

223/53  
M.B. 223/53

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 to public use for street and public utility purposes, Lot "A". We further hereby dedicate for construction and maintenance of electrical energy distribution facilities, the easement designated as "BLANKET P.U.E".

THE VAN DAELE FAMILY TRUST

Michael B. Van Daele  
MICHAEL B. VAN DAELE, TRUSTEE

Linda Jo Van Daele  
LINDA JO VAN DAELE, TRUSTEE

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 25297

BEING A SUBDIVISION OF A PORTION OF LOT 2, SECTION 19, T.2S., R.4W., S.B.M. OF THE EAST RIVERSIDE LAND COMPANY AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS, AT PAGE 44 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. MARCH 1990

J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

FOR CONDOMINIUM PURPOSES

RECORDER'S STATEMENT

Filed this 23rd day of August 1990

at 1:30pm in Book 223 of

Maps at Pages 53-54 at the request of the

CITY CLERK

Fee: \$8.00

No. 314477

WILLIAM E. CONERLY, County Recorder

By: Santa Kagan Deputy

Subdivision Guarantee:  
CONTINENTAL LAND TITLE COMPANY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE SS

On this 31st day of JULY, 1990, before me, RANDI L. FREEMAN, a Notary Public in and for said State personally appeared MICHAEL B. VAN DAELE & LINDA JO VAN DAELE (personally known to me) (proved to me on the basis of satisfactory evidence) to be the persons described in, and whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Witness my hand:

My commission expires 9-24-93

Randi L. Freeman  
Notary Public in and for said State

RANDI L. FREEMAN  
Print Name

My principal place of business is in RIVERSIDE County.

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 25297 which was approved by the Riverside City Planning Commission on FEB. 8, 1990 and any approved alteration 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.

Dated: Aug. 15, 1990

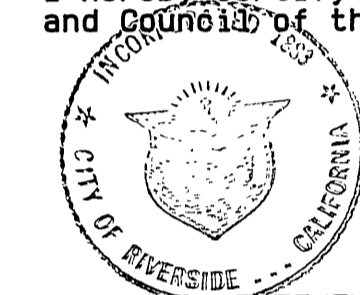
BARRY BECK R.C.E. 20900  
City Engineer Lic. Exp. 9/30/93

By: Barry Beck

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 25297 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 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 21st day of Aug, 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 \$1,400.00 has been executed and filed with the Board of Supervisors of the County of Riverside, 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.

Date August 23, 1990

GERALD A. MALONEY  
Clerk of the Board of Supervisors

CASH TAX BOND  
R. WAYNE WATTS  
County Tax Collector

by: R. Wayne Watts 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 \$1,400.00.

Date July 30 1990

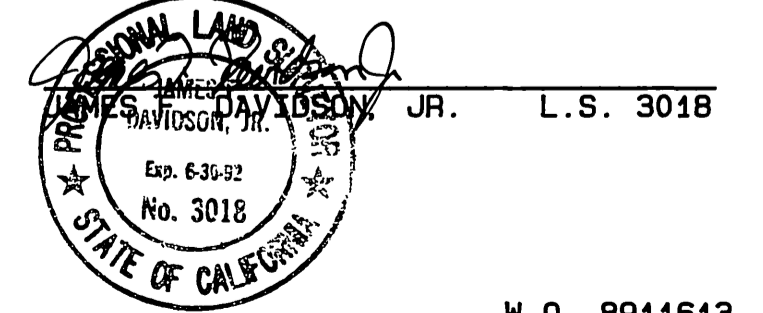
R. WAYNE WATTS  
County Tax Collector

by: R. Wayne Watts Deputy

SURVEYOR'S STATEMENT

I hereby state that I am a Licensed Land Surveyor of the State of California and that this map consisting of two (2) sheets correctly represents a survey made under my supervision during December of 1989; 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: 7-5 1990



UTILITIES EASEMENTS CERTIFICATE

The City of Riverside, being the owner of the following described easements hereby consents to the preparation and recordation of the annexed map.

- 1 Indicates the centerline of a 4' wide Easement for electrical line purposes in favor of Southern California Edison Company Recorded October 4, 1946 in Book 781, at page 167 Official Records, Riverside County, Ca. (See Sheet 2)

Dated AUG 13, 1990

BILL D. CARNAHAN  
Director of Public Utilities

By: Dieter P. Wirtzfeld

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 7/26/90

BARBARA J. STECKEL  
City Treasurer

By: Barbara J. Steckel

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 all public utilities easements shown are sufficient for all requirements of the Electric and Water Divisions of the Department of the Public Utilities of the City of Riverside.

Dated AUG 13, 1990

BILL D. CARNAHAN  
Director of Public Utilities

By: Dieter P. Wirtzfeld

SIGNATURE OMISSION

Pursuant to Section 66436 of the Subdivision Map Act, the following signatures have been omitted.

- 1 An easement in favor of Franklin T. Plumber for irrigating and domestic water ditches, pipes, flumes and apparatus, as recorded May 25, 1887 in Book 58 Page 366 of Deeds, Records of San Bernardino County, California.

SOIL REPORT

A preliminary soil report was prepared on January 24, 1990 as required by the Health and Safety Code of California, Section 17953 by John R. Byerly, Inc.

M.B. 223/53

City Copy

223/54

# FOR CONDOMINIUM PURPOSES

SHEET 2 OF 2 SHEETS  
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

## TRACT 25297

BEING A SUBDIVISION OF A PORTION OF LOT 2,  
SECTION 19, T.2S., R.4W., S.B.M. OF THE EAST  
RIVERSIDE LAND COMPANY AS SHOWN BY  
MAP ON FILE IN BOOK 6 OF MAPS AT PAGE  
44 THEREOF, RECORDS OF SAN BERNARDINO  
COUNTY, CALIFORNIA.

MARCH 1990

SCALE: 1"=60'

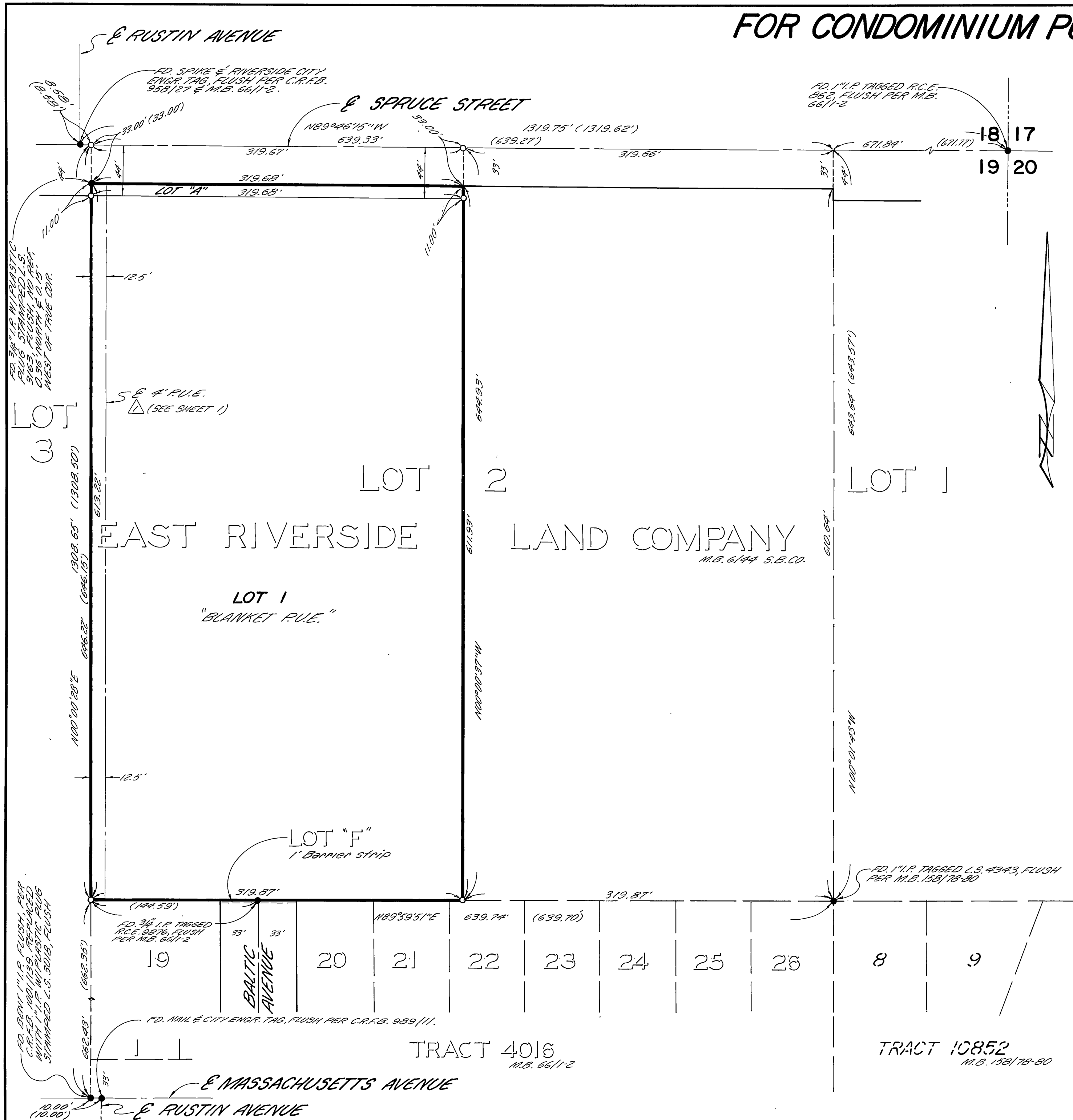
**J.F. DAVIDSON ASSOCIATES, INC.**  
RIVERSIDE, CALIFORNIA

### SURVEYOR'S NOTES

Bearings are based upon the centerline of SPRUCE STREET as being N89°46'15"W as shown on Tract 4016 by Map on file in Book 66 at pages 1 and 2 thereof, records of Riverside County, Calif.

- Indicates found monuments as noted.
- Indicates Set 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted.
- (↪) Indicates Record Data per Tract 4016 M.B. 66/1-2 unless otherwise noted.

This Tract contains 4.497 Acres.



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