

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 for public use for street and public utility purposes, Lots "A" through "H" inclusive. We hereby dedicate for the construction and maintenance of electrical energy distribution facilities, the easements designated as 5'x25' P.U.E..

JOHN LAING HOMES, INC., a California corporation

MAJORS President
Ronald V. Rosequist Assit. Secy.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 21638-3

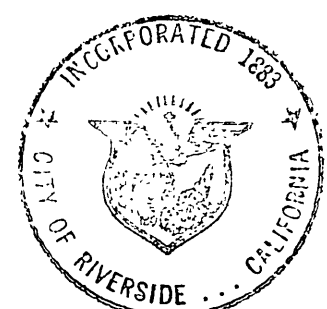
BEING A SUBDIVISION OF A PORTION OF LOTS 1 AND 2 IN BLOCK 69, AND A PORTION OF KRAMERIA AVENUE OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. IN SECTION 29, T.3S., R.4W., S.B.M. SEPTEMBER 1986

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

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of four (4) sheets be, and the same is hereby accepted as the final map of Tract 21638-3 and the streets and easements are hereby accepted as public streets and easements except Lot "H" which is hereby accepted as a 1' Barrier Strip to deny access from adjoining private property to Lot "C." 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 22nd day of August, 1989.



ALICE A. HARE City Clerk of the City of Riverside, California By Alice A. Hare

SOIL REPORT

A preliminary soil report was prepared on June 16, 1986 as required by the Health and Safety Code of California, Section 17953 by ARAGON GEOTECHNICAL CONSULTANTS, INC.

UTILITIES CERTIFICATE

I hereby certify that the subdivider named on this map has deposited with the City of Riverside Public Utilities Department sufficient funds of made the required arrangements and provisions for the installation of 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 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.

BILL D. CARNAHAN Director of Public Utilities

Dated: 8/16/89 By: [Signature]

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 21638 which was approved by the Riverside City Planning Commission on May 8, 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.

BARRY BECK R.C.E. 20900 City Engineer

Dated August 17, 1989 By Barry Beck

RECORDER'S STATEMENT

Filed this 30th day of August 1989, at 2:00 P.M. in Book 206 of Maps at Pages 4-7 at the request of the

City Clerk No. 297414 Fee: \$12.00

WILLIAM E. CONERLY, County Recorder By Santa Ragan, Deputy

Subdivision Guarantee: CHICAGO TITLE INSURANCE COMPANY

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 8-8-89

BARBARA J. STECKEL City Treasurer

By David H. Schift

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$214,500.00 has been executed and filed with the Board of Supervisors of the County of Riverside, State of 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 August 30, 1989

GERALD A. MALONEY Maria Brown, Deputy Clerk of the Board of Supervisors

CASH TAX BOND 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, except taxes or special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$89,100.00. This certification excludes any supplemental tax assessment not yet extended.

Dated August 3, 1989

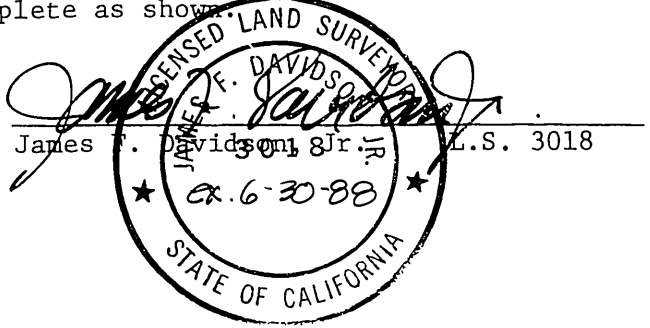
R. WAYNE WATTS County Tax Collector

By Arthur L. Ammerman

SURVEYOR'S STATEMENT

I hereby state that I am a Licensed Land Surveyor of the State of California and that this map consisting of four (4) sheets correctly represents a survey made under my supervision during June, 1984 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.

Dated 4-13-87



James F. Davidson, Jr. L.S. 3018

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ) SS COUNTY OF Orange )

On this 25th day of August, 1988, before me, a Notary Public in and for said State, personally appeared R.E. Fritts (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President, and Ronald V. Rosequist (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst. Secretary of JOHN LAING HOMES, INC., 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 May 5, 1988 Witness my hand and official seal.

Rita Scarpinato Notary Public in and for said State

WATER FACILITIES STATEMENT

I hereby state that the subdivider named on this map has posted securities with the Western Municipal Water District of Riverside County, adequate to cover required improvements. Once the fire hydrants, water mains, offsite facilities 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 7/21/89

DAVID W. HANSEN R.C.E. 17984, Chief Engineer

# TRACT 21638-3

BEING A SUBDIVISION OF A PORTION OF LOTS 1 AND 2 IN BLOCK 69, AND A PORTION OF KRAMERIA AVENUE OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. - IN SEC. 29, T.3S., R.4W., S.B.M.

SEPTEMBER 1986

SCALE: 1"=200'

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

M.B. 206/5

30 AUG 89

### SURVEYOR'S NOTES

Bearings are based upon the centerline of KRAMERIA AVENUE, being the East-West center section line of Section 29, T.3S., R.4W., S.B.M. as being N.88°53'45"E. as shown on Tract 19958-1 by map on file in Book 170 of Maps at Pages 67 through 71 thereof, Records of Riverside County, Calif.

- Indicates Found Monuments as noted.
- Indicates Found 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted per Tract 21638-1 M.B. 170/85-89.
- ▲ Indicates Found 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted per Tract 21638-2 M.B. 170/90-93.
- 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.

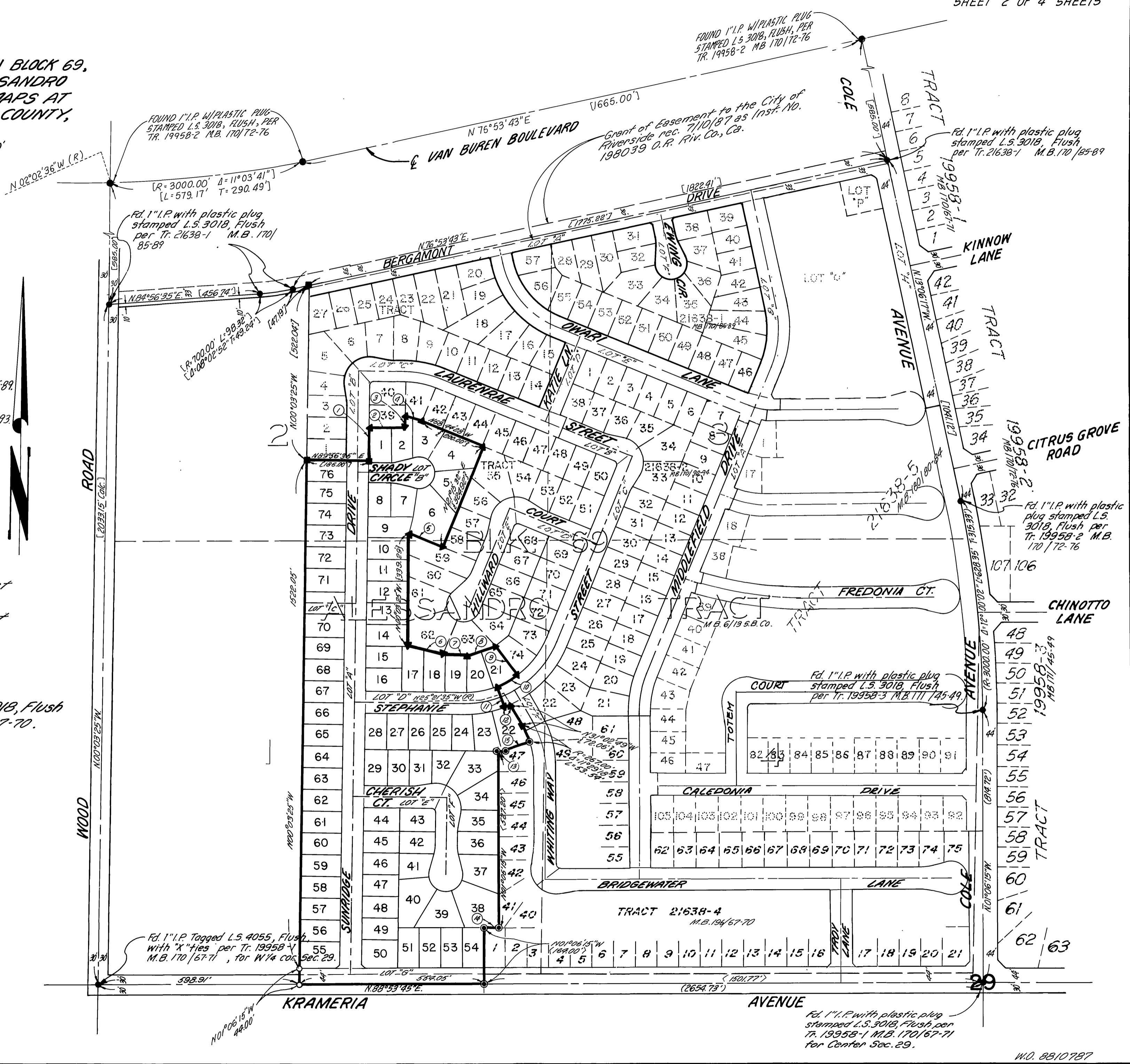
- <~> Indicates Measured Data, also Record Data per Tract 21638-4 M.B. 196/67-70.
- (~) Indicates Measured Data, also Record Data per Tract 19958-3 171 /45-49.
- [~] Indicates Measured Data, also Record Data per Tract 21638-1 M.B. 170/85-89.
- {~} Indicates Measured Data, also Record Data per Tract 21638-2 M.B. 170/90-93.

This Tract contains 19.22 Acres.

- Indicates Found 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted per Tract 21638-4 M.B. 196/67-70.

### BOUNDARY DATA

- 100°03'25"W 100.00'
- N89°56'35"E 108.00'
- N00°03'25"W 133.49'
- N74°41'27"W 152.29'
- N68°44'28"W 110.17'
- N76°40'15"W 107.99'
- N89°56'35"E 173.95'
- N69°32'46"E 191.91'
- N37°30'54"W(R) 109.57'
- S 1°26'00" 15°18'41" L=71.35'
- N 22°12'12"W(R) 166.00'
- S 1°33'00" 1°03'09"29" L=18.34'
- N89°56'35"E (3.51')
- N88°53'45"E (45.77')
- N70°26'29"E(R) (89.36')



M.B. 206/5

CITY  
COPR

# TRACT 21638-3

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA  
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IN SEC. 29, T.35., R.4W., S.B.M.  
SEPTEMBER, 1986

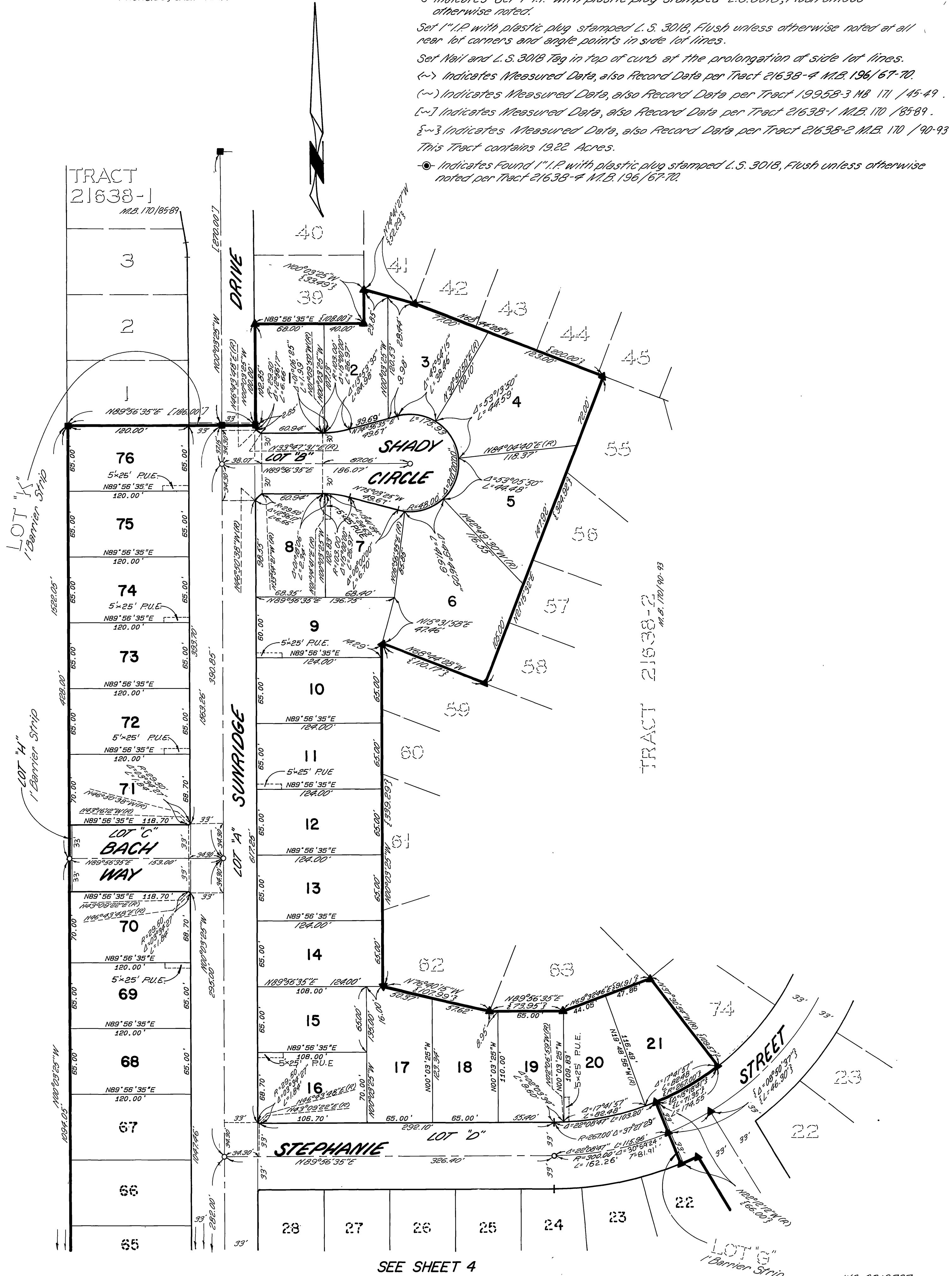
**J.F. DAVIDSON ASSOCIATES, INC.**  
RIVERSIDE, CALIFORNIA

SCALE: 1" = 60'

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- ⟷ Indicates Measured Data, also Record Data per Tract 19958-3 M.B. 171 / 45-49.
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SEE SHEET 4

WD. 8810787



206/7

**SURVEYOR'S NOTES**

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

