

TRACT NO. 22463

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 AND A PORTION OF LOT "A" PER PARCEL MAP 7179 PER PARCEL MAP BOOK 22, PAGE 31, AND A PORTION OF LOT 28 OF THE ALAMO TRACT PER MAP BOOK 9, PAGE 5 OF MAPS, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (LOCATED IN SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.)

JDR CORP. BREA, CA.

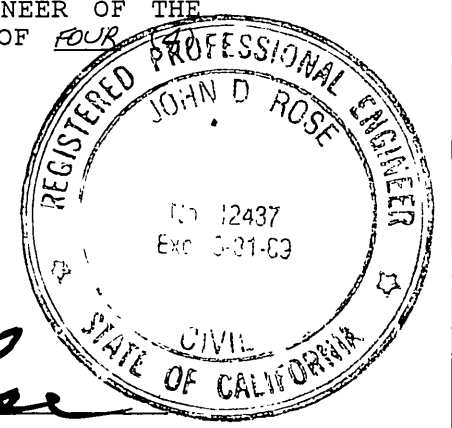
SEPTEMBER, 1987.

RECORDER'S STATEMENT

FILED THIS 17th DAY OF OCTOBER 1987. AT 2:00 P.M. IN BOOK 208 OF MAPS AT PAGES 44-47 AT THE REQUEST OF THE CITY CLERK FEE: \$12.00 NO: 359771

WILLIAM E. CONERLY, COUNTY RECORDER

BY: [Signature] Deputy SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY



OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON: THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND THAT WE CONSENT TO THE MAKING AND RECORDING 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" THRU "D" INCLUSIVE.

WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS "5'X25' P.U.E.", "5'X40' P.U.E." AND "5' P.U.E."

COLUMBIA RANCH PARTNERS, A CALIFORNIA LIMITED PARTNERSHIP

CANADAY AND COMPANY, REAL ESTATE DEVELOPERS, INC. GENERAL PARTNER

[Signature] CHRIS CANADAY, PRESIDENT

WELLENHEUSER MORTGAGE CORPORATION, A CALIFORNIA CORPORATION, GENERAL PARTNER UNDER INSTRUMENT NO. 297532, RECORDED ON 9-30-1987 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

[Signature] DAVID C. COOK, VICE PRESIDENT

ENGINEER'S STATEMENT

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF FOUR SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING SEPTEMBER OF 1987; 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. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: 8-30-88 [Signature] JOHN D. ROSE RCE 12437 Exp. 3-31-89

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP: AND THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 22463 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON AUGUST 20, 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 APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPILED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWER 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 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 OF COMPLETING THE SAME.

DATED: Oct. 8, 1989 [Signature] BARRY BECK R.C.E. 70900 CITY ENGINEER EXP. 9/30/93

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: 10-6-89 [Signature] BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES

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.

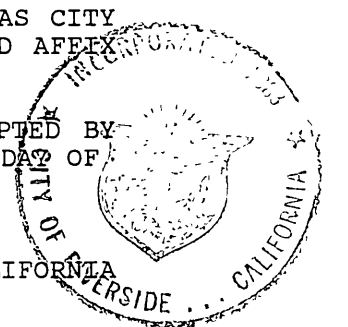
DATED: 8/25/89 [Signature] BARBARA J. STECKEL CITY TREASURER

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 22463 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT "C" WHICH IS HEREBY ACCEPTED AS A 1' BARRIER STRIP TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "B", 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 10th DAY OF October, 1989.

[Signature] ALICE A. HARE CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA



TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ [ ] 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 THE BOARD OF SUPERVISORS.

DATED: Sept. 1, 1989 [Signature] GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS

TAX COLLECTOR 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 \$2,700.00.

DATED: October 16, 1989 [Signature] R. WAYNE WATTS COUNTY TAX COLLECTOR

POTENTIAL LIQUEFACTION

ALL OR A PORTION OF THE PROPERTY INCLUDED WITHIN THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO LIQUEFACTION SHOULD GROUND SHAKING OCCUR. TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT A GEOLOGICAL INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMIT.

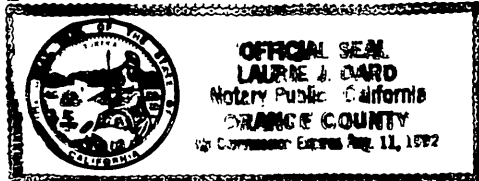
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ) COUNTY OF Orange )

ON THIS 24th DAY OF October, 1988, BEFORE ME, LAURIE J. CARD, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CHRIS CANADAY, PERSONALLY KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE PRESIDENT OF CANADAY AND COMPANY, A CALIFORNIA CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, SAID CORPORATION BEING A GENERAL PARTNER OF COLUMBIA RANCH PARTNERS, THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AS SAID GENERAL PARTNER AND THAT SAID LIMITED PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES August 11, 1992. WITNESS MY HAND AND OFFICIAL SEAL.

[Signature] LAURIE J. CARD

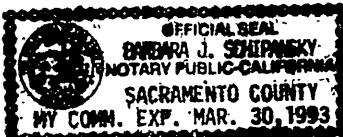


STATE OF CALIFORNIA ) COUNTY OF Sacramento )

ON THIS 28th DAY OF September, 1989, BEFORE ME, BARBARA J. SCHIPANSKY, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID C. COOK, PERSONALLY KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE VICE PRESIDENT OF WELLENHEUSER MORTGAGE CORPORATION, A CALIFORNIA CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES March 30, 1993. WITNESS MY HAND AND OFFICIAL SEAL.

[Signature] BARBARA J. SCHIPANSKY



UTILITY EASEMENTS

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

A RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER COMPANY FOR THE CONSTRUCTION AND MAINTENANCE OF WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE. RIGHT OF WAY CANNOT BE LOCATED FROM RECORDS.

AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE AS RECORDED ON APRIL 20, 1962 AS INSTRUMENT NO. 36901 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES.

BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES

DATED: 10-6-89 [Signature]

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR INTERESTS HAVE BEEN OMITTED.

AN EASEMENT IN FAVOR OF THE RIVERSIDE LAND AND IRRIGATING COMPANY FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE. NOT PLOTTABLE BY RECORDS

AN EASEMENT IN FAVOR OF TRUJILLO WATER COMPANY AS RECORDED ON MARCH 12, 1913 IN BOOK 371, PAGE 67 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES.

AN EASEMENT IN FAVOR OF DAVID F. PIPES AS RECORDED ON JANUARY 9, 1926 IN BOOK 544, PAGE 466 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FOR A WATER DITCH. EASEMENT CANNOT BE LOCATED FROM RECORDS.

AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE AS RECORDED ON FEBRUARY 10, 1989 AS INSTRUMENT NO. 40680 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FOR STORM DRAIN PURPOSES.

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON SEPTEMBER 1, 1987, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953, BY CHJ INCORPORATED.

# TRACT NO. 22463

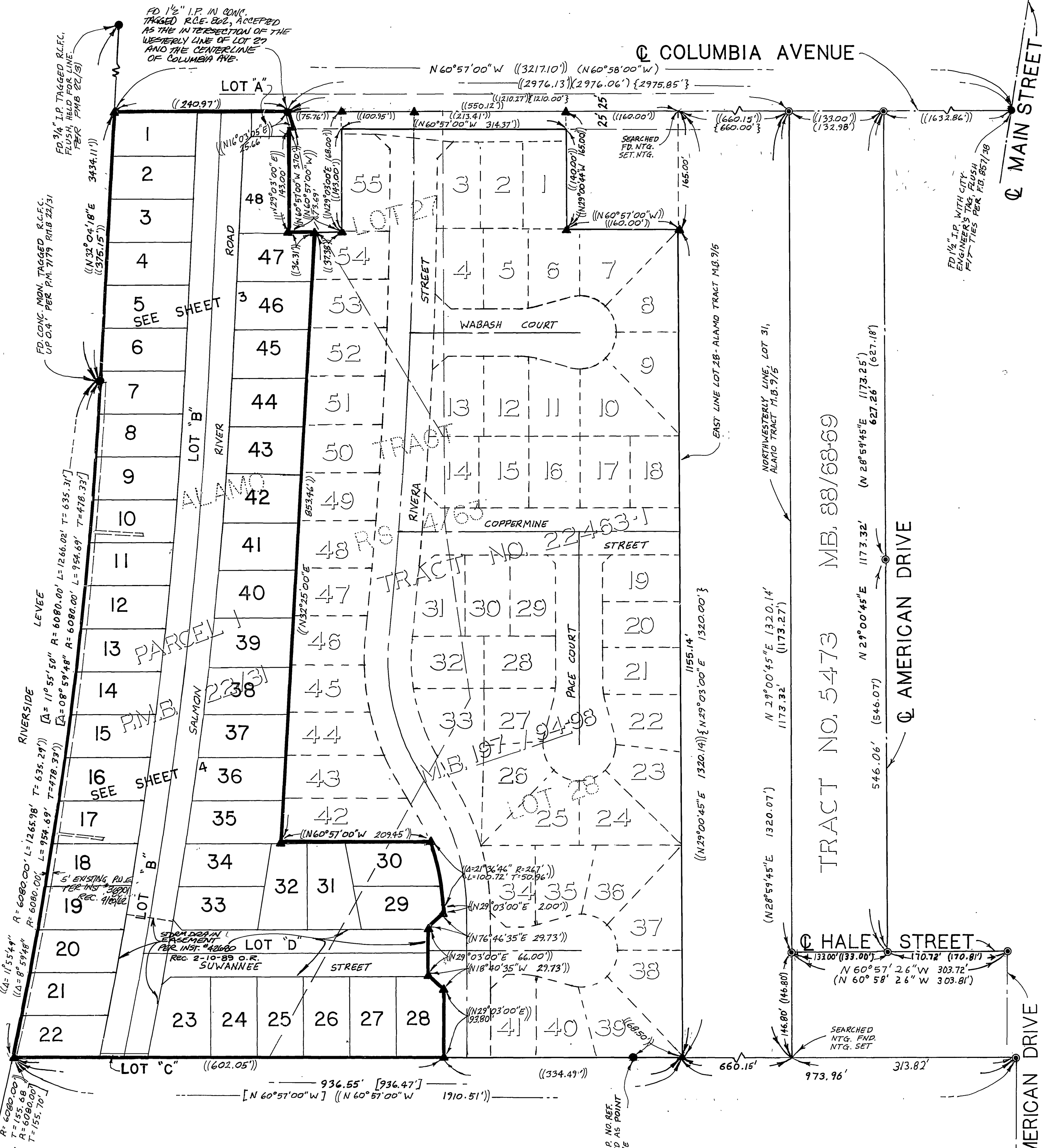
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J.D.R. CORP. BREA, CA.

SEPTEMBER, 1987

SCALE 1"=100'

CITY COPY



## ENGINEER'S NOTES

- INDICATES 1" I.P. SET TAGGED RCE 12437, FLUSH
  - INDICATES FOUND MONUMENT AS NOTED
  - ⊙ INDICATES FOUND 1" I.P. TAGGED LS 3712 PER TRACT NO. 5473 M.B. 88/68-69, FLUSH
  - ▲ INDICATES 1" I.P. TAGGED RCE 12437 TO BE SET FLUSH PER TRACT 22463-1 M.B. 197 / 94-98.
  - ( ) INDICATES RECORD PER TRACT 5473 M.B. 88/68-69
  - [ ] INDICATES RECORD PER PARCEL MAP 7179 P.M.B. 22/31
  - { } INDICATES RECORD PER ALAMO TRACT M.B. 9/5.
  - (( )) INDICATES RECORD & MEAS. PER TRACT 22463-1 M.B. 197 / 94-98.
- THIS TRACT CONTAINS 10.60 ACRES

208/46

M.B. 208/46

# TRACT NO. 22463

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J.D.R. CORP. BREA, CA.

SEPTEMBER, 1987

FOUND 1/2" I.P. IN CONC. TAGGED R.C.E. 802, ACCEPTED AS THE INTERSECTION OF THE PROLONGATION OF THE WESTERLY LINE OF LOT 27 AND THE CENTERLINE OF COLUMBIA AVE.

COLUMBIA AVENUE

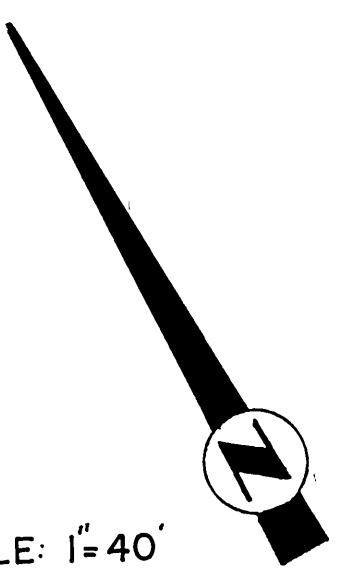
### ENGINEER'S NOTES

THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF COLUMBIA AVENUE, TAKEN AS N60°57'00"W AS SHOWN ON PARCEL MAP 7179 P.M.B. 22/31, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

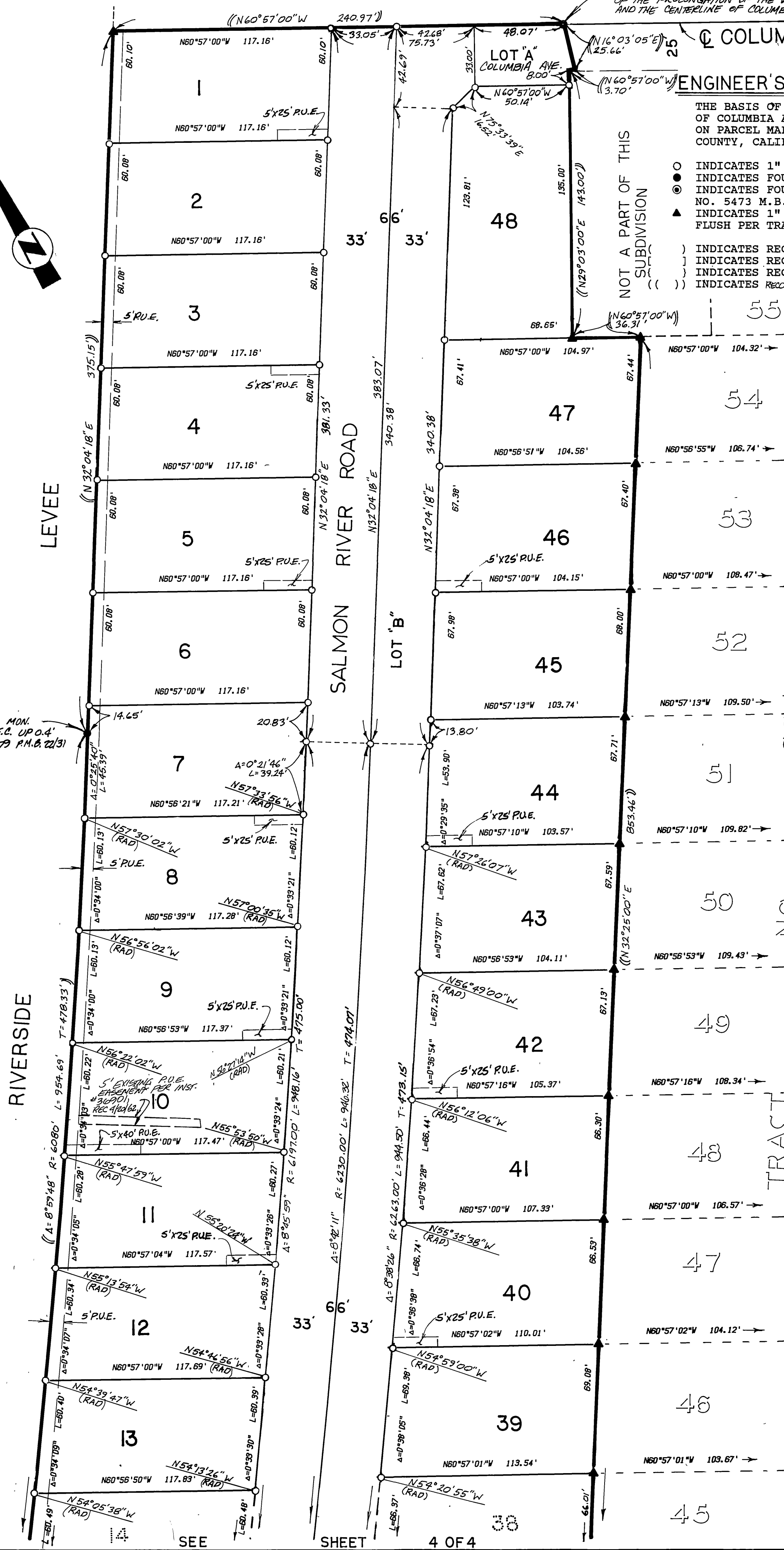
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THIS TRACT CONTAINS 10.60 ACRES.

NOT A PART OF THIS SUBDIVISION



SCALE: 1" = 40'



RIVERSIDE

LEVEE

SALMON RIVER ROAD

LOT "B"

NO. 22463-1

M.B. 197 / 94-98

TRACT

SEE

SHEET 4 OF 4



IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 22463

BEING A SUBDIVISION OF A PORTION OF PARCEL I AND A PORTION OF LOT "A" PER PARCEL MAP 7179 PER PARCEL MAP BOOK 22, PAGE 31, AND A PORTION OF LOT 28 OF THE ALAMO TRACT PER MAP BOOK 9, PAGE 5 OF MAPS, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (LOCATED IN SECTION II, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.)

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SEPTEMBER, 1987.

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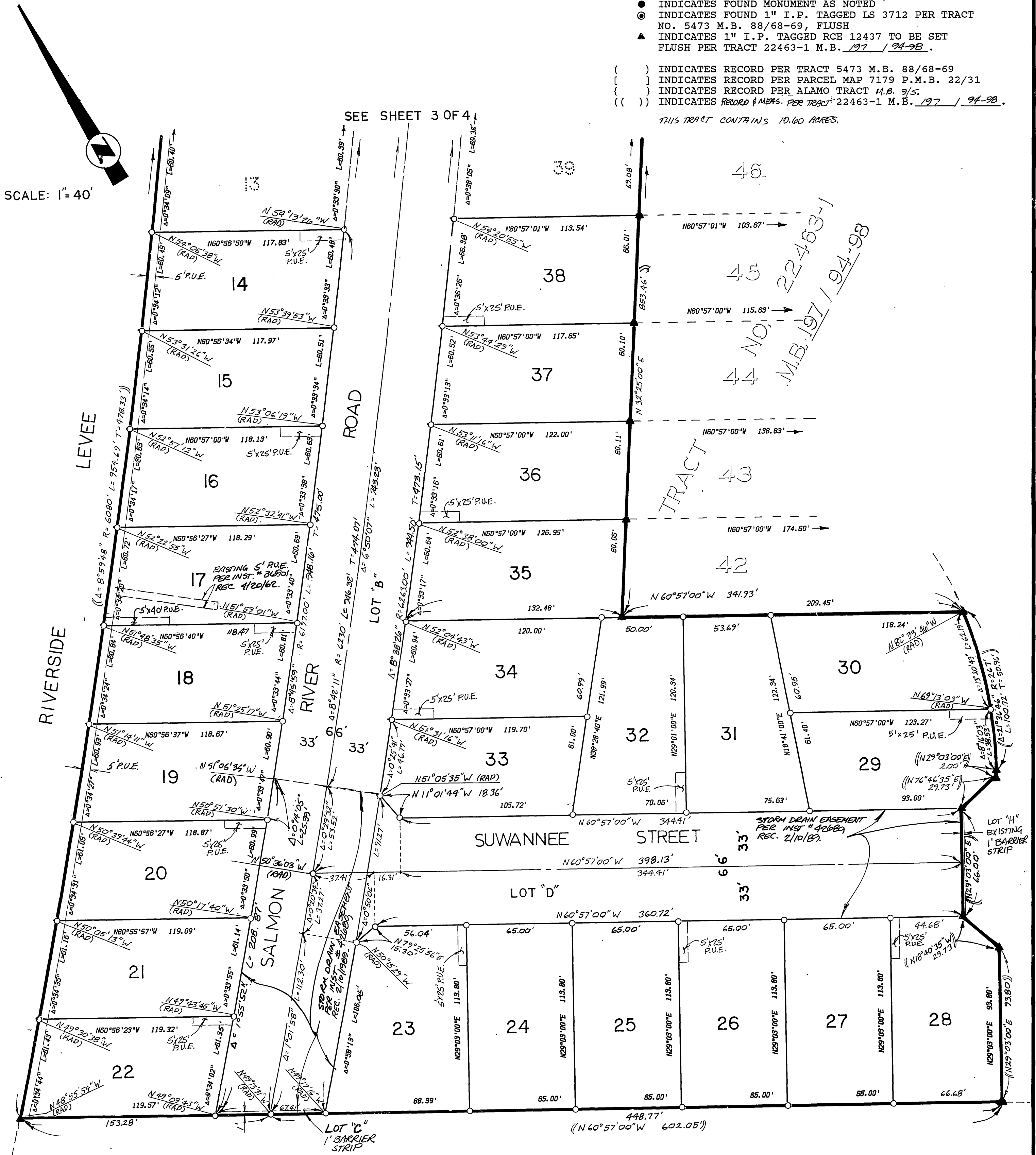
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CITY COPY  
208  
4-7



SCALE: 1" = 40'



SEE SHEET 3 OF 4

46  
45  
44  
43  
42  
NO. 22463-1  
M.B. 197 / 94-98