

TRACT NO. 23765

BEING A SUBDIVISION OF A PORTION OF LOT 8, AND A PORTION OF LOT 11 OF TRACT NO. 21907 AS SHOWN ON A MAP ON FILE IN BOOK 171 OF MAPS, PAGES 19 THRU 21, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 19, T.2.S., R.4.W., SAN BERNARDINO MERIDIAN.

JDR CORPORATION RCE 12437 BREA, CALIF. AUGUST 1988

RECORDER'S STATEMENT

FILED THIS 18th DAY OF APRIL 1988 AT 1:00 PM IN BOOK 216 OF MAPS AT PAGES 64 & 65

AT THE REQUEST OF THE CITY CLERK FEE: \$800 NO: 141479

WILLIAM E. CONERLY, COUNTY RECORDER BY: Carole Rogan Deputy SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE 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 LOT "A". WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES THE EASEMENTS DESIGNATED AS 10' P.U.E., 10'x40' P.U.E. AND 30' P.U.E.

K & M PARTNERSHIP, A CALIFORNIA GENERAL PARTNERSHIP

McDEVCO INC., GENERAL PARTNER

PAUL A. McDEVITT, PRESIDENT PAUL S. KIM, GENERAL PARTNER

PACIFIC NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS BENEFICIARY UNDER DEED OF TRUST PER INSTRUMENT # 347777, RECORDED 10-6-89, 1987, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Ted P. Voss, Senior 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 TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JANUARY 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. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: 1-4-90 John D. Rose, No. 12437, Exp. 3-31-93

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 23765 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON JULY 7, 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: April 11, 1990 Barry Beck R.C.E. 20900 CITY ENGINEER LIC. 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: April 10, 1990 BILL D. CARNAHAN, DIRECTOR OF PUBLIC UTILITIES, By: Michael Kallman

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

AN EASEMENT FOR POLE LINES, AND OVERHEAD ELECTRICAL FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE, IN INSTRUMENT RECORDED MARCH 15, 1957 IN BOOK 2056 PAGE 102 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED WITHIN LOTS 1, 2 AND 8 AS SHOWN BY THE MAP OF TRACT 21907, RECORDED IN BOOK 171 PAGES 19 - 21, O.R.

A RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER COMPANY, AND ITS ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.

DATED: April 10, 1990 BILL D. CARNAHAN, DIRECTOR OF PUBLIC UTILITIES, By: Michael Kallman

CITY TREASURER'S CERTIFICATE

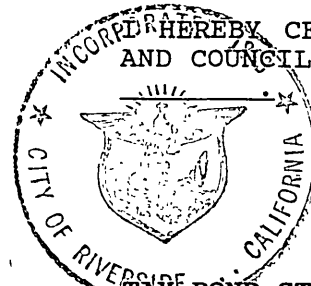
I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL.

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED: 3-9-90 BARBARA J. STECKEL, CITY TREASURER, By: Barbara Steckel

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 23765 AND THE STREET AND EASEMENT ARE HEREBY ACCEPTED AS A 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 17th DAY OF April, 1990.

ALICE A. HARE, CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA, By: Alice A. Hare

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$14,700.00 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 THE BOARD OF SUPERVISORS.

DATED: April 18, 1990 GRADUATE MALONEY, CLERK OF THE BOARD OF SUPERVISORS, By: Bruce Porter County Tax Collector Deputy

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 \$14,700.00. This certificate does not include any special assessments not yet extended. DATED: March 30, 1990 COUNTY TAX COLLECTOR BY: Gayle Wallace

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ) COUNTY OF ORANGE )

ON March 2, 1990, BEFORE ME, M. Eileen Farrell, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PAUL A. McDEVITT, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE PRESIDENT OF McDEVCO INC., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND PERSONALLY 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, SAID CORPORATION BEING ONE OF THE PARTNERS OF K & M PARTNERSHIP, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AS SAID PARTNER AND THAT SAID PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND.

M. Eileen Farrell, MY NAME IS M. EILEEN FARRELL, MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY, MY COMMISSION EXPIRES 10/10/92.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ) COUNTY OF ORANGE )

ON THIS 2nd DAY OF MARCH, IN THE YEAR 1990, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TED P. VOSS, (PERSONALLY KNOWN TO ME / PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE Senior Vice President OF THE NATIONAL BANKING ASSOCIATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH NATIONAL BANKING ASSOCIATION EXECUTED THE SAME.

WITNESS MY HAND.

M. Eileen Farrell, MY NAME IS M. EILEEN FARRELL, MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY, MY COMMISSION EXPIRES 10/10/92.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ) COUNTY OF ORANGE )

ON March 5, 1990, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PAUL S. KIM, (PERSONALLY KNOWN TO ME / PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS GENERAL PARTNER (S) OF THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND.

M. Eileen Farrell, MY NAME IS M. EILEEN FARRELL, MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY, MY COMMISSION EXPIRES 10/10/92.

SIGNATURE OMISSIONS

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

AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF J.M. CHAMBERLAIN, IN INSTRUMENT RECORDED MARCH 2, 1903 IN BOOK 163 PAGE 44 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR IRRIGATION DITCHES, AND CANNOT BE LOCATED FROM THE RECORDS.

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.

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON APRIL 29, 1988, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953, BY EJN AND ASSOCIATES.

# TRACT NO. 23765

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JDR. CORPORATION

RCE 12437  
SCALE 1"=50'

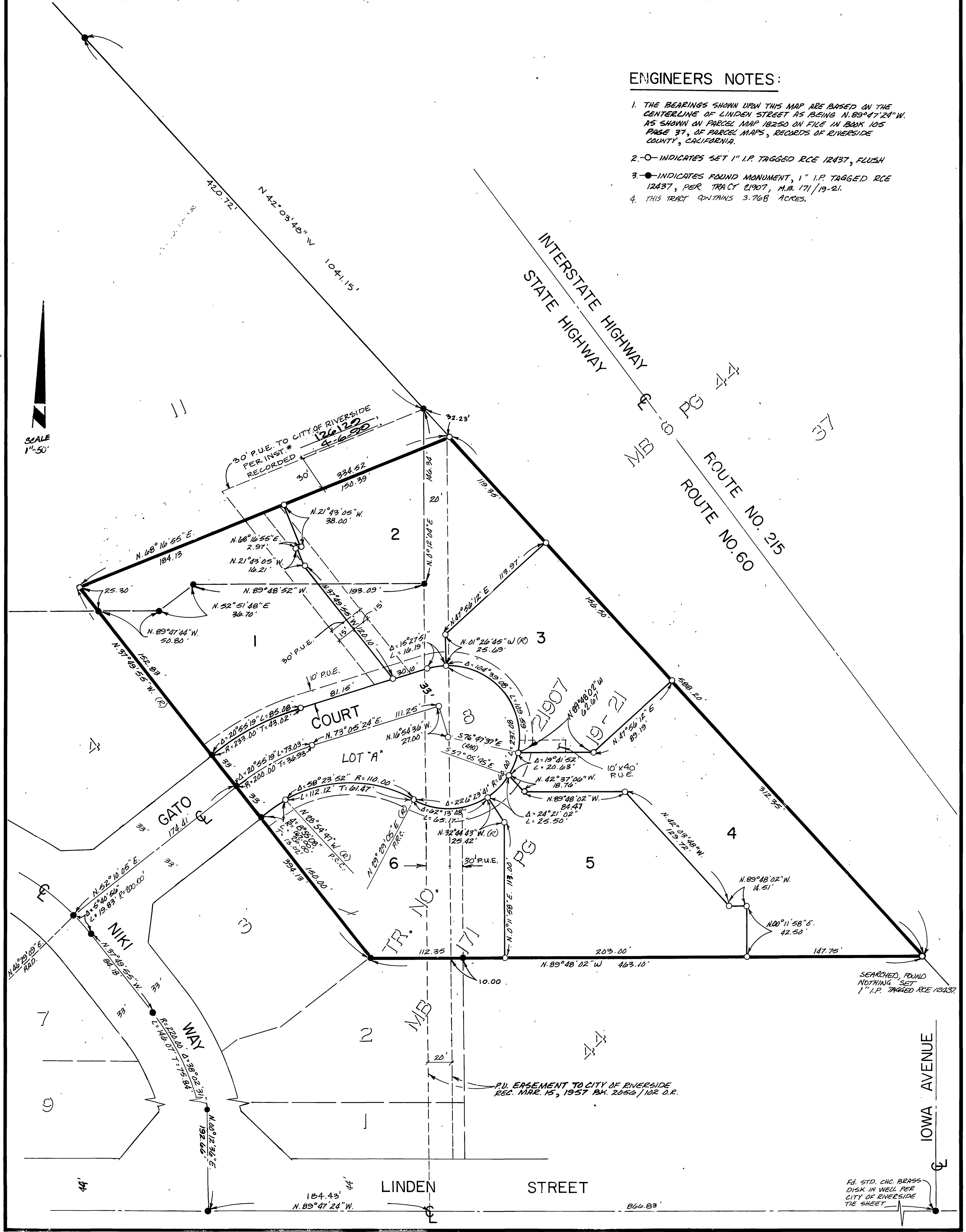
BREA, CALIF.

AUGUST 1988

### ENGINEERS NOTES:

1. THE BEARINGS SHOWN UPON THIS MAP ARE BASED ON THE CENTERLINE OF LINDEN STREET AS BEING N. 89° 47' 24" W. AS SHOWN ON PARCEL MAP 18250 ON FILE IN BOOK 105 PAGE 37, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ○ INDICATES SET 1" I.P. TAGGED RCE 12437, FLUSH
3. ● INDICATES FOUND MONUMENT, 1" I.P. TAGGED RCE 12437, PER TRACT 21907, M.B. 171/19-21.
4. THIS TRACT CONTAINS 3.768 ACRES.

CITY COPY



SEARCHED, FOUND NOTHING SET 1" I.P. TAGGED RCE 12437

FD. STD. CHC. BRASS DISK IN WELL PER CITY OF RIVERSIDE TIE SHEET