

City Copy 226/15

SHEET 1 OF 2 SHEETS

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

TRACT NO. 22108-2

BEING A SUBDIVISION OF A PORTION OF LOTS 9 AND 15 OF GOLDEN TERRACE, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGES 82 AND 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 3, T. 33., R. 6W., M.B. 6/70.

L A WAINSCOTT & ASSOCIATES INC.
GRAND TERRACE CA.
DECEMBER 1987

RECORDER'S STATEMENT

FILED THIS 28th DAY OF September 1990, AT 1:30 PM. IN BOOK 226 OF MAPS, AT PAGES 15-16 AT THE REQUEST OF THE CITY CLERK

NO. 359888
FEE \$8.00

WILLIAM E. CONERLY COUNTY RECORDER
BY: Santa Ragan DEPUTY
SUBDIVISION GUARANTEE COMMONWEALTH LAND TITLE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE.

Llewellyn M. Nixon
LLEWELLYN M. NIXON

Vivian R. Nixon
VIVIAN R. NIXON
2-28-90

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 22108 WHICH WAS APPROVED BY THE RIVERSIDE PLANNING COMMISSION ON JANUARY 8, 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 THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT THE 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: Sept. 19, 1990
BARRY BECK, R.C.E. 20900 (EXP. 9/30/93)
CITY ENGINEER
Barry Beck

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 \$1,100.00.

DATED May 17, 1990
R. WAYNE WATTS
COUNTY TAX COLLECTOR
Amy M. Conte
DEPUTY

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO } SS

ON Feb 28, 1990 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LLEWELLYN M. NIXON AND VIVIAN R. NIXON KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES Aug. 28, 1992.

Denise Gomez - DENISE GOMEZ - L.A. WAINSCOTT & ASSOCIATES INC.
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$1,100.00 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.

DATED May 17, 1990
CASH TAX BOND
R. WAYNE WATTS
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
Deane Rutter
DEPUTY

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 UTILITY EASEMENTS SHOWN ON SAID MAP ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: SEPT 18, 1990
BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
Dieter P. Witzfeld

UTILITY EASEMENT 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. CITY OF RIVERSIDE, BY ASSIGNMENT RECORDED APRIL 7, 1967, INSTRUMENT NO. 29733 OF OFFICIAL RECORDS, FOR WATER, DITCHES, CANALS AND APPURTENANCES THERETO BY INSTRUMENT RECORDED AUG. 11, 1919 IN BOOK 508 PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.
2. CITIZENS DOMESTIC WATER COMPANY, FOR PIPELINES, DITCHES AND FLUMES BY INSTRUMENT RECORDED MARCH 13, 1926 IN BOOK 663 PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

DATED SEPT 18, 1990
BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
BY: Dieter P. Witzfeld

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURE HAS BEEN OMITTED:

1. SECURITY FIRST NATIONAL BANK OF LOS ANGELES, HOLDER OF AN EASEMENT, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES BY INSTRUMENT RECORDED MARCH 13, 1930 IN BOOK 846, PAGE 184 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY

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.

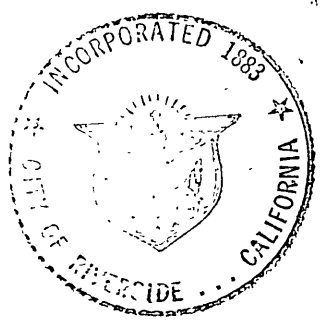
DATE: 8/28, 1990
BARBARA J. STECKEL
CITY TREASURER
David H. Wright, Jr.

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 NO. 22108.

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 28th DAY OF Sept., 1990.
ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE
BY: Alice A. Hare



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 JULY 1987, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE (1) 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 APR 29, 1988
L. A. WAINSCOTT
REGISTERED CIVIL ENGINEER
EXPIRATION DATE: 6-30-89
Professional Engineer Seal: L. A. WAINSCOTT, CIVIL ENGINEER, STATE OF CALIFORNIA, No. 10855, Exp. 6-30-89

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY EBERHART & STONE INCORPORATED, ON THE 24th DAY OF JULY, 1987 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

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 GEOLOGIC INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMIT.

M.B. 226 / 15

M.B. 226 / 15

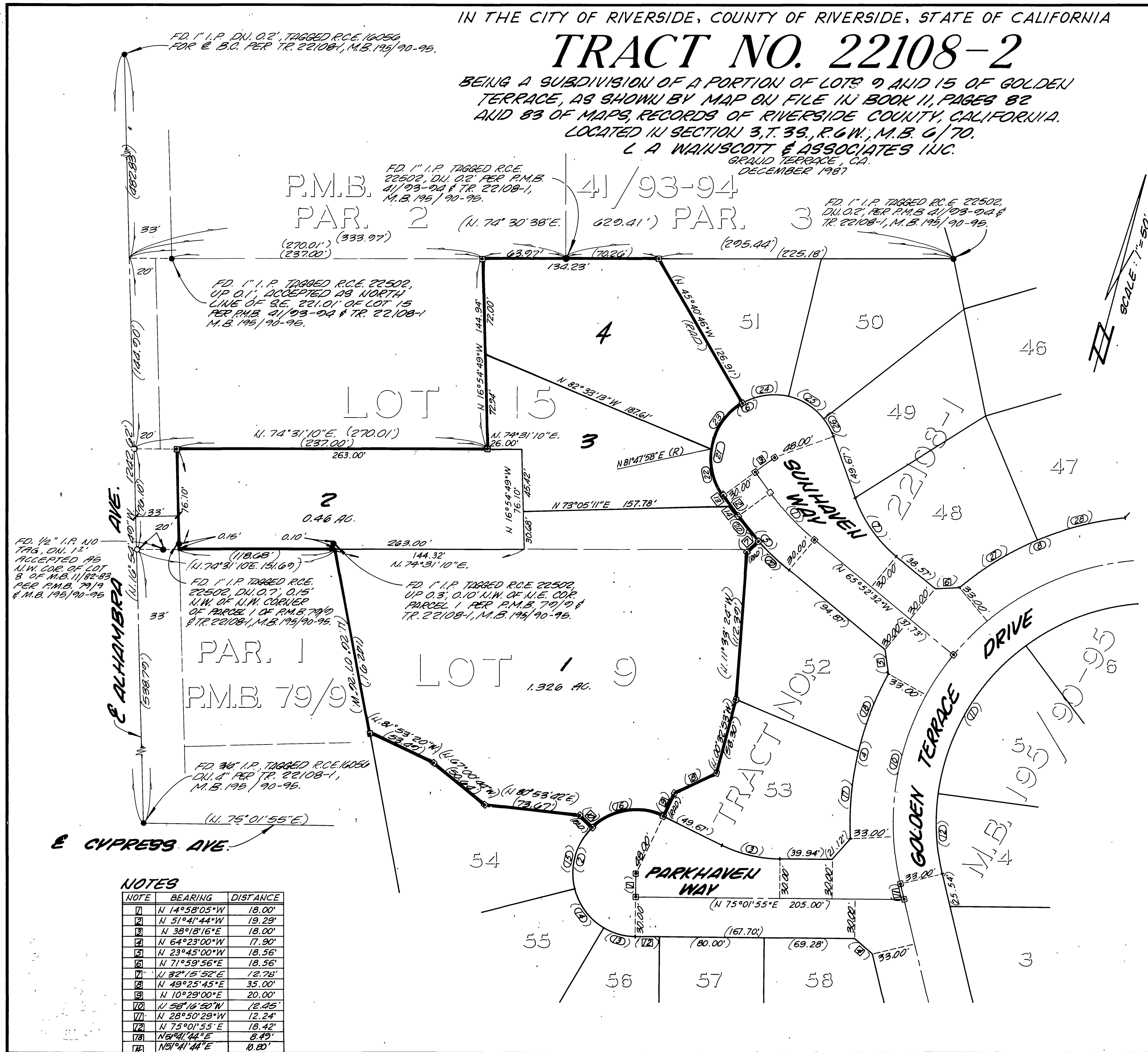
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 2 OF 2 SHEETS

TRACT NO. 22108-2

BEING A SUBDIVISION OF A PORTION OF LOTS 9 AND 15 OF GOLDEN TERRACE, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGES 82 AND 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 3, T. 39, R. 6 W., M.B. 6/70. L. A. WAINSCOTT & ASSOCIATES INC. GRAND TERRACE, CA. DECEMBER 1987

M.B. 226/16



ENGINEER'S NOTES

1. THE BASIS OF BEARINGS IS TAKEN AS THE E OF ALHAMBRA AVE. BEING N. 16° 54' 40" W. PER P.M.B. 79/9 & M.B. 11/82-83.
2. ○ INDICATES SET 1" I.P. TAGGED R.C.E. 16056, FLUSH, UNLESS OTHERWISE NOTED.
3. ● INDICATES FOUND MONUMENT AS NOTED.
4. □ INDICATES 1" IRON PIPE TAGGED R.C.E. 16056 TO BE SET PER TRACT 22108-1 M.B. 195/90-95.
5. SET 1" I.P. TAGGED R.C.E. 16056, FLUSH, AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
6. THIS TRACT CONTAINS 2.52 ACRES.
7. () INDICATES RECORD & MEASURED PER TR. 22108-1, M.B. 195/90-95.
8. SET NAIL & TAG R.C.E. 16056 IN TOP OF CURBS AT SIDE LOT LINES PROJECTED.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
①	14°10'48"	200.00'	49.50'	24.88'
②	205°27'05"	48.00'	172.12'	—
③	25°27'05"	103.00'	45.75'	23.26'
④	32°02'25"	233.00'	130.30'	66.90'
⑤	14°10'48"	230.00'	56.92'	28.61'
⑥	196°24'01"	48.00'	164.54'	—
⑦	30°34'49"	103.00'	54.97'	28.16'
⑧	34°13'11"	233.00'	139.16'	71.72'
⑨	10°01'00"	233.00'	40.73'	20.42'
⑩	52°57'57"	200.00'	184.89'	99.64'
⑪	46°09'18"	167.00'	134.53'	71.15'
⑫	20°59'50"	167.00'	61.20'	30.95'
⑬	32°17'29"	48.00'	27.05'	13.90'
⑭	42°58'19"	48.00'	36.00'	18.89'
⑮	61°25'27"	48.00'	51.40'	28.51'
⑯	68°45'50"	48.00'	57.61'	32.82'
⑰	16°24'33"	233.00'	66.73'	33.59'
⑱	15°37'52"	233.00'	63.57'	31.98'
⑲	8°28'23"	230.00'	32.08'	16.37'
⑳	6°22'24"	230.00'	24.25'	12.13'
㉑	96°00'58"	48.00'	80.44'	63.32'
㉒	43°29'42"	48.00'	36.44'	19.15'
㉓	32°31'16"	48.00'	44.00'	23.68'
㉔	43°37'58"	48.00'	36.55'	19.21'
㉕	38°39'10"	48.00'	32.38'	16.83'
㉖	18°05'55"	48.00'	15.16'	7.64'
㉗	17°10'50"	233.00'	69.87'	35.20'
㉘	17°02'21"	233.00'	69.29'	34.90'

NOTES

NOTE	BEARING	DISTANCE
1	N 14°58'05"W	18.00'
2	N 51°41'44"W	19.29'
3	N 38°18'16"E	18.00'
4	N 64°23'00"W	17.90'
5	N 23°45'00"W	18.56'
6	N 71°59'56"E	18.56'
7	N 32°15'32"E	12.78'
8	N 49°25'45"E	35.00'
9	N 10°29'00"E	20.00'
10	N 58°16'50"W	12.45'
11	N 28°50'29"W	12.24'
12	N 75°01'55"E	18.42'
13	N 61°41'44"E	8.49'
14	N 51°41'44"E	0.80'

M.B. 226/16