

TRACT NO. 23154

BEING A SUBDIVISION OF A PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY MAP OF SECTIONALIZED SURVEY OF RANCHO LA SIERRA, ON FILE IN BOOK 6, PAGE 70, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ADKAN ENGINEERS, RIVERSIDE, CALIFORNIA OCTOBER, 1988

OWNER'S STATEMENT

We hereby state that we are the owners of, or have right, title, or interest in the land included within the subdivision shown hereon; that we are the only persons whose consent is necessary to pass a clear title to said land; that we consent to the making and recording of this subdivision map as shown within the distinctive borderline, and we hereby dedicate for street purposes and public utility purposes Lots "A" through "D", inclusive.

MITCHELL ASSOCIATES, LTD., A CALIFORNIA LIMITED PARTNERSHIP By: Concordia DEVELOPMENT Corporation, General Partner [Signatures]

NOTARY ACKNOWLEDGEMENT

State of California County of SAN BERNARDINO On this 19th day of MAY 1989, before me KIM MARIE ROGERS a Notary Public in and for said State, personally appeared O. RANDOLPH HALL, JR. known to me, or proved to me on the basis of satisfactory evidence, to be PRESIDENT, and JERI A. SMITH known to me to be SECRETARY of the CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT...

BENEFICIARY STATEMENT

LOMAS MORTGAGE USA, INC., A CONNECTICUT CORPORATION AS BENEFICIARY. [Signature]

NOTARY ACKNOWLEDGEMENT

State of California County of Riverside On this 19th day of MAY 1989, before me Leslie Duckett a Notary Public in and for said State, personally appeared JAMES F. HILL (personally known to me/proved to me on the basis of satisfactory evidence) to be the person who EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT OF LOMAS MORTGAGE USA, INC., A CONNECTICUT CORPORATION AS BENEFICIARY...

TAX COLLECTORS 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 and special assessments collected as taxes that are now a lien but are not yet payable, which are estimated to be \$4,200.00. Dated May 19, 1989. R. Wayne Watts County Tax Collector

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$4,200.00 has been executed and filed with the Board of Supervisors of the County of Riverside, California, conditional on 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 June 7, 1989. Gerald A. Maloney Clerk of the Board of Supervisors R. Wayne Watts County Tax Collector

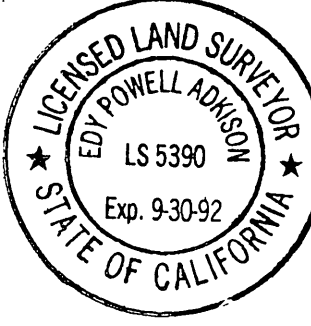
CITY TREASURER'S CERTIFICATE

I hereby Certify that according to 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. Date: 5-23, 1989. Barbara J. Steckel City Treasurer

RECORDERS STATEMENT

Filed this 7th day of JUNE, 1989 at 2:00 PM, in Book 202 of Maps, at Pages 1-5 at the request of the City Clerk. No. 186879 Fee \$14.00 William E. Conerly, County Recorder By: Gina Kuntley Deputy Subdivision Guarantee FIRST AMERICAN TITLE INSURANCE COMPANY

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 by me or under my supervision during October of 1988; that all monuments shown hereon actually exist and their positions are correctly shown, or will be in place within one year from recordation of this map. The monuments will be sufficient to enable the survey to be retraced. Date 5/9 89 [Signature] Ed P. Addison, LS 5390 Expires: 9-30-92

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 No. 23154, 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 his/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 City Council of the City of Riverside this 6th day of June, 1989. [Signature] Alice A. Hare City Clerk of the City of Riverside

CITY ENGINEERS 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 No. 23154, which was approved by the Riverside City Council on January 26, 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 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 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: June 6, 1989 Barry Beck, R. C. E. 20900 City Engineer

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 lots as shown on this map, and that the 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: 6-6-89 Bill D. Carnahan Director of Public Utilities

UTILITIES EASEMENT CERTIFICATE

The City of Riverside being the owner of the below described easements, hereby consents to the making and filing of the annexed map. 1. Rights of way and water rights to Twin Buttes Water Company, its successors or assigns, together with the right of entry for the purpose of laying, maintaining and constructing water ditches, canals, pipelines, flumes, conduits, for conveying and distributing water for irrigation and domestic purposes as set out in Deed recorded 11 August 1919 in Book 508 of Deeds, Page 101, Records of Riverside County, California. Said rights of way cannot be located from record. 2. A permanent easement and right of way granted to Citizens Domestic Water Company, to excavate for and lay, construct, maintain, operate, repair, alter, replace and remove a line of pipe or lines of pipes, ditches, or flumes, together with any or all fittings appurtenant thereto for the conveyance of water, together with certain water rights as set out in Deed recorded 18 March, 1926 in Book 663 of Deeds, Page 591, Records of Riverside County, California. Said easement cannot be located from record. Dated: 6-6-89 Bill D. Carnahan Director of Public Utilities

SOILS REPORT

A preliminary soils report was prepared on the 8th day of April, 1988, as required by Section 17953 of the Health and Safety Code of California, by JOHN R. BYERLEY, INC.

City Copy 202

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

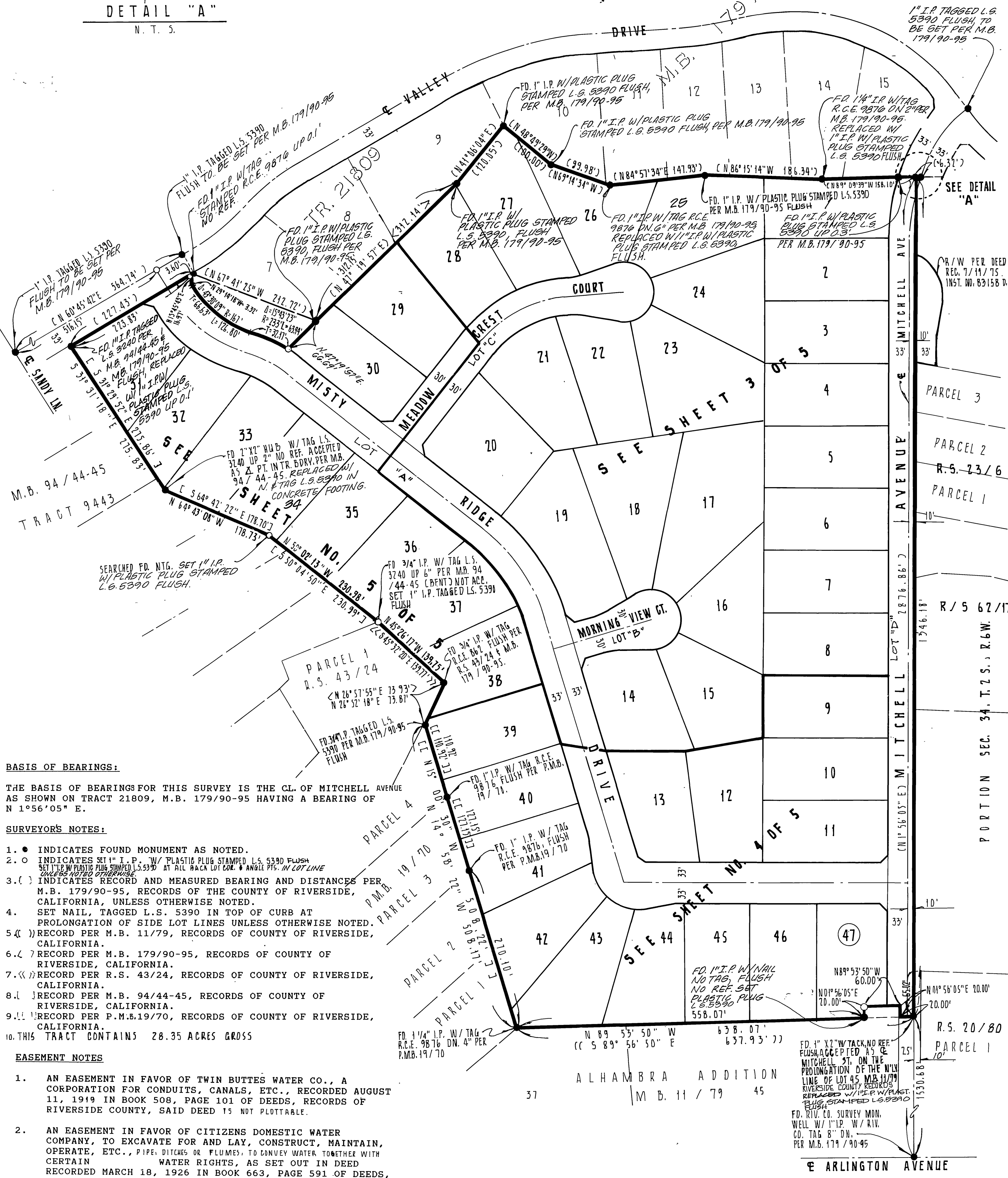
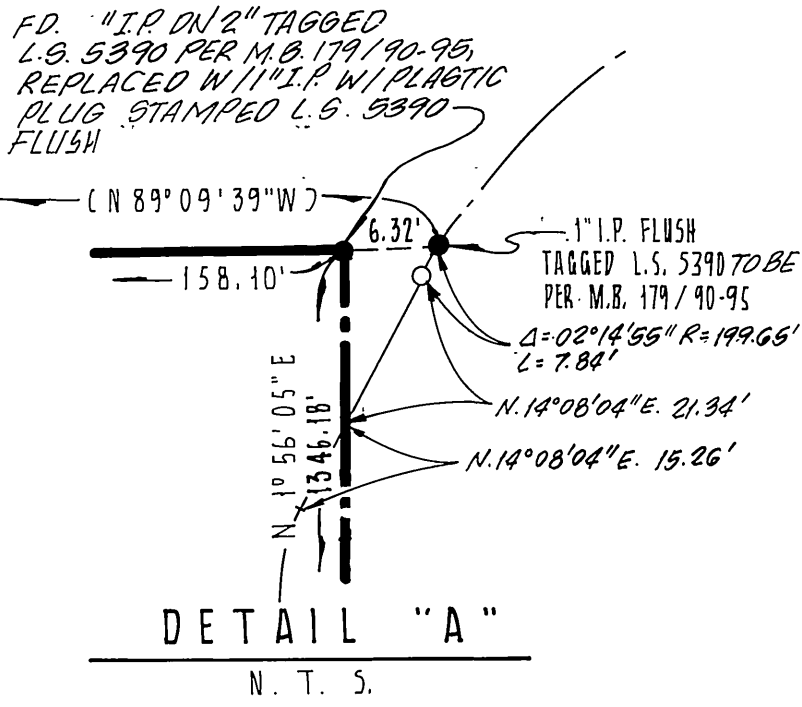
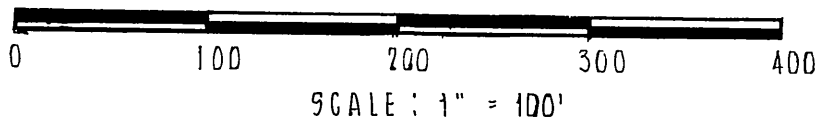
TRACT NO. 23154

BEING A SUBDIVISION OF A PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY MAP OF SECTIONALIZED SURVEY OF RANCHO LA SIERRA, RECORDED IN BOOK 6 PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ADKAN ENGINEERS
RIVERSIDE, CA.

OCTOBER 1988

BOUNDARY & INDEX SHEET



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CL. OF MITCHELL AVENUE AS SHOWN ON TRACT 21809, M.B. 179/90-95 HAVING A BEARING OF N 1° 56' 05" E.

SURVEYOR'S NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 5390 FLUSH AT ALL BACK LOT COR. & ANGLE PTS. IN LOT LINE UNLESS NOTED OTHERWISE.
- () INDICATES RECORD AND MEASURED BEARING AND DISTANCES PER M.B. 179/90-95, RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, UNLESS OTHERWISE NOTED.
- SET NAIL, TAGGED L.S. 5390 IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES UNLESS OTHERWISE NOTED.
- () RECORD PER M.B. 11/79, RECORDS OF COUNTY OF RIVERSIDE, CALIFORNIA.
- () RECORD PER M.B. 179/90-95, RECORDS OF COUNTY OF RIVERSIDE, CALIFORNIA.
- () RECORD PER R.S. 43/24, RECORDS OF COUNTY OF RIVERSIDE, CALIFORNIA.
- () RECORD PER M.B. 94/44-45, RECORDS OF COUNTY OF RIVERSIDE, CALIFORNIA.
- () RECORD PER P.M.B. 19/70, RECORDS OF COUNTY OF RIVERSIDE, CALIFORNIA.
- THIS TRACT CONTAINS 28.35 ACRES GROSS

EASEMENT NOTES

- AN EASEMENT IN FAVOR OF TWIN BUTTES WATER CO., A CORPORATION FOR CONDUITS, CANALS, ETC., RECORDED AUGUST 11, 1919 IN BOOK 508, PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, SAID DEED IS NOT PLOTTABLE.
- AN EASEMENT IN FAVOR OF CITIZENS DOMESTIC WATER COMPANY, TO EXCAVATE FOR AND LAY, CONSTRUCT, MAINTAIN, OPERATE, ETC., PIPE, DITCHES OR FLUMES, TO CONVEY WATER TOGETHER WITH CERTAIN WATER RIGHTS, AS SET OUT IN DEED RECORDED MARCH 18, 1926 IN BOOK 663, PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, SAID DEED IS NOT PLOTTABLE.

City Copy 2008

EASEMENT NOTES

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IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

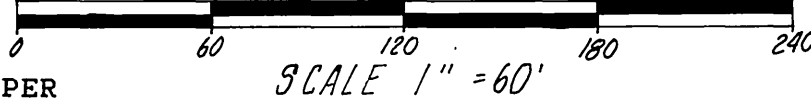
TRACT NO. 23154

SURVEYOR'S NOTES:

- 1. ● INDICATES FOUND MONUMENT AS NOTED.
2. ○ INDICATES SET 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 5390, FLUSH.
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ADKAN ENGINEERS RIVERSIDE, CA.

OCTOBER 1988



THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CL. OF MITCHELL AVE AS SHOWN ON TRACT 21809, M.B. 179/90-95 HAVING A BEARING OF N 1°56'05" E.

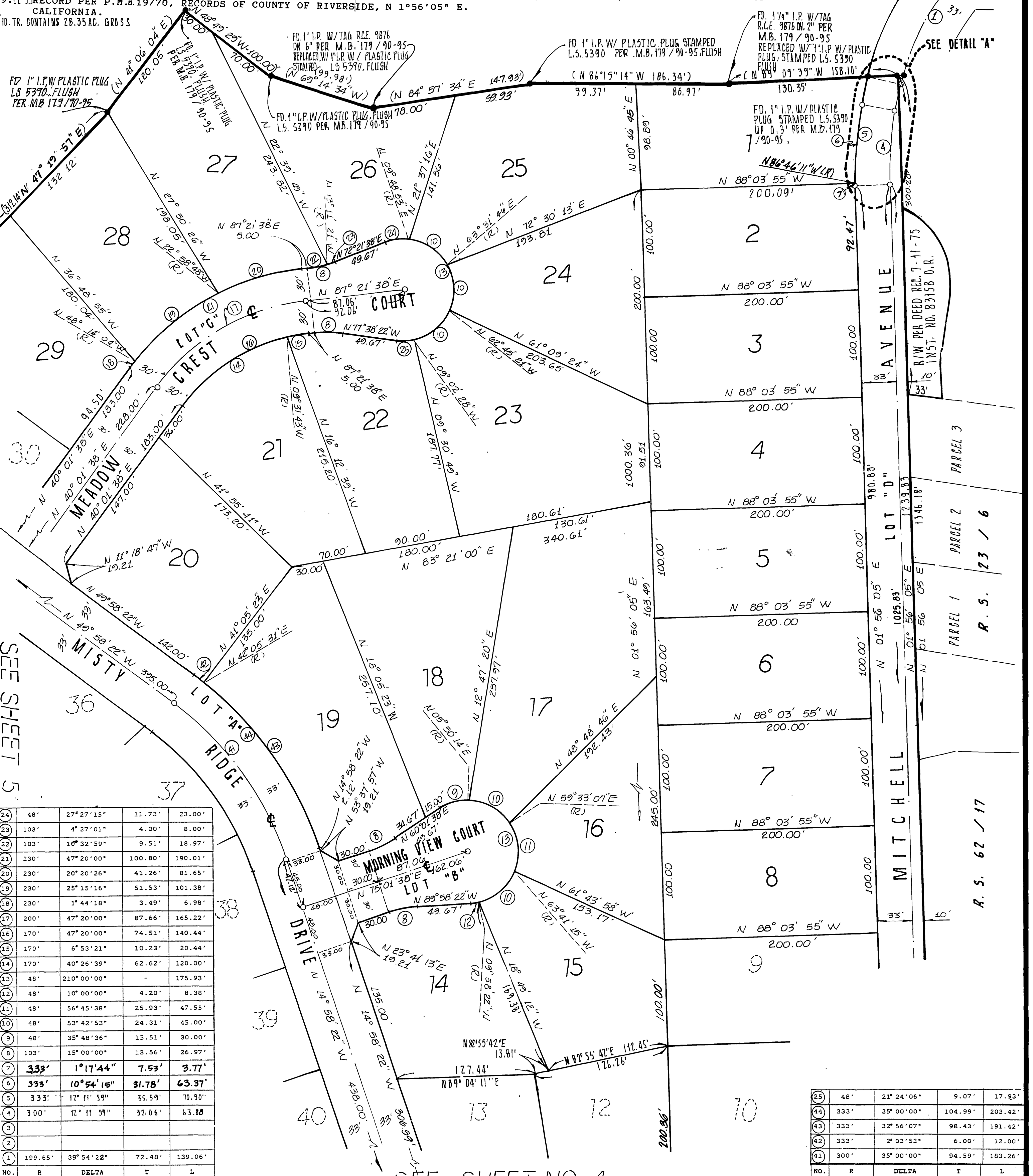
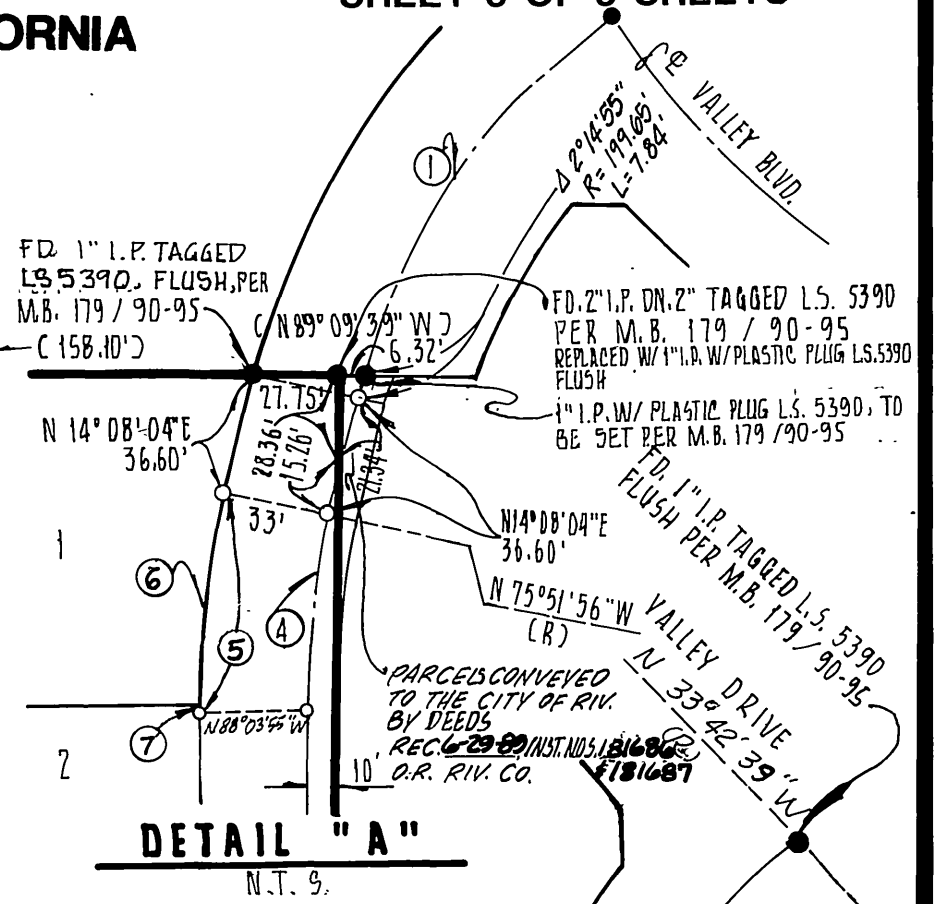


Table with 4 columns: NO., R, DELTA, T, L. Contains curve data for various lots.

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SEE SHEET NO. 4

TRACT NO. 23154

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ADKAN ENGINEERS
RIVERSIDE, CA.

OCTOBER 1988

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CL. OF MITCHELL AVENUE, AS SHOWN ON TRACT 21809, M.B. 179/90-95 HAVING A BEARING OF N 1°56'05" E.

SURVEYOR'S NOTES:

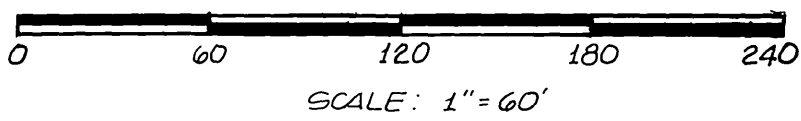
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- [] RECORD PER M.B. 94/44-45, RECORDS OF COUNTY OF RIVERSIDE, CALIFORNIA.
- [] RECORD PER P.M.B. 19/70, RECORDS OF COUNTY OF RIVERSIDE, CALIFORNIA.
- THIS TRACT CONTAINS 28.35 ACRES.

NO.	R	DELTA	T	L
49	76'	93°05'33"	80.22'	123.48'
48	76'	15°04'40"	10.06'	20.00'
47	76'	37°41'41"	25.94'	50.00'
46	76'	40°19'12"	27.90'	53.48'
45	85'	10°00'00"	7.44'	14.84'

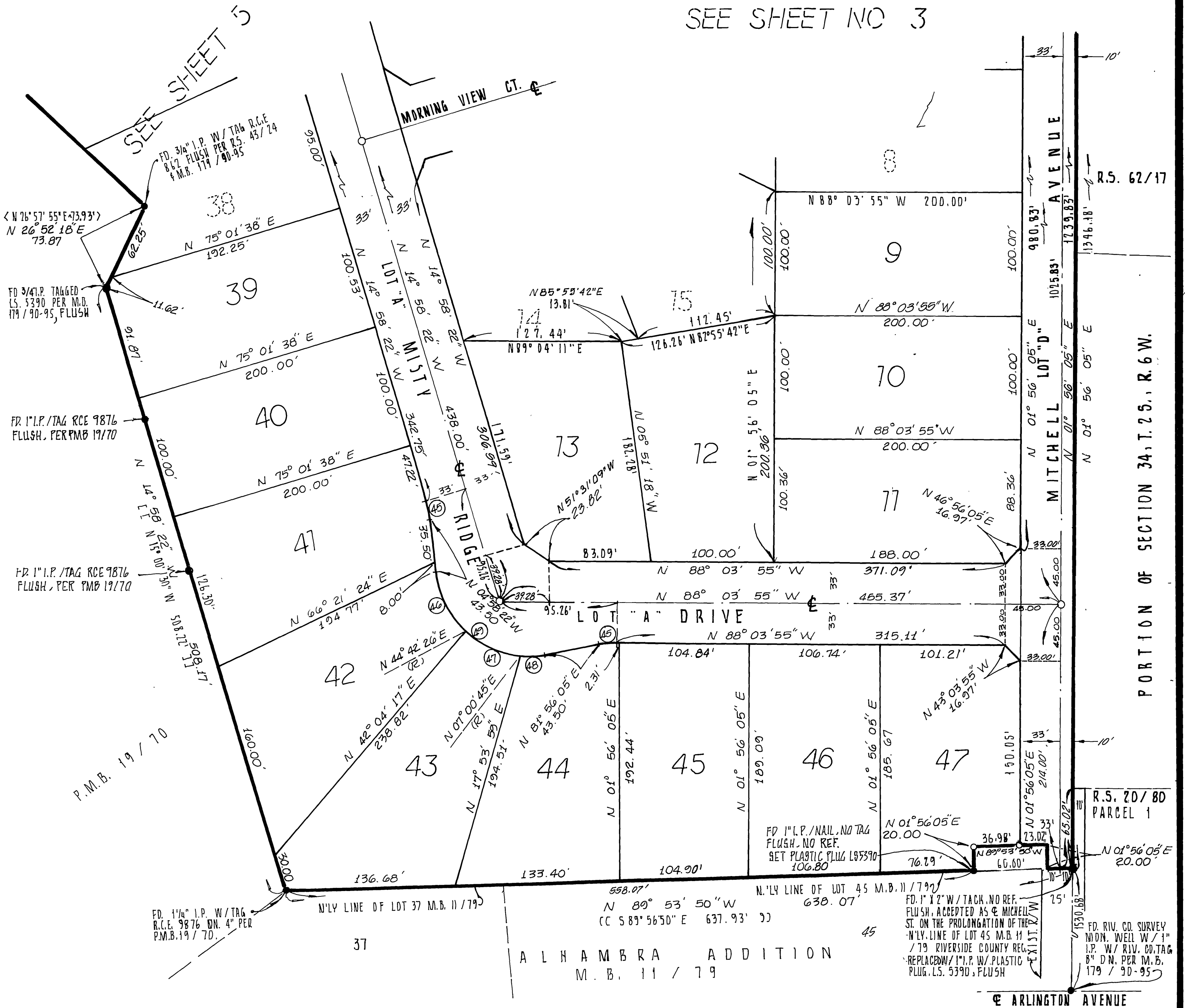
CURVE DATA

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SEE SHEET NO 3



ALHAMBRA ADDITION
M.B. 11 / 79

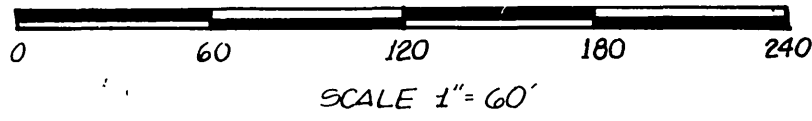
City Copy 202/5

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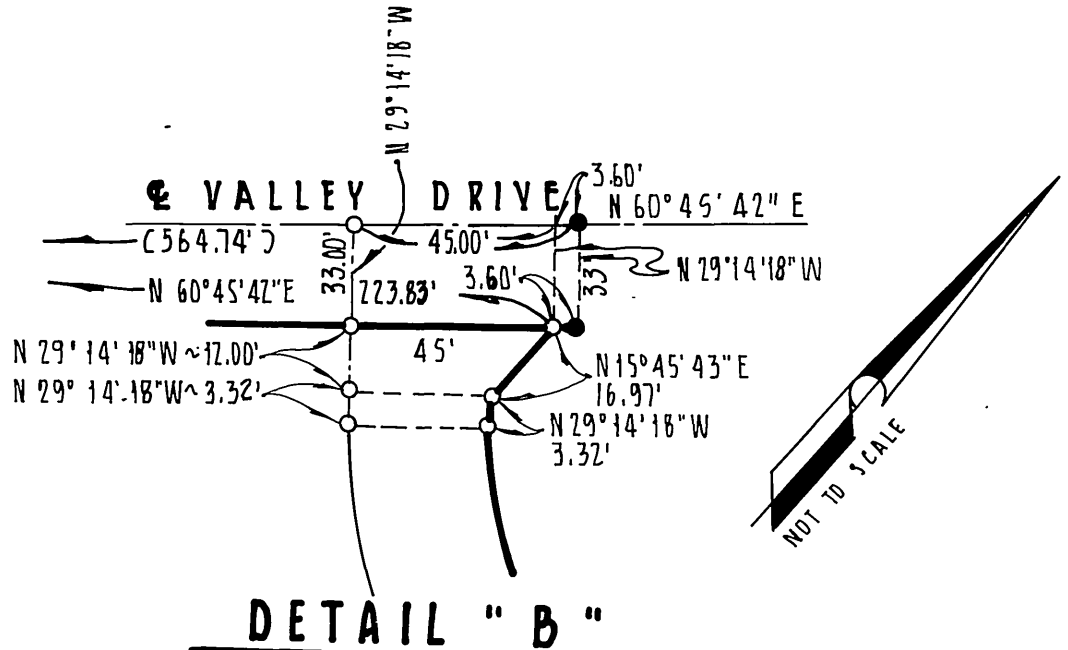
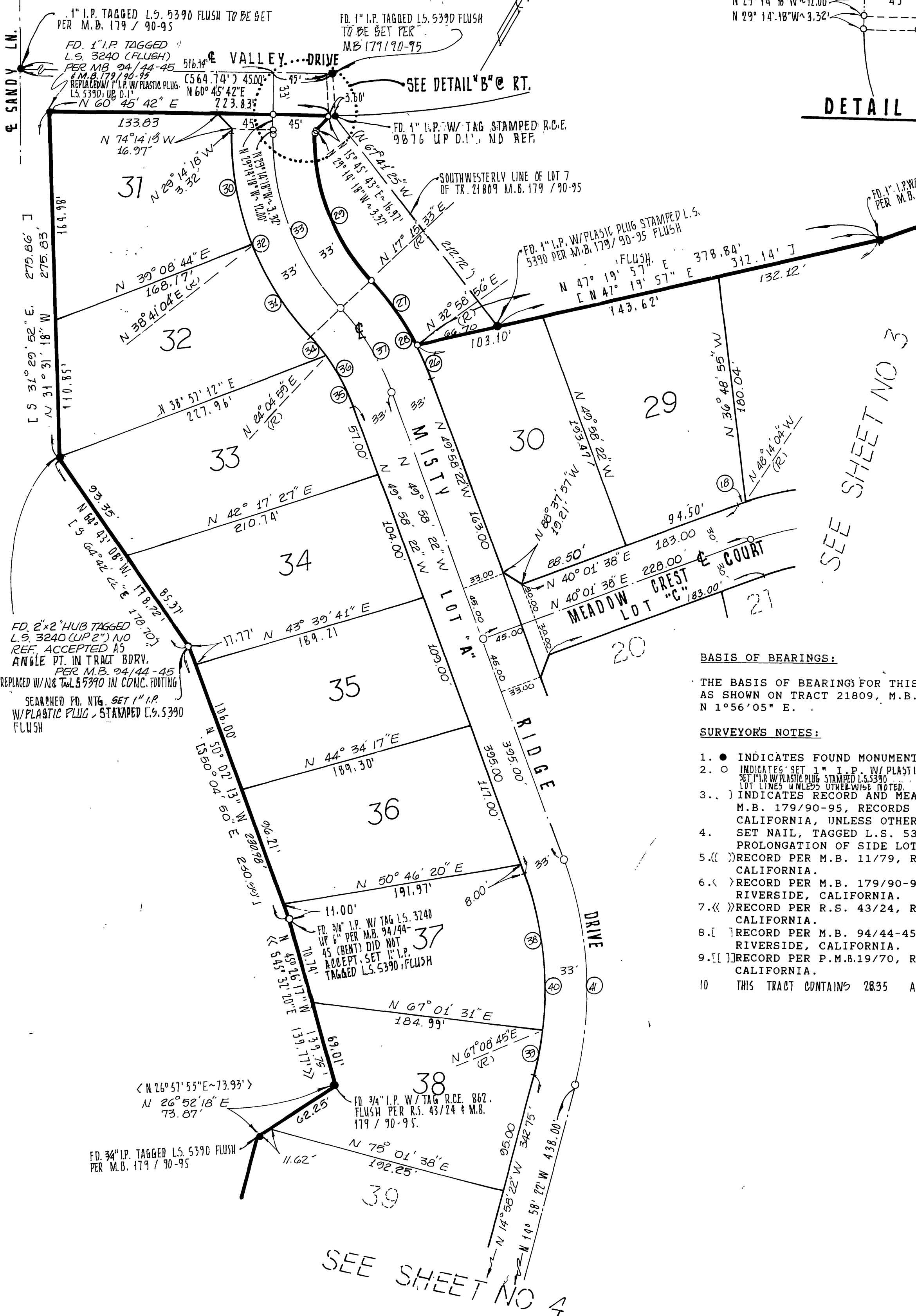
ADKAN ENGINEERS
RIVERSIDE, CA.

OCTOBER 1988



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1" I.P. TAGGED L.S. 5390 FLUSH TO BE SET PER M.B. 179 / 90-95

FD. 1" I.P. TAGGED L.S. 5390 FLUSH TO BE SET PER M.B. 179/90-95

FD. 1" I.P. TAGGED L.S. 3240 (FLUSH) PER M.B. 94/44-45

M.B. 179/90-95 REPLACEMENT 1" I.P. W/ PLASTIC PLUG L.S. 5390, UB 0.1" N 60° 45' 42" E 273.83'

FD. 1" I.P. W/ TAG STAMPED R.C.E. 9876 UP D.I., NO REF.

SOUTHWESTERLY LINE OF LOT 7 OF TR. 21809 M.B. 179 / 90-95

FD. 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 5390 PER M.B. 179/90-95 FLUSH

FD. 2"x2" HUB TAGGED L.S. 3240 (UP 2") NO REF. ACCEPTED AS ANGLE PT. IN TRACT BDRV. PER M.B. 94/44-45 REPLACED W/ 1" I.P. L.S. 5390 IN CONIC. FOOTING SEPARATED PD. N.T.G. SET 1" I.P. W/ PLASTIC PLUG, STAMPED L.S. 5390 FLUSH

FD. 3/4" I.P. W/ TAG L.S. 3740 UP 6" PER M.B. 94/44-45 (BENT) DID NOT ACCEPT. SET 1" I.P. TAGGED L.S. 5390 FLUSH

FD. 3/4" I.P. W/ TAG R.C.E. 862. FLUSH PER R.S. 43/24 & M.B. 179 / 90-95.

FD. 3/4" I.P. TAGGED L.S. 5390 FLUSH PER M.B. 179 / 90-95

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9. [(] RECORD PER P.M.B. 19/70, RECORDS OF COUNTY OF RIVERSIDE, CALIFORNIA.
- 10 THIS TRACT CONTAINS 2835 ACRES.

41	300'	35° 00' 00"	94.59'	183.26'
40	267'	35° 00' 00"	84.18'	163.10'
39	267'	7° 52' 53"	18.39'	36.73'
38	267'	27° 07' 07"	64.39'	126.37'
37	200'	22° 46' 05"	40.27'	79.48'
36	167'	22° 46' 05"	33.62'	66.36'
35	167'	15° 56' 39"	23.39'	46.47'
34	167'	6° 49' 26"	9.96'	19.89'
33	200'	43° 30' 09"	79.80'	151.85'
32	233'	43° 30' 09"	92.96'	176.91'
31	233'	21° 25' 31"	44.08'	87.13'
30	233'	22° 04' 38"	45.45'	89.78'
29	167'	43° 30' 09"	66.63'	126.80'
28	233'	22° 46' 05"	46.91'	92.59'
27	233'	15° 43' 23"	32.17'	63.94'
26	233'	7° 02' 42"	14.34'	28.65'
18	130'	1° 44' 18"	3.49'	6.98'
NO.	R	DELTA	T	L

CURVE DATA