

TRACT NO. 23391

BEING A SUBDIVISION OF A PORTION OF LOT 265 OF THE CORRECTED MAP OF ADDITIONS TO MAPS OF THE RIVERSIDE LAND AND IRRIGATION CO. MAP, ON FILE IN BOOK 4, PAGE 75, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

G.V.W. ENGINEERING, INC.
WALNUT, CA,

APRIL, 1988

RECORDER'S STATEMENT:

FILED THIS 16TH DAY OF OCT 1991, AT 2:00 P. M.
IN BOOK 235, OF MAPS, AT
PAGES 7+8 AT THE REQUEST
OF THE CITY CLERK.

NO. 358649
FEE \$800

WILLIAM E. COWERLY,
COUNTY RECORDER

BY: Sarita Regan
DEPUTY
SUBDIVISION GUARANTEE:
FIRST AMERICAN TITLE INSURANCE COMPANY

OWNERS STATEMENT:

I HEREBY STATE THAT I AM THE OWNER OR HAVE SOME RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP; THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND I HEREBY CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. FURTHER, I, THE UNDERSIGNED OWNER, AND MY SUCCESSORS, AND ASSIGNS IN INTEREST, RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE ALL VEHICULAR ACCESS RIGHTS APPURTENANT TO LOT 1 ON, OVER AND ACROSS GRAND AVENUE ADJOINING SAID LOT EXCEPT AT THE DRIVEWAY OPENING SHOWN. I FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "10' P.U.E." AND "20' P.U.E."

JAMES SUN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

James Sun
JAMES SUN



NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } S.S.

ON AUG 16, 1990 BEFORE ME WINNIE DONG, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES SUN, PERSONALLY KNOWN TO ME OR PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE: Winnie Dong

NAME: WINNIE DONG

NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES: JUN 18, 1993



CITY TREASURER:

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS ON 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 11/6, 1991
BARBARA J. STECKEL, CITY TREASURER

BY: Barbara J. Steckel

UTILITIES EASEMENT

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

1. THE CITY OF RIVERSIDE, SUCCESSOR TO RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY, HOLDER OF RIGHT-OF-WAY ENTRY AND RIGHT-OF-WAY FOR CONSTRUCTION AND MAINTENANCE OF WATER PIPES, DITCHES AND OTHER CONDUITS, PER DEED RECORDED APRIL 26, 1882, IN BOOK 28, PAGE 635 AND AUGUST 14, 1885, IN BOOK 42, PAGES 294 AND 296, RESPECTIVELY, OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

DATED OCT 8, 1991
BILL D. CARMAN, DIRECTOR PUBLIC UTILITIES

BY: Dieter P. Witzfeld

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 13, DAY OF JULY, 1989, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

BY: AAKO GEOTECHNICAL ENGINEERING CONSULTANTS, 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 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 OCT 8, 1991
BILL D. CARMAN, DIRECTOR PUBLIC UTILITIES

BY: Dieter P. Witzfeld

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 TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING APRIL, 1988; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HERON ARE IN PLACE OR WILL BE IN PLACE WITHIN ONE (1) YEAR FROM THE RECORDING DATE OF THIS MAP, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: OCTOBER 14, 1990

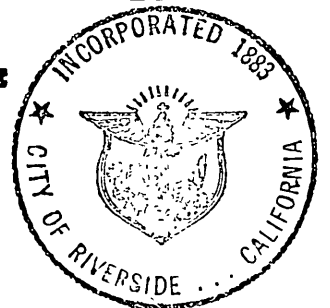
Garry M. Vander Weide
GARRY M. VANDER WEIDE
REGISTERED CIVIL ENGINEER
NO. 13116
EXPIRES MARCH 31, 1993

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. 23391; AND THE EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC EASEMENT, AND THAT 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 15TH DAY OF October, 1991.

KAREN E. LINDQUIST, CITY CLERK OF THE CITY OF RIVERSIDE

BY: Karen E. Lindquist



CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION SHOWN HERON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 23391, WHICH WAS APPROVED BY THE RIVERSIDE PLANNING COMMISSION AT ITS MEETING HELD FEBRUARY 18, 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 APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON SAID MAP HAVE BEEN APPROVED, THAT THE PLANS FOR DRAINS, SEWERS AND DRAINAGE WORKS SUFFICIENT TO PROTECT ALL LOTS IN SAID 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 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: Oct. 9, 1991
BARRY BECK, R.C.E. NO. 20900, CITY ENGINEER
LIC. EXP. 9-30-93

BY: Barry Beck

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 \$

DATED October 2, 1991
R. WAYNE WATTS, COUNTY TAX COLLECTOR

BY: Evelyn Wallace
DEPUTY

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 _____, 1991
GERALD A. MALONEY, CLERK OF THE BOARD OF SUPERVISORS

BY: _____
DEPUTY

DATED _____, 1991
CASH TAX BOND
R. WAYNE WATTS
RIVERSIDE COUNTY TAX COLLECTOR

BY: _____
DEPUTY

CITY

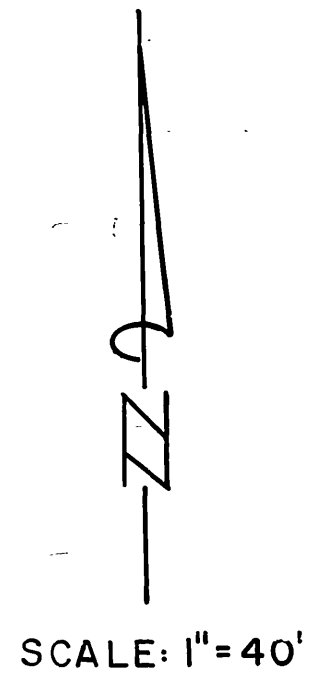
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 23391

BEING A SUBDIVISION OF A PORTION OF LOT 265 OF THE CORRECTED MAP OF ADDITIONS TO MAPS OF THE RIVERSIDE LAND AND IRRIGATING CO. MAP, ON FILE IN BOOK 4, PAGE 75, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

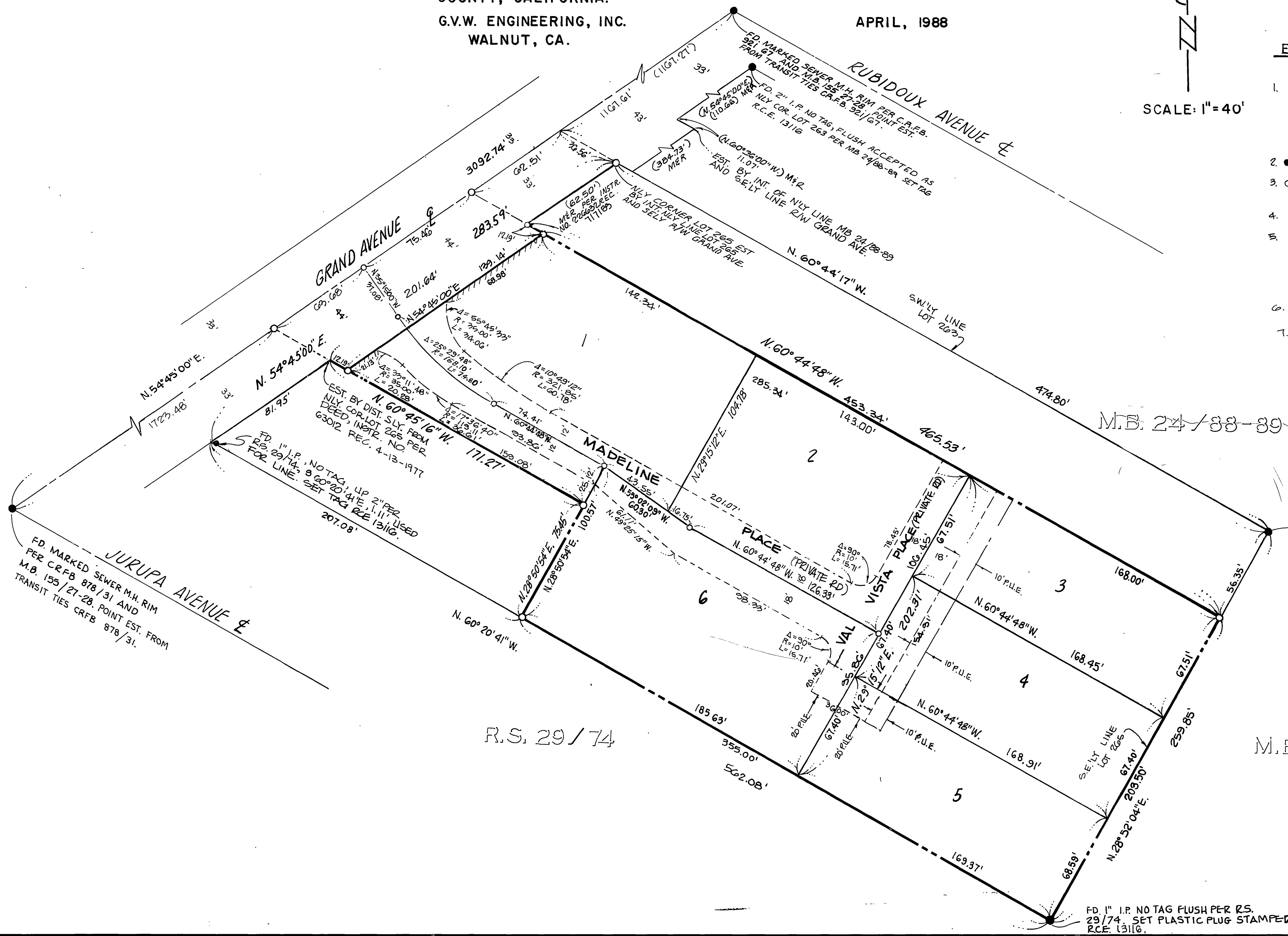
G.V.W. ENGINEERING, INC.
WALNUT, CA.

APRIL, 1988



ENGINEER'S NOTES

1. BASIS OF BEARINGS SHOWN ON THIS MAP IS THE CENTERLINE OF GRAND AVENUE BEING $N.94^{\circ}49'00''E.$ AS SHOWN ON TRACT NO. 20883 ON FILE IN M.B. 155/27-28, RIVERSIDE COUNTY RECORDS.
2. ● INDICATES FOUND MONUMENT AS NOTED.
3. ○ INDICATES SET 1" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 1311G, FLUSH, UNLESS OTHERWISE NOTED.
4. THIS TRACT CONTAINS 2.054 ACRES.
5. SET 3/4" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 1311G FLUSH, AT FRONT & REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
6. INDICATES VEHICULAR ACCESS RIGHTS WAIVED.
7. () INDICATES RECORD DATA PER M.B. 24/88-89, RIVERSIDE COUNTY RECORDS, UNLESS OTHERWISE NOTED.



FD. 1/2" I.P. FILLED WITH CONC. DOWN 3" MOST ELY. CORNER LOT 265 PER R.S. 19/88 AND M.B. 25/10

M.B. 25/10

FD. 1" I.P. NO TAG FLUSH PER R.S. 29/74. SET PLASTIC PLUG STAMPED R.C.E. 1311G.

M.B. 235/8

M.B. 235/8