

City Copy 219 84

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 24352

BEING A SUBDIVISION OF PORTION OF LOTS 29 AND 30 OF THE ALAMO TRACT PER MAP BOOK 9, PAGE 5 OF MAPS, BOTH RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. (LOCATED IN SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.)

J.D.R. CORPORATION CORONA, CA. R.C.E. 12437 JANUARY 1989

SHEET 1 OF 3 RECORDER'S STATEMENT

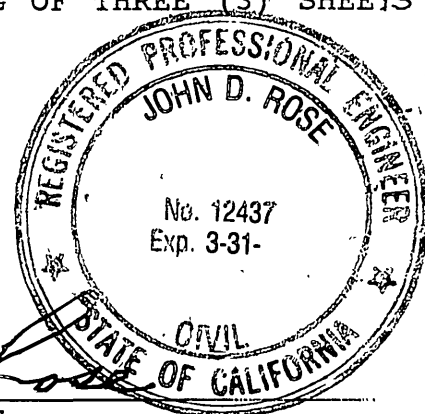
FILED THIS 25th DAY OF JUNE 1990 AT 2:00 PM IN BOOK 219 OF MAPS AT PAGES 84-86

AT THE REQUEST OF THE CITY CLERK

FEE: 10.00 NO: 234244

WILLIAM E. CONERLY, COUNTY RECORDER

By: Gina Huntley Deputy SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY



ENGINEER'S STATEMENT

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF THREE (3) 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: 4-2-90 John D. Rose JOHN D. ROSE RCE 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 FEB. 23, 1989 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: June 13, 1990 Barry Beck BARRY BECK R.C.E. 20900 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: June 13, 1990 BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF THREE (3) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 24352 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 THEREON AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THEREON.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 19th DAY OF June 1990

Alice A. Hare CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA By: Karen G. Lindquist Asst. City Clerk

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: 4-26-90 BARBARA J. STECKEL CITY TREASURER

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$6,900.00 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: 6-25-90 GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS By: Maria Brass 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 \$6,900.00. This Certification Excludes Any Supplemental Tax Assessments Not Yet Extended

DATED: May 11, 1990 R. WAYNE WATTS COUNTY TAX COLLECTOR

By: Carolyn Kallou

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 LOT "F" INCLUSIVE. WE ALSO FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS "5'X20' P.U.E." AND "5'X40' P.U.E."

CANADAY AND COMPANY, A CALIFORNIA CORPORATION

Chris Canaday President CHRIS CANADAY, PRESIDENT

WEYERHAEUSER MORTGAGE COMPANY, A CALIFORNIA CORPORATION, BENEFICIARY UNDER INSTRUMENT NO. 015142, RECORDED ON JAN. 12, 1990 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

David C. Cook DAVID C. COOK, VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) COUNTY OF Orange) SS

ON THIS 18th DAY OF April, 1990, BEFORE ME, Laurie J. Oard, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CHRIS CANADAY, 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 CANADAY AND COMPANY, A CALIFORNIA CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

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

Laurie J. Oard NAME LAURIE J. OARD MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY MY COMMISSION EXPIRES 8/11/92

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) COUNTY OF Sacramento) SS

ON THIS 20th DAY OF April, 1990, BEFORE ME, Barbara J. Schipansky, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID C. COOK, 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 VICE PRESIDENT OF WEYERHAEUSER MORTGAGE, A CALIFORNIA CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVED 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 SAID CORPORATION EXECUTED THE SAME.

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

Barbara J. Schipansky NAME BARBARA J. SCHIPANSKY MY PRINCIPAL PLACE OF BUSINESS IS IN COUNTY OF SACRAMENTO MY COMMISSION EXPIRES 3/30/93

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 ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE; RIGHT OF WAY CANNOT BE LOCATED FROM RECORDS.

DATED: June 13, 1990 BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES

By: Karen G. Lindquist

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 IN FAVOR OF THE RIVERSIDE LAND AND IRRIGATION COMPANY FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE. CAN NOT BE LOCATED BY RECORD.

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

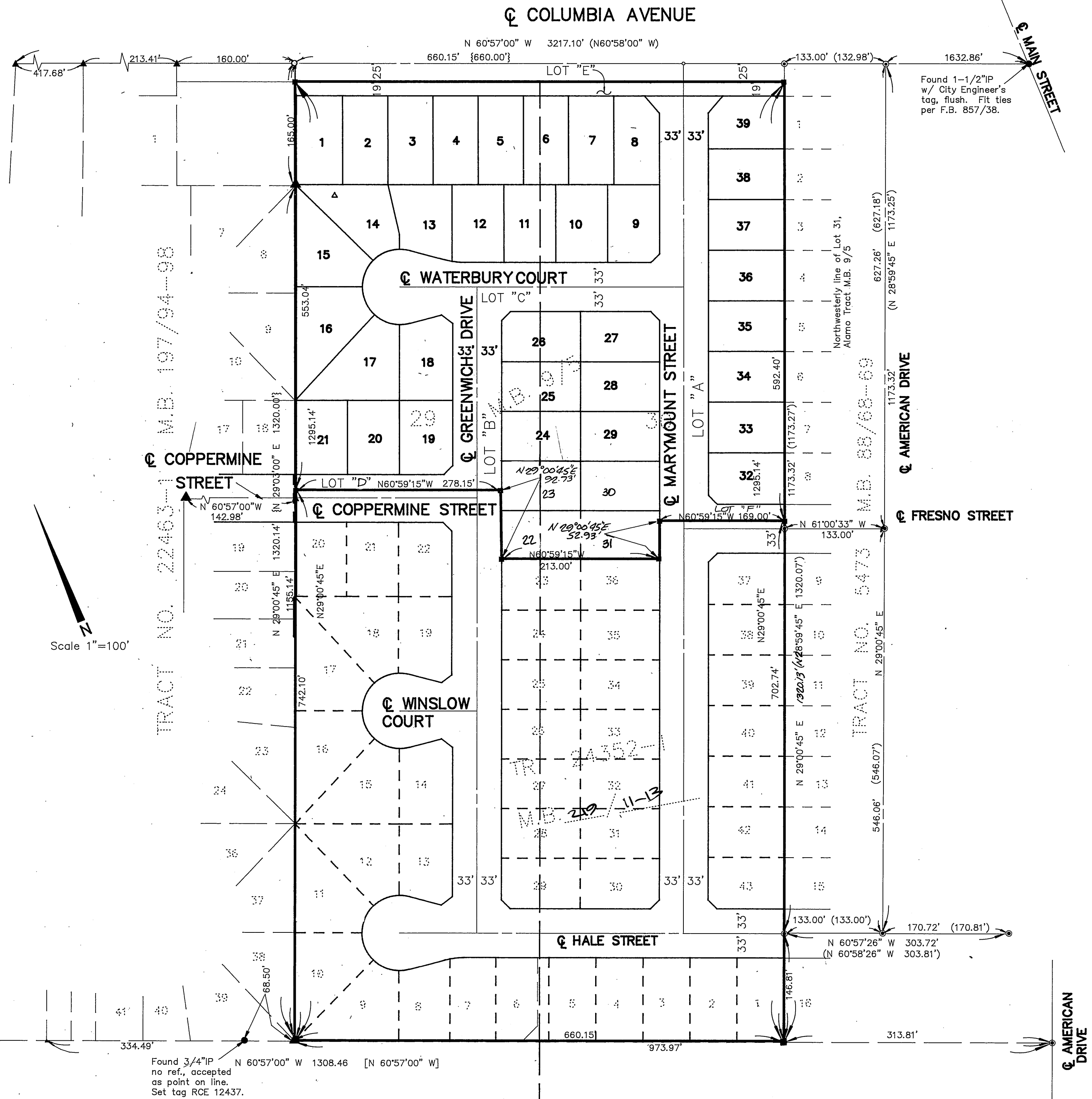
A PRELIMINARY SOIL REPORT WAS PREPARED ON APRIL 11, 1989, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953, BY LOR GEOTECHNICAL GROUP.

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J.D.R. CORPORATION CORONA, CA. R.C.E. 12437 JANUARY 1989



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.

- Indicates 1" IP set tagged RCE 12437, flush.
- Indicates found monument as noted.
- ⊙ Indicates found 1" IP tagged LS 3712 per Tract No. 5473, M.B. 88/68-69, flush, unless otherwise noted.
- ▲ Indicates found 1" IP tagged RCE 12437 per Tract 22463-1, M.B. 197/94-98
- Indicates found 1" IP tagged RCE 12437 per Tract 24352-1, M.B. 219/11-13.
- { } Indicates record per Tract 5473, M.B. 88/68-69
- [] Indicates record per Parcel Map 7279, P.M.B. 22/31
- ⌋ } Indicates record per Alamo Tract, M.B. 9/5

This tract contains 8.985 acres.

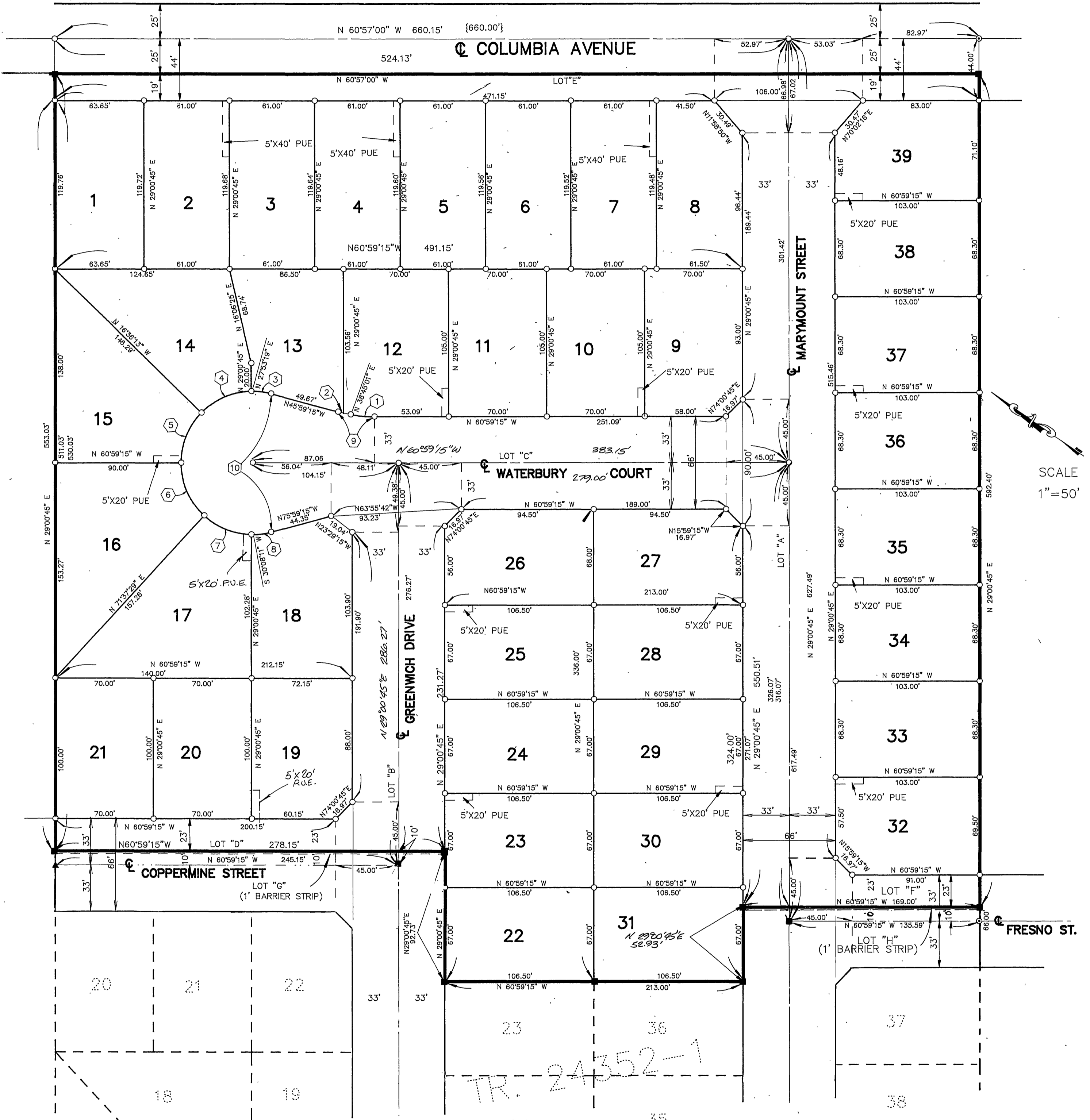
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TR. 24352-1
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CURVE	RADIUS	LENGTH	TANGENT	DELTA
(1)	100.00'	17.00'	8.52'	9°44'16"
(2)	100.00'	9.18'	4.60'	5°15'44"
(3)	51.00'	14.35'	7.22'	16°07'26"
(4)	51.00'	39.60'	20.86'	44°29'32"
(5)	51.00'	39.51'	20.80'	44°23'02"
(6)	51.00'	42.18'	22.38'	47°23'16"
(7)	51.00'	36.93'	19.32'	41°29'18"
(8)	51.00'	14.35'	7.22'	16°07'26"
(9)	100.00'	26.18'	13.17'	15°00'00"
(10)	51.00'	186.92'	---	210°00'00"