

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 21875

BEING A SUBDIVISION OF A PORTION OF BLOCKS "E" AND "G" OF ARLINGTON HEIGHTS AS SHOWN ON MAP ENTITLED "PLAT OF PORTIONS OF BLOCKS "E" AND "G" ARLINGTON HEIGHTS" BY MAP ON FILE IN BOOK 4 OF MAPS, AT PAGE 62 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO A PORTION OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M -

AUGUST 1989

J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

RECORDERS CERTIFICATE

Filed this 21st day of JUNE 1991
at 8:30 AM in Book 233 of
Maps at Pages 14+15 at the request of the
CITY CLERK
Fee: \$ 800
No. 209522
WILLIAM E. CONEALY, County Recorder
By: Santa Ragan Deputy

Subdivision Guarantee:
FIRST AMERICAN TITLE INSURANCE COMPANY

OWNER'S STATEMENT

We hereby state that we are the owners of the land included within the subdivision shown hereon; that we are the only persons whose consent is necessary to pass a clear title to said land and that we consent to the making and recording of this subdivision map as shown within the distinctive border line. We hereby dedicate to public use for street and public utility purposes, Lots "A" and "B".

Janet H. Hubbard
JANET H. HUBBARD

GREAT AMERICAN BANK, a Federal Savings Bank, successor by merger with Riverside Savings and Loan Association, a corporation as Beneficiary under Deed of Trust recorded October 15, 1969, as Instrument No. 105116 of Official Records of Riverside County, California.

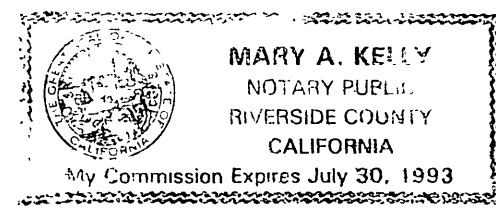
Linda Zaldivar Vice-President
David Smyle ADMINISTRATIVE OFFICER

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS
COUNTY OF RIVERSIDE)

On this 27th day of FEBRUARY, 1990, before me, MARY A KELLY a Notary Public in and for said State personally appeared JANET H. HUBBARD (personally known to me) (proved to me on the basis of satisfactory evidence) to be the person described in, and whose name IS subscribed to the within instrument, and acknowledged to me that SHE executed the same.

My commission expires JULY 30, 1993 Witness my hand and official seal
Mary A. Kelly
Notary Public in and for said State

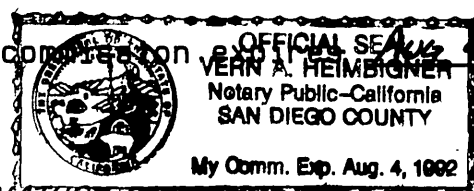


NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS
COUNTY OF SAN DIEGO)

On this 16th day of AUGUST, 1990, before me, VERN A. HEIMBIGNER a Notary Public in and for said State, personally appeared LINDA ZALDIVAR and DAVID SMYLE (personally known to me) (proved to me on the basis of satisfactory evidence) to be the person(s) who executed the within instrument as VICE President and ADMIN. OFFICER of GREAT AMERICAN BANK, the OFFICERS, the CORPORATION that executed the within instrument on behalf of said CORPORATION and acknowledged to me that said OFFICERS executed the same.

My Commission on OFFICIAL SEALS 1, 1992 Witness my hand and official seal
Vern A. Heimigner
Notary Public in and for said State



SIGNATURE OMISSION
Pursuant to Section 66436 of the Subdivision Map Act, the following signatures have been omitted.
An easement for pipes, water-ways or conduits in favor of Riverside Trust Company by deeds recorded June 26, 1902 in Book 147, Page 113 and September 25, 1911 in Book 333, Page 104, both being of Deeds, Records of Riverside County, California. (Said easement cannot be plotted from record).

The effect of those certain irrigation water lines as disclosed by Deed recorded January 17, 1989 as Inst. No. 14792, O.R. Riv. Co., Calif. (Said irrigation water lines cannot be plotted from record).

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.

An easement for water ditches, pipes, flumes and apparatus in favor of Riverside Water Company by deed recorded August 14, 1985 in Book 42, Page 296 of Deeds, Records of San Bernardino County, California. (Said easement cannot be plotted from record).

Dated JUNE 10, 1991
BILL D. CARNAHAN
Director of Public Utilities

By Dieter P. Witzfeld

CITY ENGINEER'S STATEMENT

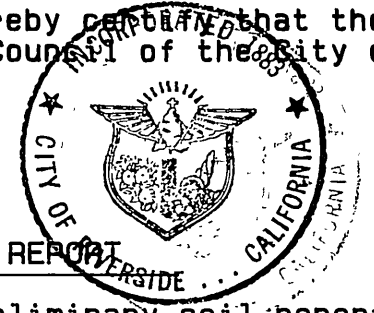
I hereby certify that I have examined the within map: that the subdivision as shown hereon is substantially the same as it appeared on the tentative map of Tract 21875 which was approved by the Riverside City Planning Commission on September 4, 1986 and any approved alterations thereof; that all provision 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 sewer and drainage facilities as shown on the map have been approved; to protect all lots in the subdivision from flood 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: JUNE 12, 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 two (2) sheets be, and the same is hereby accepted as the final map Tract 21875 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 18th day of June, 1991.
KAREN E. LINDQUIST
City Clerk of the City of Riverside, California
By Karen E. Lindquist



SOIL REPORT
A preliminary soil report was prepared September 8, 1989 as required by the Health and Safety Code of California, Section 17953 by Soils Southwest, Inc.

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 easement 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 JUNE 10, 1991
BILL D. CARNAHAN
Director of Public Utilities
By Dieter P. Witzfeld

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 2/20/91
BARBARA J. STECKEL
City Treasurer
By WA Humen

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.

Date March 21, 1991
R. WAYNE WATTS
County Tax Collector
by Debi Taylor Deputy

TAX BOND STATEMENT

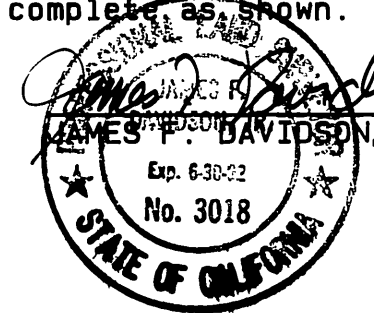
I hereby state that a bond in the sum of \$ 1,400.00 has been executed and filed with the Board of Supervisors of the County of Riverside, California, conditioned upon the payment of all taxes, State, County, Municipal, or local, and all special assessments collected as taxes which at the time of filing 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 March 21, 1991
GERALD A. MALONEY
Clerk of the Board of Supervisors
CASH TAX BOND
R. WAYNE WATTS
County Tax Collector
by Kon R... Deputy

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of two sheets correctly represents a survey made under my supervision during May 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: 2-9 1990
James Davidson, Jr.
L.S. 3018
W.O. 8911371



M.B. 233 / 14

M.B. 233 / 14

233/14

R.S. 4/33
LOT "B"

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

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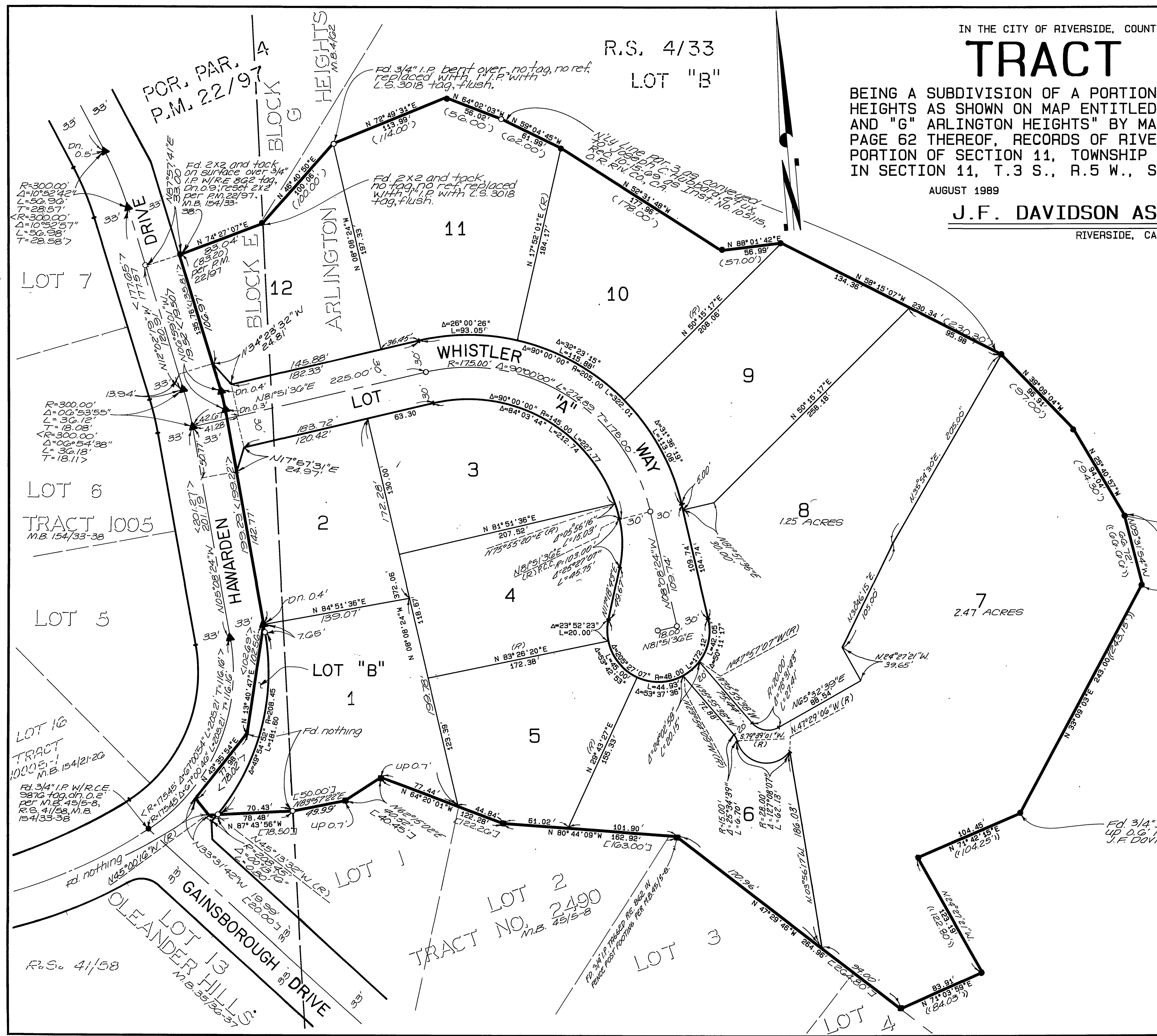
AUGUST 1989

SCALE: 1" = 60'

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

SURVEYOR'S NOTES

- Bearings are based upon the centerline of HAWARDEN DRIVE as being N05°08'24"W as shown on Tract 10005 by map on file in Book 154 of Maps, at pages 33 through 38 thereof, Records of Riverside County, California.
- set nail and L.S. 3018 tag in top of curb at the prolongation of side lot lines.
 - Indicates found 3/4" I.P. with RE 802 tag, flush, per M.B. 45/5-8, unless otherwise noted.
 - ▲ Indicates found 3/4" I.P. with plastic plug stamped L.S. 3163, flush, per M.B. 154/33-38
 - Indicates set 1" I.P. with plastic plug stamped L.S. 3018, flush, unless otherwise noted.
 - set 1" I.P. with plastic plug stamped L.S. 3018, flush, at all rear lot corners and angle points inside lots.
 - (~) Indicates record data per J.F. DAVIDSON ASSOCIATES Field Book 579, at page 43, unless otherwise noted.
 - [~] Indicates record data per M.B. 45/5-8
 - <~> Indicates record data per M.B. 154/33-38
 - (~) Indicates record data per M.B. 12/39-41
 - Indicates found 3/4" I.P. with RE 802 tag, flush, per J.F. DAVIDSON FIELD BOOK 579, at page 43 thereof, accepted as angle points in the Wily Line Par. 3 as conveyed to Joseph C. Hubbard, rec. 10-15-09, Inst. No. 105115, O.R. Riv. Co., Ca., unless otherwise noted.
- This Tract contains 10.853 acres.



M.B. 233/15

M.B. 233/15