

City Copy 2/42
M.B. 242/42

TRACT NO. 27281

BEING A SUBDIVISION OF LOT 2 OF ARLINGTON SUBURBAN ESTATES, SHOWN BY MAP FILED IN BOOK 11 PAGE 73 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

ADKAN ENGINEERS
RIVERSIDE, CALIFORNIA

FEBRUARY 1992

RECORDER'S STATEMENT

Filed this 01st day of December 1992 at 1:00 A.M. in book 242 of Maps, at page 42-43 at the request of the clerk of the board.
No. 471679
Fee 12.00
William E. Conerly, County Recorder
By: Anna Hummel Deputy
Subdivision Guarantee: J
First American Title Insurance Company

OWNER'S STATEMENT

I hereby state that I am the owner of the land included within the subdivision shown hereon; that I am the only persons whose consent is necessary to pass a clear title to said land; that I consent to the making and recording of this subdivision map as shown within the distinctive borderline.

I hereby dedicate to public use for street and public utility purposes lots "A" through "C" inclusive. I also hereby dedicate to the City of Riverside for sewer purposes. The sewer easements shown hereon.

BY: RAYANN DEVELOPMENT COMPANY, INC., A CALIFORNIA CORPORATION

BY: Ronald C. Albrey
President

BY: Anna Hummel

NOTARY ACKNOWLEDGEMENT

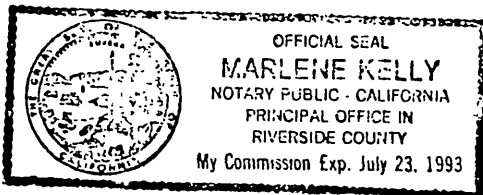
STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

On 11-30, 1992 before me, Marlene Kelly Notary Public, personally appeared Ronald C. Albrey and Anna Hummel personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Marlene Kelly



UTILITIES EASEMENT CERTIFICATE

The City of Riverside being the owner of the below described easements, hereby consents to the making and filing of the annexed map.

1. A right-of-way reserved to the Riverside Water Company, and its assigns, for the construction and maintenance of all necessary water ditches, pipes, flumes and apparatus for the purposes of irrigation and domestic use; the exact location thereof not being disclosed by the records.
2. A right-of-way over said land for construction and maintenance of all necessary water ditches, pipes, flumes for irrigation or domestic purposes, as granted to Riverside Canal Company and Riverside Water Company, their successors or assigns, in Deeds 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, the exact location is not disclosed by the records.

Dated: DEC 1, 1992

Bill D. Carnahan
Dir. of Public Utilities

By: Dieter P. Wirtzfeld

TAX COLLECTORS 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 and special assessments collected as taxes that are now a lien but are not yet payable, which are estimated to be \$.

Dated: 12-1, 1992

R. Wayne Watts
County Tax Collector

By: Debi Taylor
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 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

CASH TAX BOND
R. WAYNE WATTS
COUNTY TAX COLLECTOR

By: _____
Deputy

By: _____
Deputy

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 the 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: DEC 1, 1992

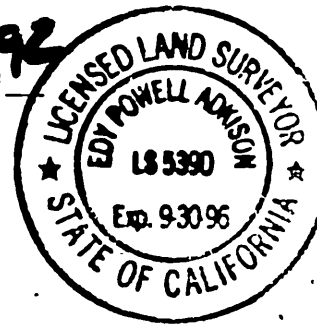
Bill D. Carnahan
Director of Public Utilities

By: Dieter P. Wirtzfeld

SURVEYOR'S STATEMENT

I hereby state that I am a Licensed Land Surveyor 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 JANUARY of 1992; that all monuments of the character and location shown are in place or will be in place within one year from recording date of this map; and that said monuments are sufficient to enable the survey to be retraced.

Dated: 11-30, 1992



By: Edy P. Adkison
Edy P. Adkison, L.S. 5390
Expires: 9-30-92

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 Tract Map of Tract 27281, which was approved by the Riverside Planning Commission on NOV. 21, 1991, and any approved alterations thereof; that all provisions of the Subdivision Map Act (Division 2 of Title 7 of the California Government Code) and 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 a complete set of plans covering all improvements have 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: Dec. 2, 1992

Barry Beck, RCE 20900
City Engineer, Lic. Exp. 9-30-93

By: Barry Beck

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.

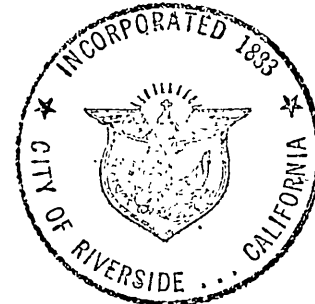
Dated: 11-30-92

Barbara J. Steckel
City Treasurer

By: Barbara J. Steckel

CITY CLERKS CERTIFICATE

RESOLVED: that this map consisting of two (2) sheets be and the same is hereby accepted as the final map of Tract Map No. 27281 and the streets and easements are hereby accepted as public streets and easements. 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 City Council of the City of Riverside this 20th day of December, 1992



Karen E. Lindquist
CITY CLERK OF THE CITY OF RIVERSIDE

By: Karen E. Lindquist

SOILS REPORT

A preliminary soils report was prepared on the 24th day of September, 1991, as required by sec. 17953 of the health and safety code of California, by C.H.J. GEOTECHNICAL INC.

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 geologic investigation acceptable to the City Building Official may be required as a prerequisite to issuance of a building permit.

City Copy 242
43
M.B. 242/43

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

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ADKAN ENGINEERS
RIVERSIDE, CALIFORNIA

FEBRUARY 1992

VAN BUREN BLVD

JACKSON ST.

COLORADO AVENUE

AVENUE

LOT C

LOT C

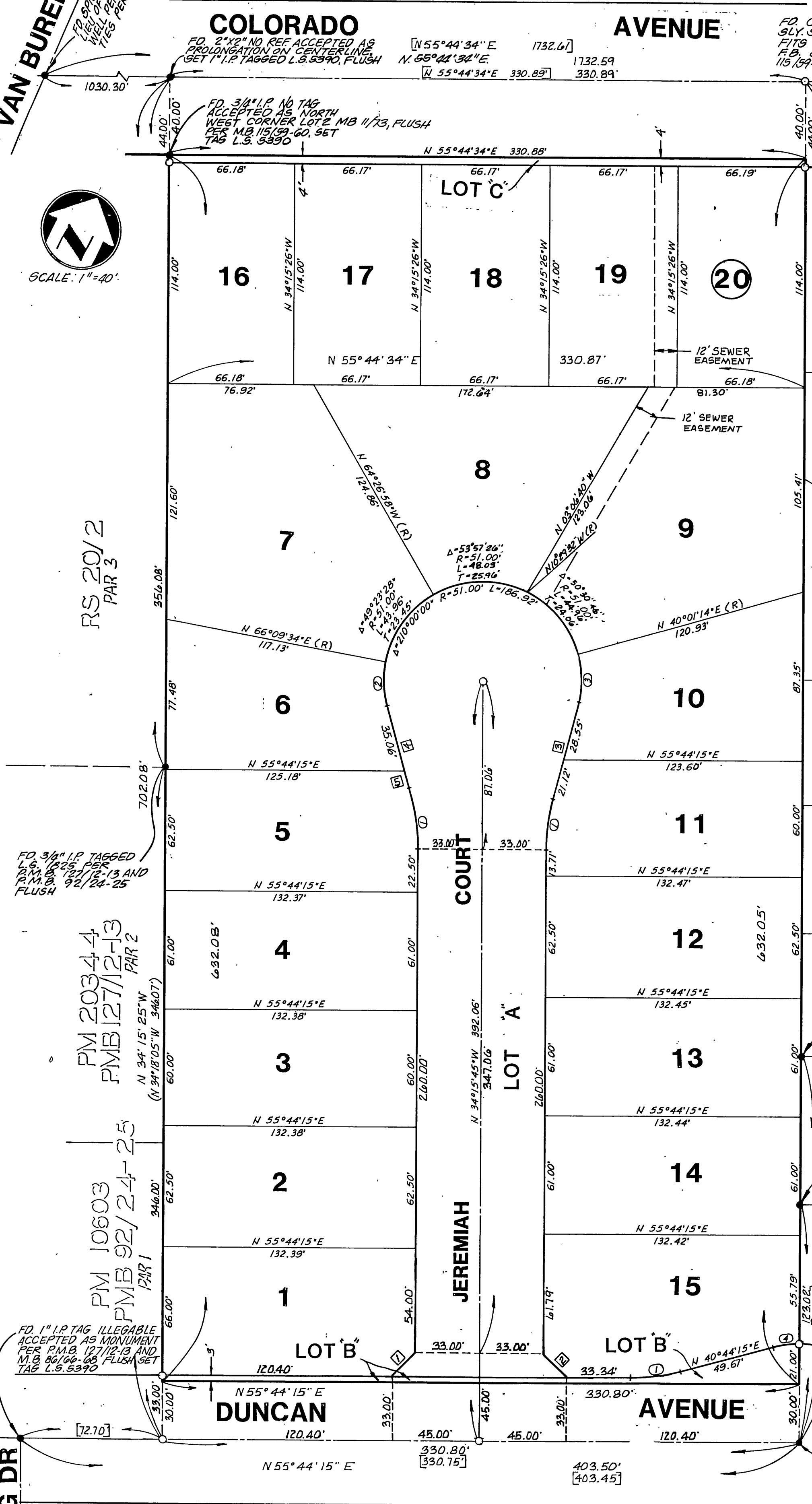
20

SURVEYOR'S NOTES:

- BEARINGS ARE BASED UPON THE CENTERLINE OF DUNCAN AVENUE AS BEING NORTH 55°44'15" EAST, PER MAP BOOK 115, PAGES 59-60 IN THE CITY OF RIVERSIDE, RECORDS OF RIVERSIDE COUNTY.
- INDICATES FOUND MONUMENTS AS NOTED.
- INDICATES SET 1" I.P. TAGGED L.S. 5390, FLUSH UNLESS OTHERWISE NOTED.
- SET 1" I.P. TAGGED L.S. 5390 FLUSH, AT ALL REAR LOT CORNERS AND AT ANGLE POINTS ON LOT LINES.
- SET NAIL AND TAG L.S. 5390 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
- () INDICATES RECORD DATA PER P.M.B. 127/12-13
- [] INDICATES RECORD DATA PER M.B. 115/59-60.
- THIS TRACT CONTAINS 4.73 ACRES.
- ALL DISTANCES SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.

DELTA	RADIUS	LENGTH	TANGENT	
1	15°00'00"	100.00'	26.18'	13.17'
2	25°25'19"	51.00'	22.63'	11.50'
3	30°43'01"	51.00'	27.34'	14.01'
4	15°00'46"	51.00'	13.36'	6.72'

BEARING	DISTANCE
1 N 10°44'15" E	16.97'
2 N 79°15'45" W	16.97'
3 N 19°15'45" W	49.67'
4 N 49°15'45" W	49.67'
5 N 49°15'45" W	14.61'



TR. NO 5061
MB 86/66-68