

# TRACT NO. 25246

BEING A PORTION OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN AS SHOWN ON MAP OF SUBDIVISION OF LA SIERRA RANCHO ON FILE IN BOOK 6 PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CSL ENGINEERING, INC.  
RIVERSIDE, CA.

MARCH, 1990  
DAVID E. CORYELL, RCE 31574

### RECORDER'S STATEMENT

FILED THIS 10th DAY OF May 1991  
AT 8:30 A.M. IN BOOK 231 OF MAPS,  
AT PAGES 64-66 AT THE REQUEST OF  
THE CITY CLERK.  
NO. 157051  
FEE. \$10.00  
WILLIAM E. CONERLY, COUNTY RECORDER  
BY: Jane Cherry DEPUTY  
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE  
INSURANCE COMPANY

City Copy

### OWNERS 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 THEREON: THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE. WE HEREBY DEDICATE TO THE PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "E", INCLUSIVE, AND FURTHER, THE UNDERSIGNED OWNERS, OUR 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 4 AND 5, AS SHOWN ON THE ANNEXED MAP, ON, OVER AND ACROSS LA SIERRA AVENUE, AND FURTHER, THE UNDERSIGNED OWNERS, OUR 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 15 AND 16, AS SHOWN ON THE ANNEXED MAP, ON, OVER AND ACROSS CYPRESS AVENUE. WE FURTHER HEREBY DEDICATE, FOR PUBLIC USE, FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "5'x25' PUE" AND "5'x35' PUE".

BY: THE AINSLIE COMPANY, A CALIFORNIA CORPORATION

Mark Ainslie  
MARK AINSLIE, PRESIDENT

### TRUSTEE

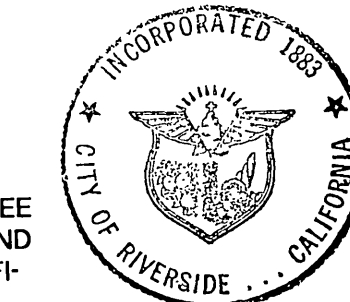
BY: FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED OCTOBER 22, 1990 AS INSTRUMENT NO. 387144 AND DEED OF TRUST RECORDED OCTOBER 25, 1990 AS INSTRUMENT NO. 392266, BOTH OFFICIAL RECORDS OF RIVERSIDE COUNTY.

Roderick W. Johnston  
RODERICK W. JOHNSTON, VICE-PRESIDENT

Hal Thomas  
ASST. SEC.

BY: SUNWEST BANK, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED MARCH 12, 1991 AS INSTRUMENT NO. 82218 OFFICIAL RECORDS OF RIVERSIDE COUNTY.

David E. Coryell  
NOTARY ACKNOWLEDGEMENTS



### 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: 4-9, 1991

BARBARA J. STECKEL  
CITY TREASURER

BY: Barbara Steckel

### 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 25246 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT "E" WHICH IS HEREBY ACCEPTED AS A 1' BARRIER STRIP TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "D", AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK TO THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERETO.

HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 7th DAY OF May 1991.

Karen E. Lindquist  
KAREN E. LINDQUIST  
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA.

### 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 \$ 12,400.00. THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENT NOT YET EXTENDED.

DATED: April 12, 1991

R. WAYNE WATTS, RIVERSIDE  
COUNTY TAX COLLECTOR

BY: Francis L. Currier, DEPUTY

### ENGINEER'S STATEMENT:

I, DAVID E. CORYELL, HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF THREE(3) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING MARCH 1990, 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: 3-27, 1991

David E. Coryell  
DAVID E. CORYELL  
REGISTERED CIVIL ENGINEER NO. 31574  
EXPIRES 12/31/92.

### SOILS REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY ICG INCORPORATED ON THE 20th DAY OF JUNE, 1990 AS REQUIRED BY THE HEALTH AND SAFETY CODE, OF CALIFORNIA, SECTION 17953.

### 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 25246 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON OCTOBER 5, 1989 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF 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: April 30, 1991

BARRY BECK R.C.E. 20900  
CITY ENGINEER Lic. Exp. 9-30-93

BY: Barry Beck

### 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.

STATE OF CALIFORNIA )  
COUNTY OF Riverside ) S.S.

ON 4-5 1991, BEFORE ME MARY A. KELLY  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARK AINSLIE, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON THAT EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT ON BEHALF OF THE AINSLIE COMPANY, A CALIFORNIA CORPORATION, THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 7-30-93

Mary A. Kelly  
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS  
IS IN RIVER- COUNTY  
SIDE

STATE OF CALIFORNIA )  
COUNTY OF Riverside ) S.S.

ON 4-8 1991, BEFORE ME MARY A. KELLY  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RODERICK W. JOHNSTON AND HAL THOMAS, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS THAT EXECUTED THE WITHIN INSTRUMENT AS VICE-PRESIDENT AND ASST. SEC. ON BEHALF OF THE FIRST AMERICAN TITLE INSURANCE COMPANY, THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 7-30-93

Mary A. Kelly  
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS  
IS IN RIVER- COUNTY  
SIDE

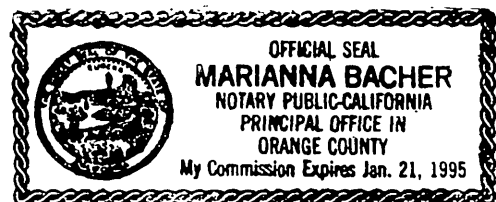
STATE OF CALIFORNIA )  
COUNTY OF Orange ) S.S.

ON April 1, 1991, BEFORE ME Marianna Bacher  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED William J. Nylund AND James G. Leavel III, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS THAT EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND Executive Vice Pres. ON BEHALF OF THE SUNWEST BANK, A CALIFORNIA CORPORATION, THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 01/31/95

Marianna Bacher  
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS  
IS IN Orange COUNTY



# TRACT NO. 25246

BEING A PORTION OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN AS SHOWN ON MAP OF SUBDIVISION OF LA SIERRA RANCHO ON FILE IN BOOK 6 PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CSL ENGINEERING, INC.  
RIVERSIDE, CA.

MARCH, 1990  
DAVID E. CORYELL, RCE 31574

### RECORDER'S STATEMENT

FILED THIS 10th DAY OF MAY, 1991,  
AT 8:30 AM, IN BOOK 231 OF MAPS,  
AT PAGES 64-66 AT THE REQUEST OF  
THE CITY CLERK.

NO. 157051  
FEE. \$10.00  
WILLIAM E. CONERLY, COUNTY RECORDER

BY: Jane Cherry DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

City Copy

### SIGNATURE OMISSIONS CERTIFICATE

THE FOLLOWING SIGNATURES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT, THEIR INTEREST CANNOT RIPEN INTO A FEE.

ARTHUR D. BOHN AND ALAMEDA L. BOHN, HOLDER OF EASEMENT FOR ROADS AND PUBLIC UTILITY PURPOSES, RECORDED MARCH 3, 1966 IN BOOK 1857, PAGE 464, RECORDS OF RIVERSIDE COUNTY.

LA SIERRA HEIGHTS WATER COMPANY, ITS SUCCESSORS OR ASSIGNS, HOLDER OF EASEMENT FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF PIPES, CONDUITS, POLES, WIRES AND OTHER MEANS OF CONVEYING WATER FOR DOMESTIC AND IRRIGATION PURPOSES, RECORDED ON MAY 17, 1911, IN BOOK 327, PAGE 228, OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

### 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 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: APRIL 29, 1991

BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Witzfeld

### TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 12,400.00 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.

DATED: 5/9, 1991

Maria Brass, Deputy  
GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

### CASH TAX BOND

R. WAYNE WATTS, RIVERSIDE  
COUNTY TAX COLLECTOR

### UTILITIES EASEMENTS

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE MAP.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF EASEMENT FOR POLES, CONDUITS OR UNDERGROUND FACILITIES, RECORDED APRIL 27, 1955 IN BOOK 1729, PAGE 57, RECORDS OF RIVERSIDE COUNTY.

TWIN BUTTES WATER COMPANY, HOLDER OF AN EASEMENT FOR LAYING, MAINTAINING AND CONSTRUCTING WATER DITCHES, CANALS, PIPELINES, FLUMES AND CONDUITS FOR CONVEYING AND DISTRIBUTING WATER FOR IRRIGATION AND DOMESTIC PURPOSES, AS RECORDED ON AUGUST 11, 1919 IN BOOK 508, PAGE 101 OF DEEDS, SAID RIGHTS ASSIGNED TO THE CITY OF RIVERSIDE BY DEED RECORDED APRIL 7, 1967 AS INST. 29733, BOTH RECORDS OF RIVERSIDE COUNTY.

CITIZENS DOMESTIC WATER COMPANY, HOLDER OF AN EASEMENT FOR LINES OF PIPES, DITCHES OR FLUMES, FOR CONVEYING OF WATER, AS RECORDED ON MARCH 18, 1926 IN BOOK 663, PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

~~LA SIERRA HEIGHTS WATER COMPANY, ITS SUCCESSORS OR ASSIGNS, HOLDER OF EASEMENT FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF PIPES, CONDUITS, POLES, WIRES AND OTHER MEANS OF CONVEYING WATER FOR DOMESTIC AND IRRIGATION PURPOSES, RECORDED ON MAY 17, 1911, IN BOOK 327, PAGE 228, OF DEEDS, RECORDS OF RIVERSIDE COUNTY.~~

RIVERSIDE WATER COMPANY, AND ITS ASSIGNS, FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS, THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.

DATED: APRIL 29, 1991

BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Witzfeld

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT NO. 25246

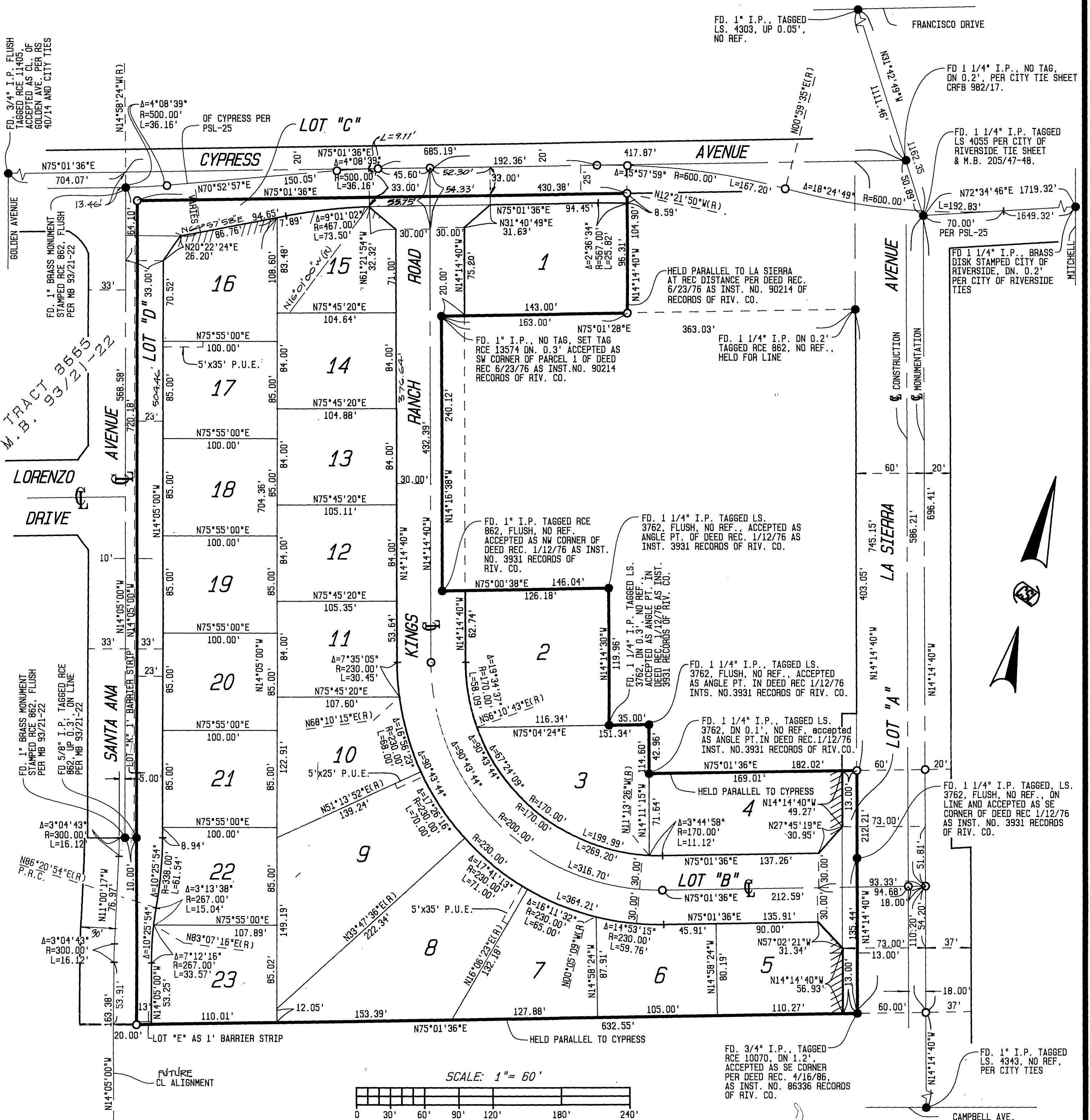
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CSL ENGINEERING, INC.  
RIVERSIDE, CA

MARCH, 1990  
DAVID E. CORYELL, RCE 31574

### ENGINEER'S NOTES

1. BEARINGS ARE BASED UPON THE CENTER LINE OF SANTA ANA AVENUE AS SHOWN ON M.B. 93/21-22, AS BEING N 14°05'00"W
2. ○ INDICATES FOUND MONUMENT AS NOTED.
3. ○ INDICATES SET 1" I.P. TAGGED R.C.E. 31574, FLUSH.
4. SET 1" I.P. TAGGED R.C.E. 31574 AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
5. SET LEAD & TAG R.C.E. 31574 IN TOP OF CURB ON PROLONGATION OF SIDE LOT LINES.
6. THIS TRACT CONTAINS 7.180 ACRES.
7. // INDICATES VEHICULAR & PEDESTRIAN ACCESS RIGHTS WAIVED.
8. PSL INDICATES "PLANNED STREET LINE" MAP ON FILE WITH THE CITY OF RIVERSIDE.



City Copy