

# TRACT NO. 23709

BEING A SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF LOT 4 OF HORTON'S SUBDIVISION AS SHOWN BY MAP ON FILE IN BOOK 3 PAGE 20 OF MAPS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA. LOCATED IN SEC. 14 T.39., R.5 W., S.B.M.

APRIL 1990

GABEL, COOK AND BECKLUND, INC.  
RIVERSIDE, CALIFORNIA

FILED THIS 11 DAY OF DECEMBER, 1990, AT 4:00 P.M. IN BOOK 23709 OF MAPS, AT PAGE 12 AT THE REQUEST OF THE CITY CLERK.  
NO. \_\_\_\_\_  
FEE \$ \_\_\_\_\_  
WILLIAM E. CONERLY, COUNTY RECORDER  
BY: \_\_\_\_\_, DEPUTY

SUBDIVISION GUARANTEE:  
GATEWAY TITLE INSURANCE COMPANY

### 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 SUBDIVISION SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND; THAT WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE. WE HEREBY DEDICATE FOR PUBLIC USE FOR STREET PURPOSES AND PUBLIC UTILITY FACILITIES LOTS "A" THROUGH "C".

FRANK M. SCHIAVONE CONSTRUCTION, INC., A CALIFORNIA CORPORATION

Frank M. Schiavone  
PRESIDENT

\_\_\_\_\_  
SECRETARY

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } SS  
COUNTY OF RIVERSIDE

ON THIS 7<sup>TH</sup> DAY OF DECEMBER, 1990, BEFORE ME, SANDRA KAY BROWN, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED FRANK M. SCHIAVONE AND \_\_\_\_\_ (PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS \_\_\_\_\_ PRESIDENT AND \_\_\_\_\_ SECRETARY OF FRANK M. SCHIAVONE CONSTRUCTION, INC., A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 12/25/93

Sandra Kay Brown  
NOTARY PUBLIC IN AND FOR SAID STATE

### CIVIL 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 TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING MARCH 1990; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE WITHIN (1) ONE YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: 7 DEC 1990

William D. Gabel  
WILLIAM D. GABEL R.C.E. 21740  
EXPIRATION DATE 30 SEPT. 1993

### TRUSTEE

T.D. SERVICE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED 4 AUGUST 1987 AS INSTRUMENT NO. 224560 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

\_\_\_\_\_  
PRESIDENT

\_\_\_\_\_  
SECRETARY

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } SS  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 199\_\_\_\_, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_ (PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS \_\_\_\_\_ PRESIDENT AND \_\_\_\_\_ SECRETARY OF T.D. SERVICE CORPORATION, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID STATE

### 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 NO. 23709, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON NOVEMBER 22, 1988 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 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 PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED, AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORD 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: 12/19/90

BARRY BECK, R.C.E. 20900  
CITY ENGINEER  
LIC. EXP. 9-30-93

BY: Barry Beck

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } SS  
COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WILLIAM A. THOMAS AND MARCIA F. THOMAS, (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID STATE

### CITY CLERKS' CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF THREE (3) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 23709, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT "C" WHICH IS HEREBY ACCEPTED AS A 1 FOOT 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 20<sup>TH</sup> DAY OF January 1991.

ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: Alice A. Hare

M.B. 228 / 44

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT NO. 23709

BEING A SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF LOT 4 OF HORTON'S SUBDIVISION AS SHOWN BY MAP ON FILE IN BOOK 3 PAGE 20 OF MAPS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA. LOCATED IN SEC. 14 T.35., R.5W., S.B.M.

APRIL 1990

GABEL, COOK AND BECKLUND, INC.  
RIVERSIDE, CALIFORNIA

### PUBLIC 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 ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: Dec 15 1989

BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

BY: [Signature]

### CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE 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 AGAINST SAID PROPERTY.

DATED: 2-1-1990

BARBARA J. STECKEL  
CITY TREASURER

BY: [Signature]

### TAX COLLECTOR STATEMENT

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES AND 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 \$ \_\_\_\_\_.

DATED: December 1, 1990

R. WAYNE WATTS  
COUNTY TAX COLLECTOR

BY: [Signature]

### SIGNATURE OMISSIONS

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

1. H.E. MORIER - OWNER OF EASEMENT FOR WATER PIPE LINE PER DEED RECORDED 17 NOVEMBER 1924 IN BOOK 620, PAGE 575, OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CA. SAID EASEMENT CANNOT BE LOCATED OF RECORD.
2. HENRY W. HERRIMAN AND GRACE W. HERRIMAN - OWNER OF EASEMENT FOR WATER PIPE LINE PER DEED RECORDED 5 OCTOBER 1935 IN BOOK 253, PAGE 417, OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CA. SAID EASEMENT CANNOT BE LOCATED OF RECORD.

### 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, 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: \_\_\_\_\_, 199\_\_

GERALD A. MALONEY  
CLERK OF THE  
BOARD OF SUPERVISORS

BY: \_\_\_\_\_ DEPUTY

### SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY PETRA GEOTECHNICAL INCORPORATED ON THE 5TH DAY OF APRIL 1989, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

# MB 228/45

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT NO. 23709

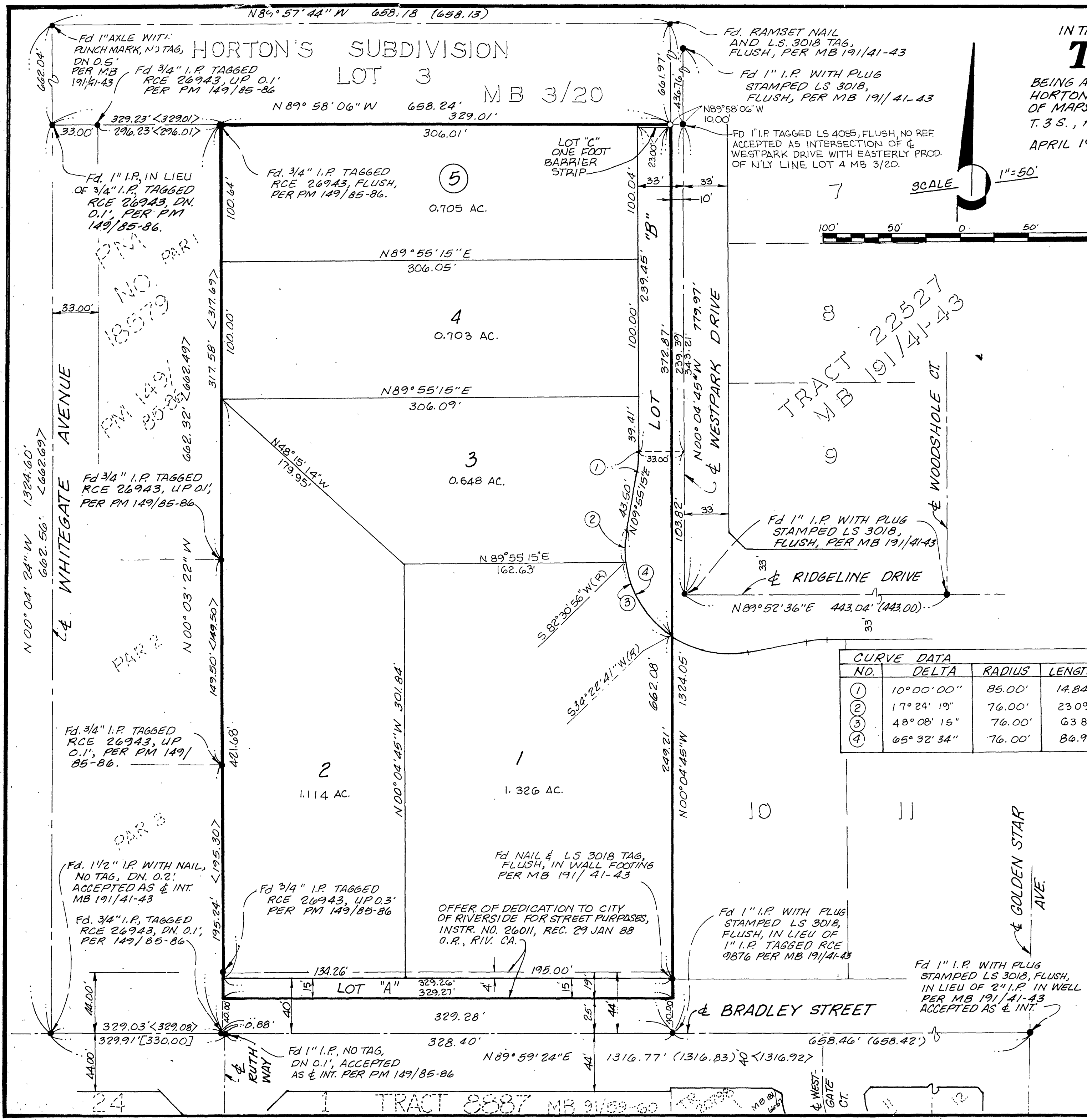
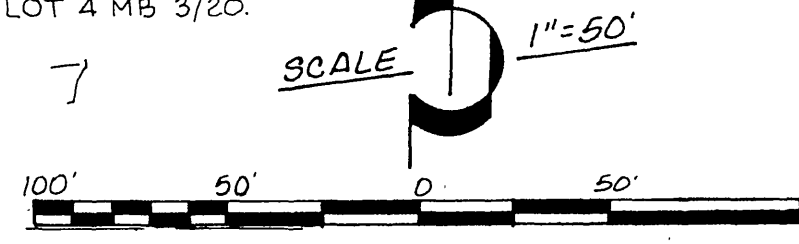
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APRIL 1990

GABEL, COOK AND BECKLUND, INC.  
RIVERSIDE, CALIFORNIA

**ENGINEER'S NOTES:**

1. BASIS OF BEARING IS THE CENTERLINE OF BRADLEY STREET BEING N 89° 59' 24" E AS SHOWN ON MB 191/41-43 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENTS AS NOTED.
3. ○ INDICATES SET 1" O.D. IRON PIPE, TAGGED R.C.E. 21740, FLUSH, UNLESS OTHERWISE NOTED.
4. SET 1" O.D. IRON PIPE, TAGGED R.C.E. 21740, FLUSH, AT ALL REAR LOT CORNERS & ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
5. SET BRASS PIN & TAG R.C.E. 21740 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.
6. ( ) INDICATES RECORD DATA PER MB 191/41-43, RIV. CO.
7. [ ] INDICATES RECORD DATA PER MB 91/59-60, RIV. CO.
8. < > INDICATES RECORD DATA PER PMB 149/85-86.
9. THIS TRACT CONTAINS 4.815 ACRES, GROSS.



| CURVE DATA |             |        |        |         |
|------------|-------------|--------|--------|---------|
| NO.        | DELTA       | RADIUS | LENGTH | TANGENT |
| ①          | 10° 00' 00" | 85.00' | 14.84' | 7.44'   |
| ②          | 17° 24' 19" | 76.00' | 23.09' | 11.63'  |
| ③          | 48° 08' 15" | 76.00' | 63.85' | 33.95'  |
| ④          | 65° 32' 34" | 76.00' | 84.94' | 48.93'  |

MR 228/46