANK 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 February 2, 1991 Witness my hand and official seal.

Kerstin Rumar  
Notary Public in and for said State

M.B. 201/100

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

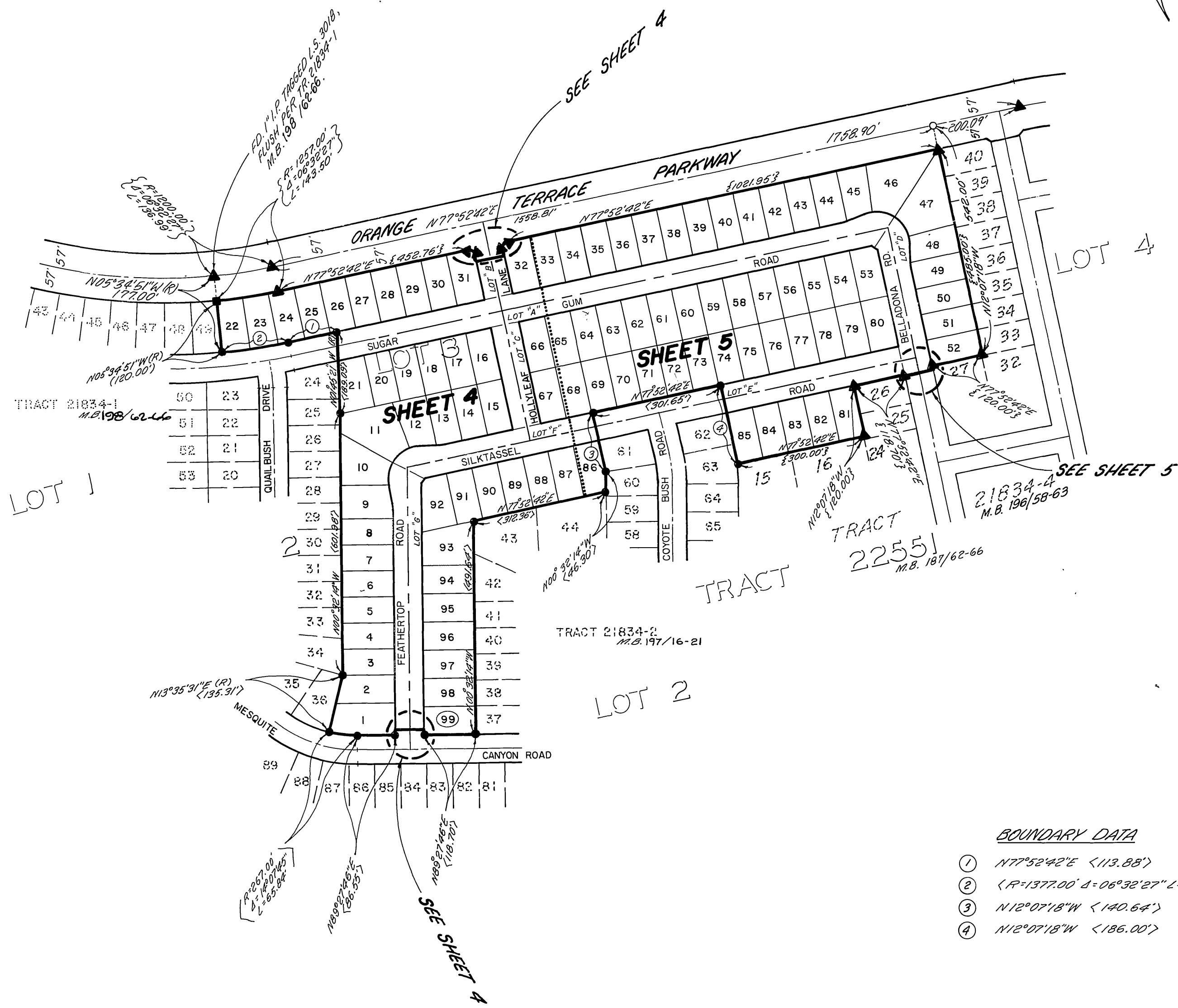
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Scale: 1" = 200'

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

M.B. 201/101



### SURVEYOR'S NOTES

Bearings are based upon the centerline of ORANGE TERRACE PARKWAY as being N77°52'42"E as shown on Tract 22551 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.
  - Indicates 1" I.P. with plastic plug stamped L.S. 3018, to be set flush per Tract 22551 M.B. 187/62-66 and Tract 21834-1 M.B. 192/62-66
  - Indicates 1" I.P. with plastic plug stamped L.S. 3018, to be set flush per Tract 22551 M.B. 187/62-66 and Tract 21834-2 M.B. 197/16-21
  - Indicates Set 1" I.P. with plastic plug stamped L.S. 3018, flush unless otherwise noted.
  - Indicates 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.
  - Indicates Set 1" I.P. with plastic plug stamped L.S. 3018, flush unless otherwise noted at the prolongation of side lot lines.
  - ~ Indicates measured data, also record data per Tract 22551 M.B. 187/62-66
  - ~ Indicates measured data, also record data per Tract 22551 M.B. 187/62-66 and Tract 21834-1 M.B. 192/62-66
  - ~ Indicates measured data, also record data per Tract 22551 M.B. 187/62-66 and Tract 21834-2 M.B. 197/16-21
  - LLL Indicates Access Rights Restricted.
- This Tract contains 22.623 Acres

### BOUNDARY DATA

- ① N77°52'42"E <113.88'>
- ② <R=1377.00' Δ=06°32'27" L=157.20'>
- ③ N12°07'18"W <140.64'>
- ④ N12°07'18"W <186.00'>

M.B. 201/101

City Copy 201  
102

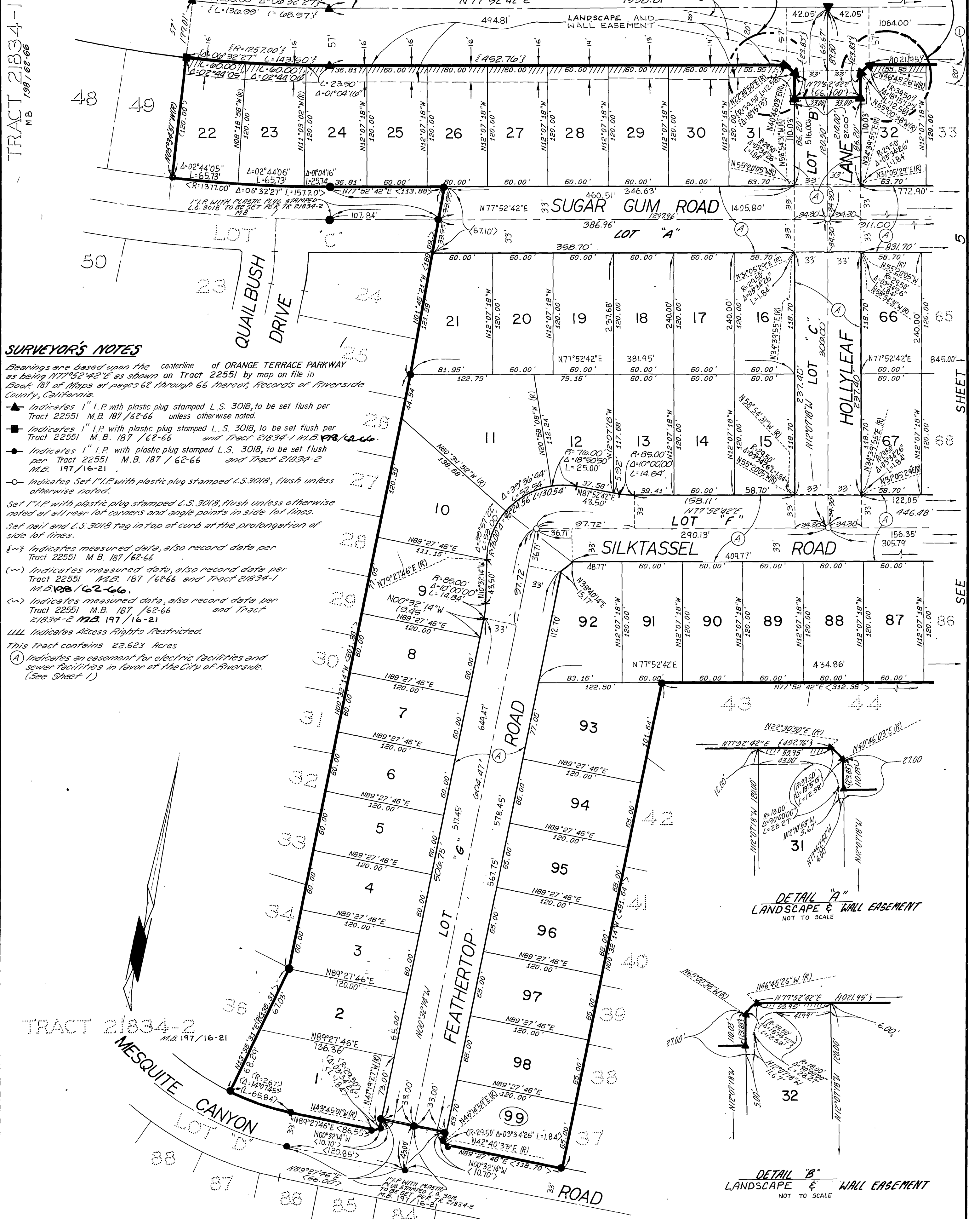
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Scale: 1"=60'

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



### SURVEYOR'S NOTES

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  - Indicates 1" I.P. with plastic plug stamped L.S. 3018, to be set flush per Tract 22551 M.B. 187/62-66 and Tract 21834-2 M.B. 197/16-21.
  - 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 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
  - {~} Indicates measured data, also record data per Tract 22551 M.B. 187/62-66 and Tract 21834-1 M.B. 198/62-66.
  - {<} Indicates measured data, also record data per Tract 22551 M.B. 187/62-66 and Tract 21834-2 M.B. 197/16-21
  - LLL Indicates Access Rights Restricted.
- This Tract contains 22.623 Acres
- (A) Indicates an easement for electric facilities and sewer facilities in favor of the City of Riverside. (See Sheet 1)

DETAIL "A"  
LANDSCAPE & WALL EASEMENT  
NOT TO SCALE

DETAIL "B"  
LANDSCAPE & WALL EASEMENT  
NOT TO SCALE

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

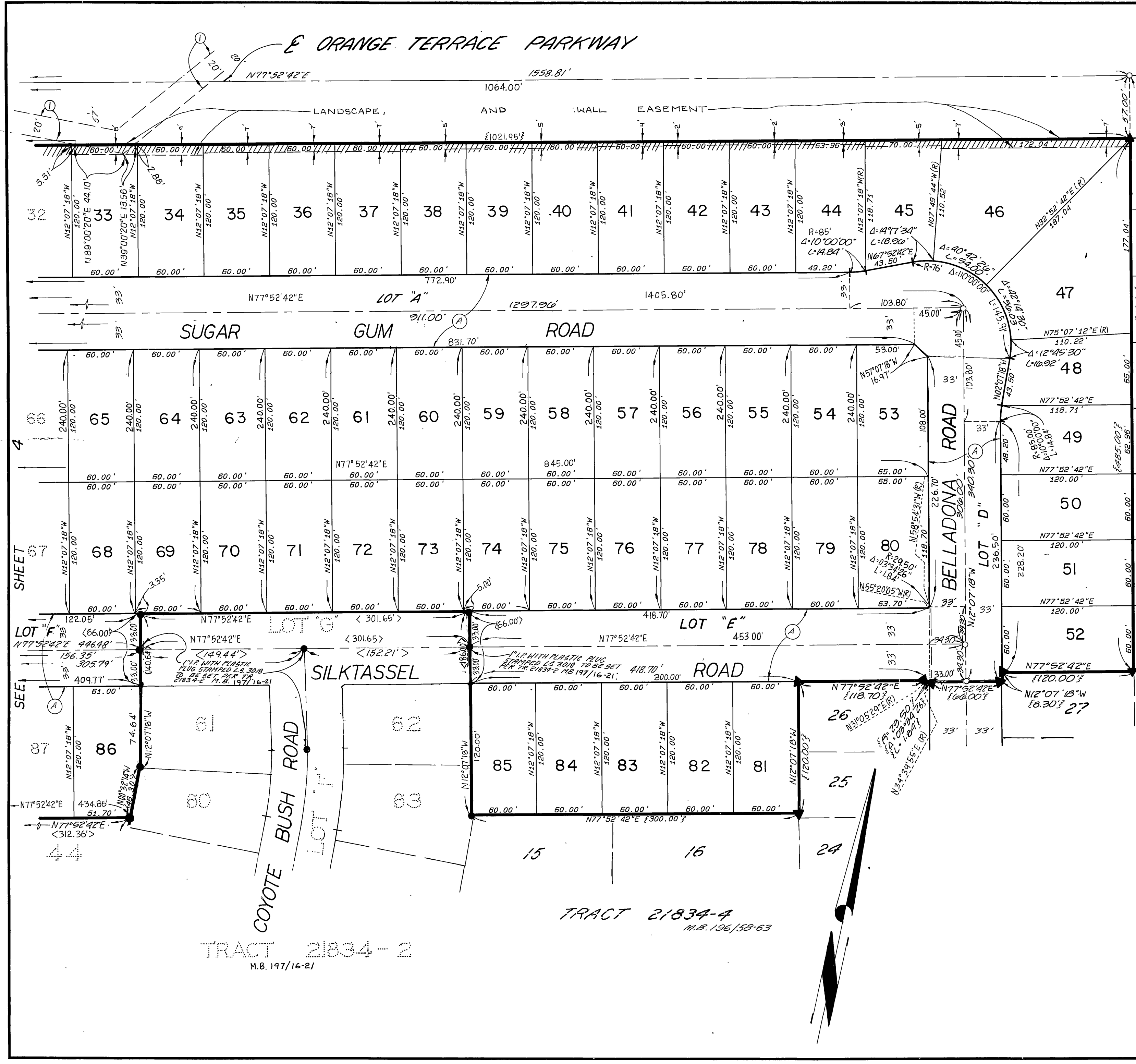
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40 July 1987

Scale: 1"=60'

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



**SURVEYOR'S NOTES**

36 Bearings are based upon the centerline of ORANGE TERRACE PARKWAY as being N77°52'42"E as shown on Tract 22551 by map on file in Book 187 of Map at pages 62 through 66 thereof, Records of Riverside County, California.

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■ Indicates 1" I.P. with plastic plug stamped L.S. 3018, to be set flush per Tract 22551 M.B. 187/62-66 and Tract 21834-1 M.B. 198/62-64

● Indicates 1" I.P. with plastic plug stamped L.S. 3018, to be set flush per Tract 22551 M.B. 187/62-66 and Tract 21834-2 M.B. 197/16-21

○ 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 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.

§-3 Indicates measured data, also record data per Tract 22551 M.B. 187/62-66

(~) Indicates measured data, also record data per Tract 22551 M.B. 187/62-66 and Tract 21834-1 M.B. 198/62-66.

(->) Indicates measured data, also record data per Tract 22551 M.B. 187/62-66 and Tract 21834-2 M.B. 197/16-21.

LLL Indicates Access Rights Restricted.

This Tract contains 22.263 Acres

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

M.B. 201/103

M.B. 201/103