

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 21188

BEING A SUBDIVISION OF LOTS 13 AND 14, AND PORTIONS OF LOTS 11, 12, 15, 17, 19, 21 AND 22 OF OSBORNE HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 39 TO 41, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF SECTION 12, T.3S., R.5W., S.B.M. (LYING WITHIN SEC. 11 & SEC 12, T3S, R5W, S.B.M.)

JUNE 1989

GABEL, COOK & BECKLUND, INC.
RIVERSIDE, CA.

RECORDER'S CERTIFICATE

FILED THIS 15TH DAY OF FEBRUARY, 1991, AT 2:00 P.M. IN BOOK 229 OF MAPS, AT PAGES 66 - 63 AT THE REQUEST OF THE CITY CLERK NO. 52999 FEE \$12.00 WILLIAM E. CONERLY, COUNTY RECORDER BY: Jarita Kagan SUBDIVISION GUARANTEE FIRST AMERICAN 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 "D", INCLUSIVE, AND FURTHER, THE UNDERSIGNED OWNERS, THEIR SUCCESSORS AND ASSIGNS IN INTEREST, HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOTS 5, 6, 7, 8 & 9, EXCEPTING A THIRTY FOOT OPENING COMMON TO LOTS 8 & 9, AS SHOWN ON THE ANNEXED MAP, ON OVER AND ACROSS OVERLOOK PARKWAY ADJOINING SAID LOTS. WE FURTHER HEREBY DEDICATE FOR PUBLIC USE FOR STORM DRAIN FACILITIES, THE AREAS SHOWN AS "STORM DRAIN EASEMENT". WE FURTHER HEREBY DEDICATE FOR PUBLIC USE, FOR CONSTRUCTION AND MAINTENANCE OF LANDSCAPING AND WALLS THE EASEMENTS DESIGNATED AS "LANDSCAPING AND WALL EASEMENT". WE FURTHER DEDICATE FOR PUBLIC USE, FOR OPEN SPACE PURPOSES, TO BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, EQUIPMENT OR EARTHFILL OR DEPOSIT, THE AREAS SHOWN AS "OPEN SPACE EASEMENT". SUCH OPEN SPACE EASEMENTS DO NOT INCLUDE ANY RIGHT OF ACCESS AND THE CITY OF RIVERSIDE SHALL NOT HAVE ANY RESPONSIBILITY FOR MAINTENANCE OF SUCH OPEN SPACE EASEMENTS. WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THOSE EASEMENTS DESIGNATED AS "BLANKET P.U.E."

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY C.H.J. GEOTECHNICAL INCORPORATED ON THE 12TH DAY OF JUNE, 1989, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

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: January 23, 1991 R. WAYNE WATTS
COUNTY TAX COLLECTOR
BY: Debi Taylor

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: _____, 19__ GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY: _____ DEPUTY

UTILITIES EASEMENT

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP:

- EASEMENTS AND RIGHTS OF WAY IN FAVOR OF THE CITY OF RIVERSIDE FOR PIPELINE, FLUME, CONDUITS AND INCIDENTAL PURPOSES AS RESERVED BY THE MAP OF ARLINGTON HEIGHTS RECORDED IN BOOK 11 PAGES 20 AND 21 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.
- CITY OF RIVERSIDE, AS DISCLOSED BY INSTRUMENT NO. 2050, RECORDED JANUARY 9, 1959, FOR PIPELINES, CONDUITS, POLELINES AND ROADS AND INCIDENTAL PURPOSES.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
DATED: FEB 4, 1991 BY: Dieter P. Witzfeld

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: 1-23-91 BARBARA J. STECKEL
CITY TREASURER
BY: Barbara Steckel

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 FOUR (4) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING NOVEMBER 1985 AND JUNE 1989; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN (1) ONE YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE TO ENABLE THE SURVEY TO BE RETRACED.

DATED: 22 Jan 1991 WILLIAM D. GABEL, R.C.E. 21740
EXPIRATION DATE: 30 SEPT. 1993
BY: William D. Gabel
REGISTERED PROFESSIONAL ENGINEER
No. 21740
Exp. 09-30-93
STATE OF CALIFORNIA

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. 21188, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON 5 OCTOBER 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: Feb. 4, 1991 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 FOUR (4) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 21188, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT "D" WHICH IS ACCEPTED AS 1 FOOT BARRIER STRIP TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY, 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 31st DAY OF February, 1991.
ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA
BY: Alice A. Hare

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: FEB 4, 1991 BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
BY: Dieter P. Witzfeld

HAWARDEN VIEW ESTATES, A CALIFORNIA GENERAL PARTNERSHIP

Andrew M. Bodewin
ANDREW M. BODEWIN, GENERAL PARTNER
President, Hawarden Development Corp.

TRUSTEE

INLAND EMPIRE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, TRUSTEE UNDER DEED OF TRUST RECORDED 2 NOVEMBER 1990 AS INSTRUMENT NO. 405238, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

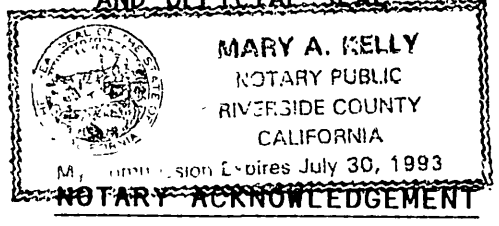
Ken M. Crick Terry A. Webber
Vice President AVP SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } ss.

ON THIS 23rd DAY OF JANUARY, 1991, BEFORE ME, MARY A. KELLY, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ANDREW M. BODEWIN, (PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON THAT EXECUTED THE WITHIN INSTRUMENT, ON BEHALF OF THE PARTNERSHIP THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SAID PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES 7-30-93
Mary A. Kelly
NOTARY PUBLIC IN AND FOR SAID STATE

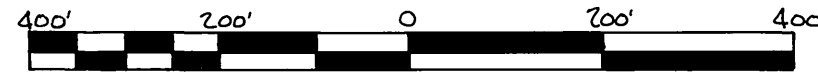


STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ON THIS 25th DAY OF JANUARY, 1991, BEFORE ME, Sandra J. Subia, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Ken McNeil AND Terry A. Webber, (PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS Vice President AND AVP SECRETARY OF INLAND EMPIRE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, 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 2/21/92
Sandra J. Subia
NOTARY PUBLIC IN AND FOR SAID STATE

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IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 21188

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JUNE 1989
GABEL, COOK & BECKLUND, INC.
RIVERSIDE, CA.

ENGINEER'S NOTES

1. BASIS OF BEARING IS THE EAST LINE OF LOT 12 OF OSBORNE HEIGHTS BEING N⁰ 16' 03" W AS SHOWN ON MB 178/19-25 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 RCE 21740, FLUSH, AT ALL REAR LOT CORNERS & ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
5. SET BRASS PIN & TAG RCE 21740 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.
6. () INDICATES RECORD DATA PER MB 178/19-25, UNLESS OTHERWISE NOTED.
7. [] INDICATES RECORD DATA PER MB 202/6-11.
8. THIS TRACT CONTAINS 17.78⁹ GROSS ACRES.

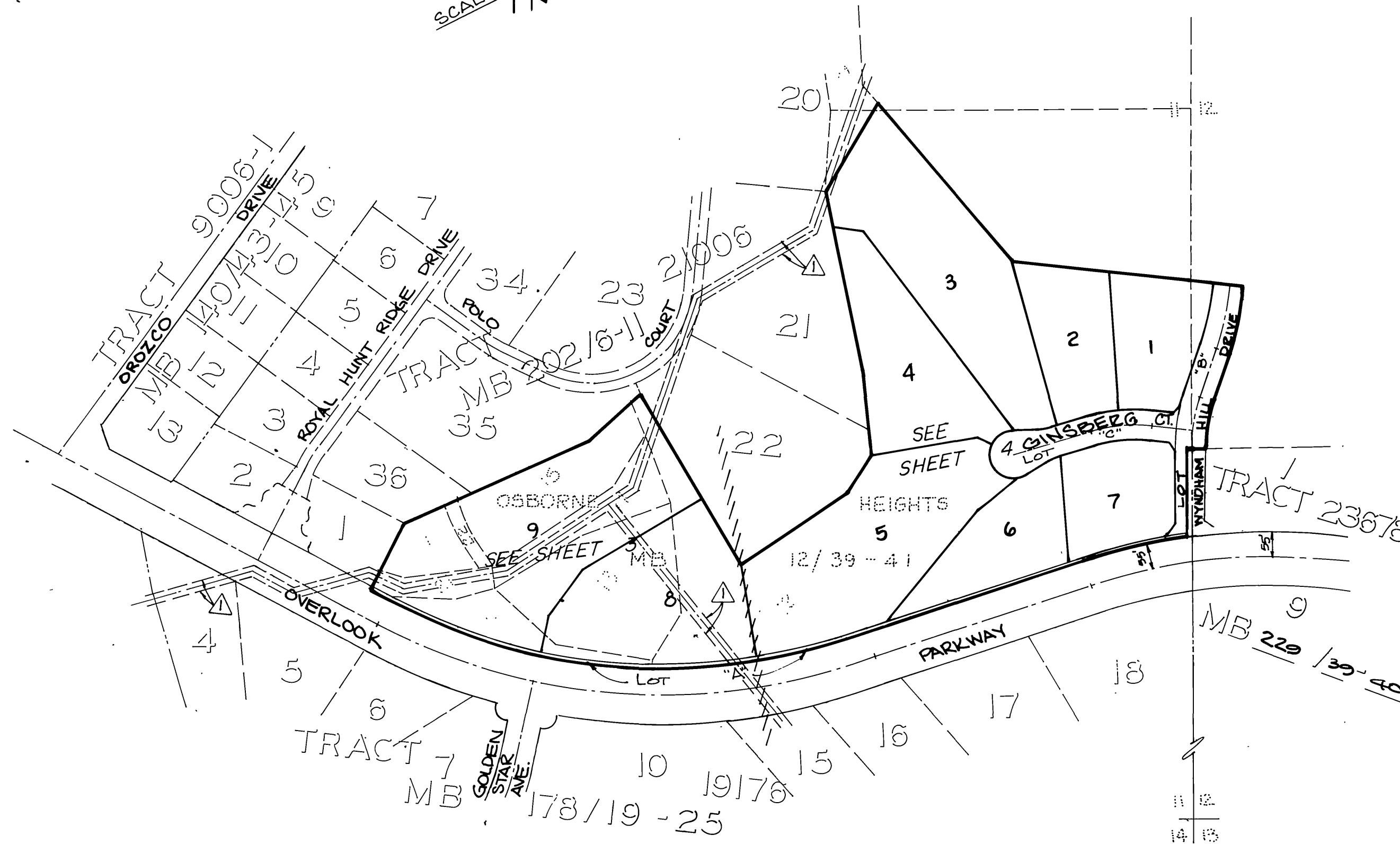
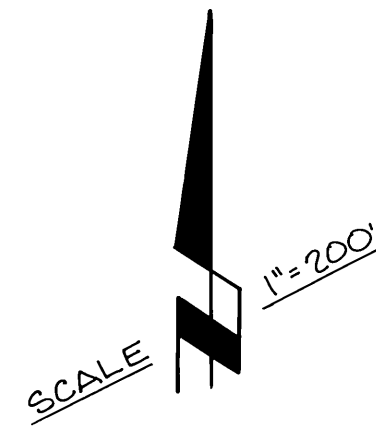
EASEMENT NOTE:

▲ EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR WATERLINE, POLE LINE, ROAD AND INCIDENTAL PURPOSES PER INSTRUMENT NO. 2050 RECORDED 9 JAN 59, QR, RIVERSIDE COUNTY.

SIGNATURE OMISSIONS:

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO A FEE:

1. RIVERSIDE ORANGE CO., LTD., HOLDER OF AN EASEMENT FOR ROAD PURPOSES, RECORDED 6 FEB 1925, BOOK 629, PAGE 34 OF DEEDS, RIVERSIDE COUNTY.
2. HETTY J. JAMESON, ET. AL., HOLDER OF AN EASEMENT FOR ROAD PURPOSES, RECORDED 22 MAY 1925, BOOK 640, PAGE 235 OF DEEDS, RIVERSIDE COUNTY.
3. C. K. AND CECILIA ADAMS, HOLDER OF AN EASEMENT FOR WATER MAINS, RECORDED 8 NOVEMBER 1962, AS INSTRUMENT NO. 103726, OFFICIAL RECORDS, RIVERSIDE COUNTY.
4. HERBERT D. TOBIN, ET. AL., HOLDER OF CERTAIN OIL, MINERAL, OR OTHER HYDRO-CARBON SUBSTANCE RIGHTS RECORDED 15 APRIL 1957, BOOK 2072, PAGE 246 AND RECORDED 10 SEPT 1958 AS INSTRUMENT NO. 65038, BOTH OFFICIAL RECORDS OF RIVERSIDE COUNTY.
5. EASEMENT IN FAVOR OF TEMESCAL WATER COMPANY FOR DITCHES, PIPELINE, AND OTHER APPARATUS FOR DISTRIBUTION OF DOMESTIC AND IRRIGATION PURPOSES PER INSTRUMENT NO. 27383 RECORDED 4 MAR. 1964 AND INSTRUMENT NO. 5629 RECORDED 15 JAN. 1965, BOTH O.R., RIVERSIDE CO. SAID EASEMENT CANNOT BE PLOTTED FROM RECORDS.



INDEX MAP

M.B. 229/61

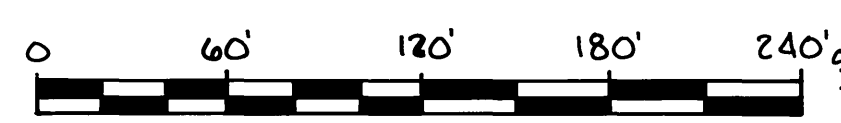
M.B. 229/61

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IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

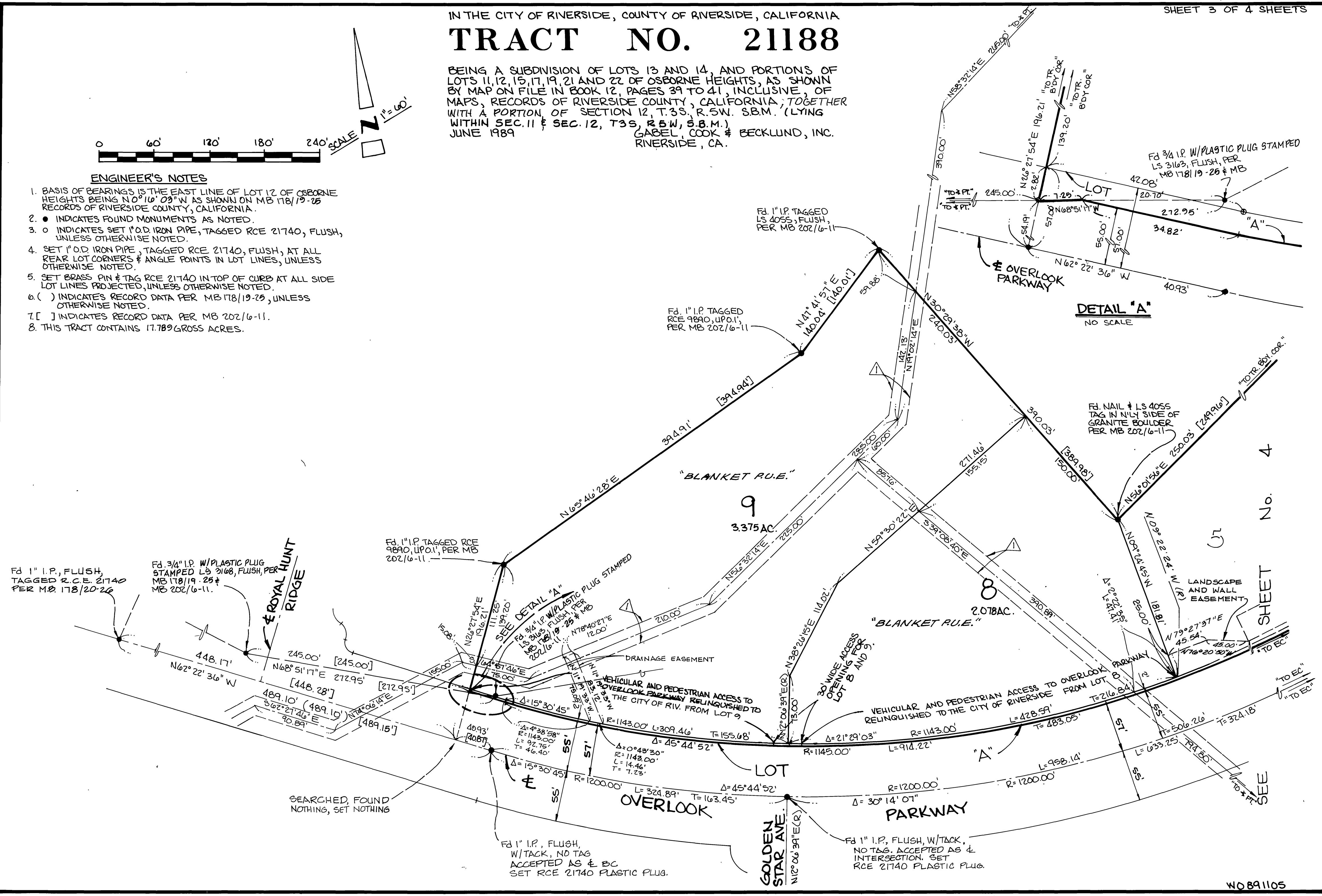
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GABEL, COOK & BECKLUND, INC.
RIVERSIDE, CA.



ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE EAST LINE OF LOT 12 OF OSBORNE HEIGHTS BEING $N 0^{\circ} 16' 09'' W$ AS SHOWN ON MB 178/19-25 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
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7. [] INDICATES RECORD DATA PER MB 202/6-11.
8. THIS TRACT CONTAINS 17.789 GROSS ACRES.



DETAIL "A"
NO SCALE

SHEET No. 4

NO 891105

M.B. 229/62

M.B. 229/62

229/63

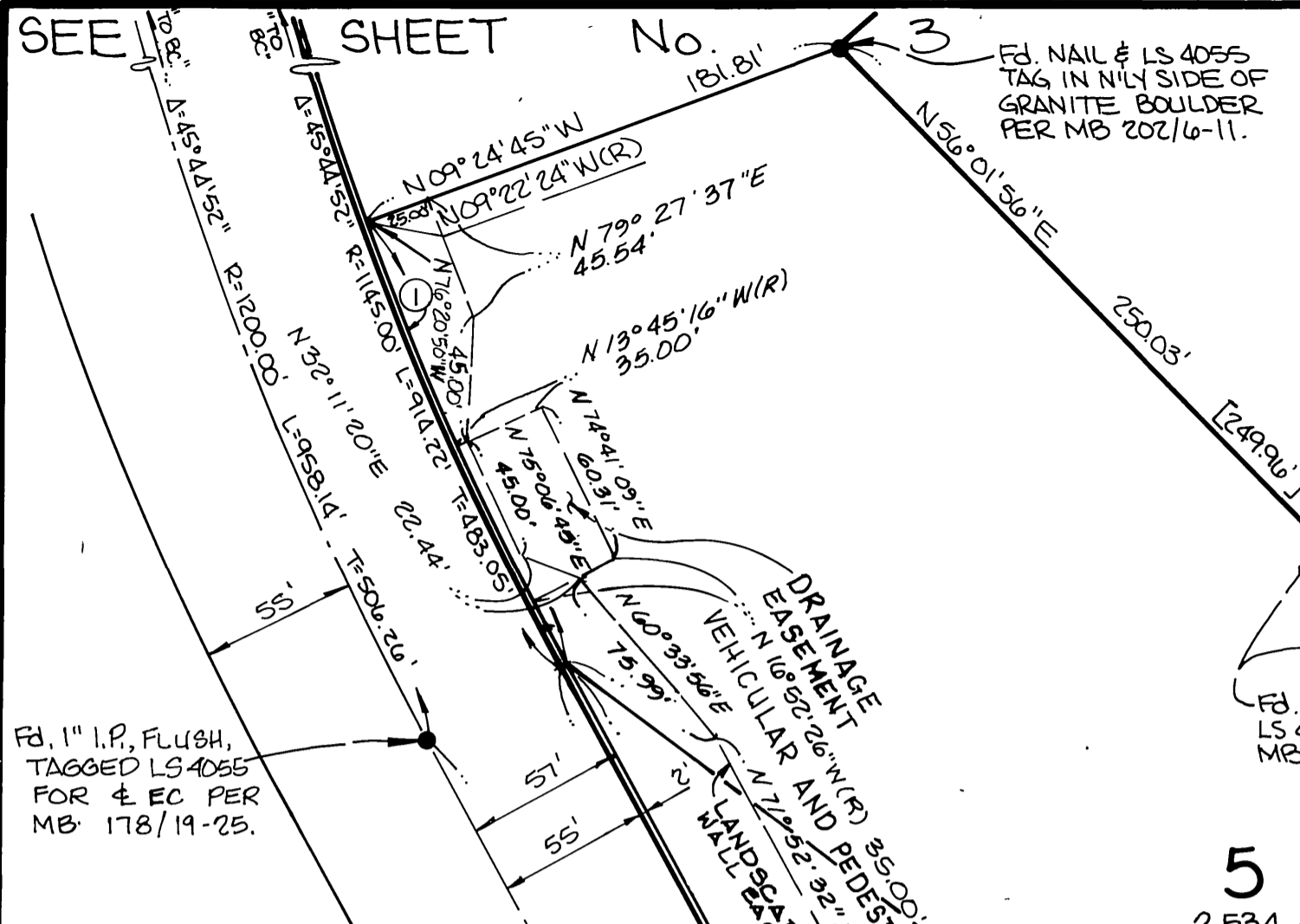
CITY

SHEET 4 OF 4 SHEETS

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

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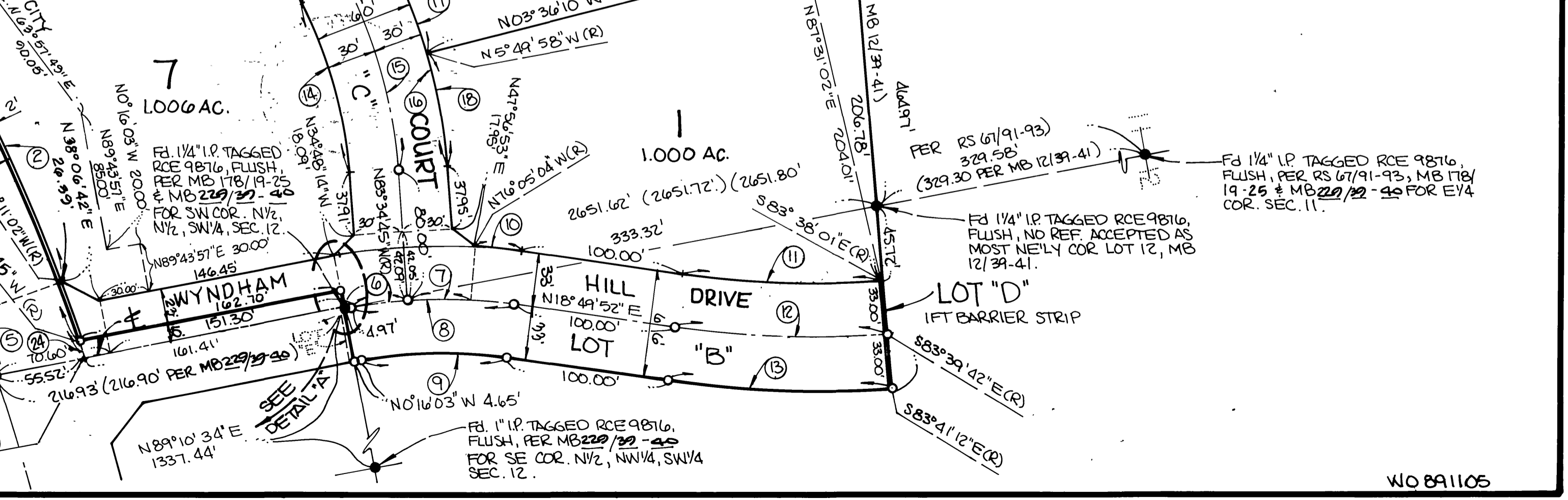
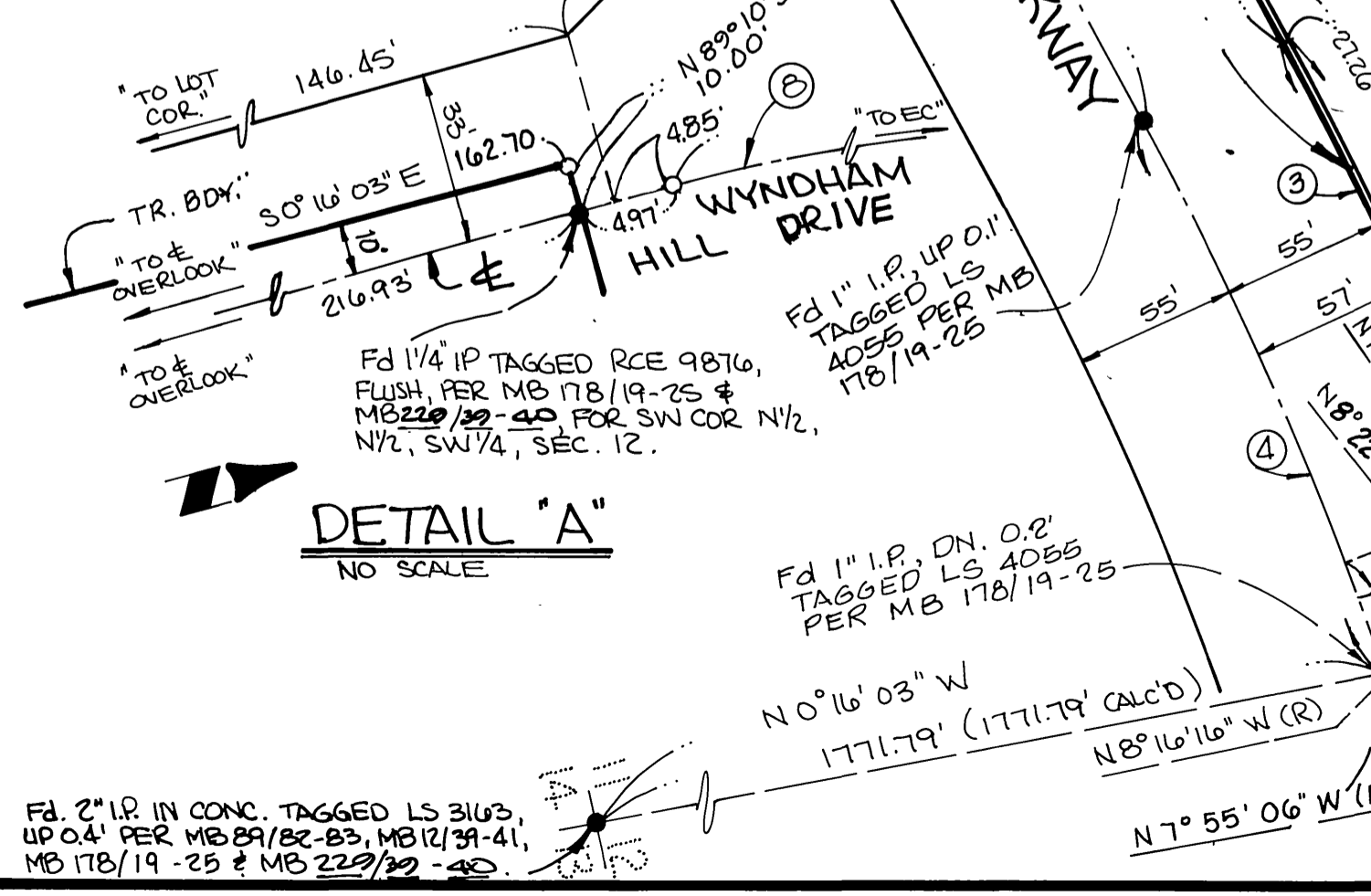
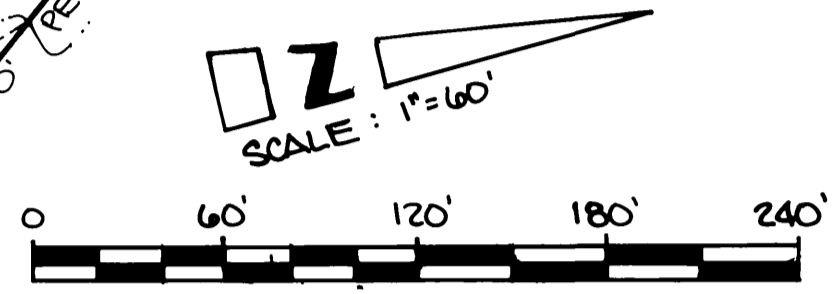
CURVE DATA CHART

Δ	R	L	T	
1	8'45.04"	1143.00'	174.58'	87.46'
2	7°56'26"	1251.00'	174.21'	81.74'
3	10°12'22"	1256.00'	223.55'	112.01'
4	9°51'12"	1200.00'	206.75'	103.44'
5	1°54'46"	1200.00'	40.06'	20.03'
6	6°41'18"	300.00'	35.02'	17.53'
7	7°29'41"	300.00'	39.24'	19.65'
8	19°05'55"	300.00'	100.00'	50.47'
9	19°05'55"	267.00'	89.00'	44.92'
10	4°54'56"	333.00'	28.57'	14.29'
11	12°21'53"	561.00'	123.35'	61.92'
12	12°29'34"	600.00'	130.82'	65.67'
13	12°31'04"	633.00'	138.29'	69.42'
14	23°00'00"	270.00'	108.38'	54.93'
15	23°00'00"	300.00'	120.43'	61.04'
16	23°00'00"	330.00'	132.47'	67.14'
17	10°44'47"	330.00'	61.89'	31.04'
18	12°15'13"	330.00'	70.58'	35.42'
19	15°00'00"	103.00'	26.96'	13.56'
20	21°41'01"	48.00'	18.17'	9.19'
21	124°29'40"	48.00'	104.30'	91.22'
22	63°49'17"	48.00'	63.47'	29.89'
23	210°00'00"	48.00'	175.93'	—
24	0°27'39"	1255.00'	10.10'	5.05'

- ENGINEER'S NOTES**
1. BASIS OF BEARINGS IS THE EAST LINE OF LOT 12 OF OSBORNE HEIGHTS BEING N 0° 16' 09" W AS SHOWN ON MB 178/19-25 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
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 8. THIS TRACT CONTAINS 17.789 GROSS ACRES.

EASEMENT NOTE:

▲ EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR WATERLINE, POLE LINE, ROAD AND INCIDENTAL PURPOSES PER INSTRUMENT NO. 2050, RECORDED 9 JAN. 1959, O. R., RIVERSIDE COUNTY.



M.B. 229/63

M.B. 229/63

WO 891105