

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 25486-2

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 6, T.3S., R.4W., S.B.M.

MAY 1991

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

RECORDER'S STATEMENT

Filed this 22nd day of July 1993
at 2:00 PM in Book 245 of

Maps at Pages 59-63 at the request of the CITY CLERK

Fee: \$14.00

No. 283392
WILLIAM E. CONERLY, County Recorder

By: Anna Huntley Deputy

Subdivision Guaranteed: 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" through "D", inclusive. We also hereby dedicate for construction and maintenance of drainage facilities, the easements designated as "STORM DRAIN EASEMENT". We further dedicate for public use for open use purposes, to be kept free of buildings, structures, materials, fences, equipment or deposit, the area shown as Lot 26 "OPEN SPACE". Such open space does not include any right of access and the City of Riverside shall not have any responsibility for maintenance of such open space.

BEREN, a limited partnership
By: BERGUM CONSTRUCTION COMPANY, a California corporation,
General Partner

RB
PRESIDENT

SECRETARY

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, a California Corporation formerly known as TITLE INSURANCE AND TRUST COMPANY, a California Corporation as Trustee under Deeds of Trust recorded Nov. 4, 1980 as inst. no. 204994 and re-recorded Oct. 27, 1981 as inst. no. 201797 and recorded Nov. 4, 1980 as inst. no. 204992 and re-recorded Oct. 27, 1981 as inst. no. 201796, both O.R., Riv. Co., CA.

Asst. Vice President

SECRETARY

FIRST AMERICAN TITLE INSURANCE COMPANY, a California Corporation as Trustee under Deeds of Trust Rec. January 6, 1989 as Inst. No's 5667, 5668, and 5669, All O.R. Riv. Co., Ca.

Asst. Vice President

Asst. Secretary

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.

- ① Indicates a 30' Waterline Easement in favor of the City of Riverside by Deed recorded March 17, 1978 as Inst. No. 51010, O.R. Riv. Co., Ca. (See Sheet 4)
- ② Indicates a 30' Waterline Easement in favor of the City of Riverside by Deed recorded September 3, 1987 as Inst. No. 257459, O.R. Riv. Co., Ca. (See Sheet 4)

Dated JULY 8, 1993

BILL D. CARNAHAN
Director of Public Utilities

By: Dieter P. Witzfeld

SIGNATURE OMISSION

Pursuant to Section 66436 of the Subdivision Map Act, the following signatures have been omitted.

- ③ An easement for a 12' high pressure pipeline in favor of Southern California Gas Company by Deed Rec. August 20, 1947 in Book 846, Page 449, O.R. Riv. Co., Ca. (See Sheet 3)
- ④ An easement for public street facilities in favor of the City of Riverside by Deed Rec. February 8, 1974 as Inst. No. 16155, O.R. Riv. Co., Ca. (See Sheet 5)

CITY CLERK CERTIFICATE

RESOLVED: That this map, consisting of Five (5) sheets be, and the same is hereby accepted as the final map of Tract 25486-2 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 22nd day of July 1993.



KAREN E. LINDQUIST
City Clerk of the City of Riverside, California

By: Karen E. Lindquist

CITY ENGINEER'S STATEMENT

I hereby state 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 25486 which was approved by the Riverside City Council on May 8, 1990 and any approved alteration 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 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: 7/13/93

BARRY BECK R.C.E. 20900
City Engineer Lic. Exp. 9/30/93

By: Barry Beck

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 JULY 8, 1993

BILL D. CARNAHAN
Director of Public Utilities

By: Dieter P. Witzfeld

SOIL REPORT

A preliminary soil report was prepared on January 16, 1991, as required by the Health and Safety Code of California, Section 17943 by Leighton and Associates, Inc.

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 \$ 8,300.00.

Date 6-21-93

R. WAYNE WATTS
County Tax Collector

by: Debi Taylor Deputy

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$ 8,300.00 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 6/29/93

GERALD A. MALONEY
Clerk of the Board of Supervisors

CASH TAX BOND
R. WAYNE WATTS
County Tax Collector

by: Maureen Pratt Deputy

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 5-25-93

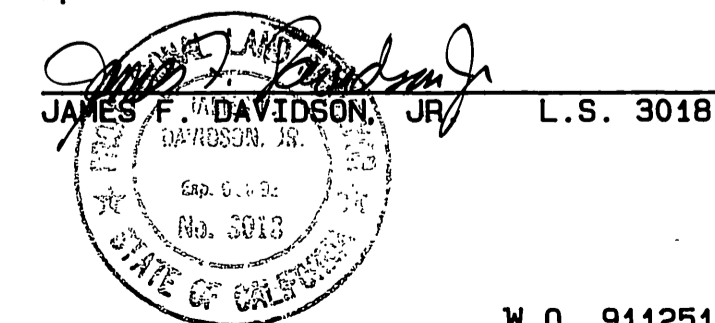
BARBARA J. STECKEL
City Treasurer

By: Barbara Steckel

SURVEYOR'S STATEMENT

I hereby state that I am a Licensed Land Surveyor of the State of California and that this map consisting of Five (5) sheets correctly represents a survey made under my supervision during October of 1987; 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: 10-29 1991



M.B. 245/59

M.B. 245/59

TRACT 25486-2

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 6, T.3S., R.4W., S.B.M.

MAY 1991

J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

M.B. 245/60

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

County of Riverside) SS

On November 1, 1991 before me, Janet C. Judy

personally appeared Randall A. Bergum

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: My commission expires 10-30-92

Janet C. Judy Janet C. Judy
Notary Public in and for said State Print Name

My principal place of business is in Riverside County.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

County of RIVERSIDE) SS

On OCTOBER 30, 1991 before me, JANET C. JUDY

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 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.

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Janet C. Judy Janet C. Judy
Notary Public in and for said State Print Name

My principal place of business is in Riverside County.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

County of RIVERSIDE) SS

On MARCH 6 1992 before me, SALLY BLUM

personally appeared JEFF DUNS + DANIEL DANNY THOUGH

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: My commission expires NOV 2 1994

Sally Blum SALLY BLUM
Notary Public in and for said State Print Name

My principal place of business is in RIVERSIDE County.

M.B. 245/60

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE CALIFORNIA

TRACT 25486-2

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST ONE QUARTER AND NORTHWEST ONE QUARTER OF SECTION 6, T.3S., R.4W., S.B.M.

APRIL 1991 SCALE 1" = 300'
J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

SURVEYOR'S NOTES

BEARINGS ARE BASED UPON THE SOUTHERLY LINE OF THE N.E. 1/4 OF SECTION 6, T.3 S., R.4 W., S.B.M. AS BEING N.89 40'00"E. AS SHOWN ON TRACT 4042 BY MAP ON FILE IN BOOK 73 AT PAGES 8 THROUGH 10 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIF.

- INDICATES SET 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH, UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1" I.P. WITH R.C.E. 9876 TAG, FLUSH PER TRACT 3825 M.B. 70/6-12, UNLESS OTHERWISE NOTED.
- ▲ INDICATES 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018 TO BE SET FLUSH PER TRACT 25486-1 M.B. 233/100-102.
- INDICATES 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018 TO BE SET FLUSH PER TRACT 20329-1 M.B. 173/54-58.

SET 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018 AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, FLUSH UNLESS OTHERWISE NOTED.

SET NAIL AND L.S. 3018 TAG IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES, UNLESS OTHERWISE NOTED.

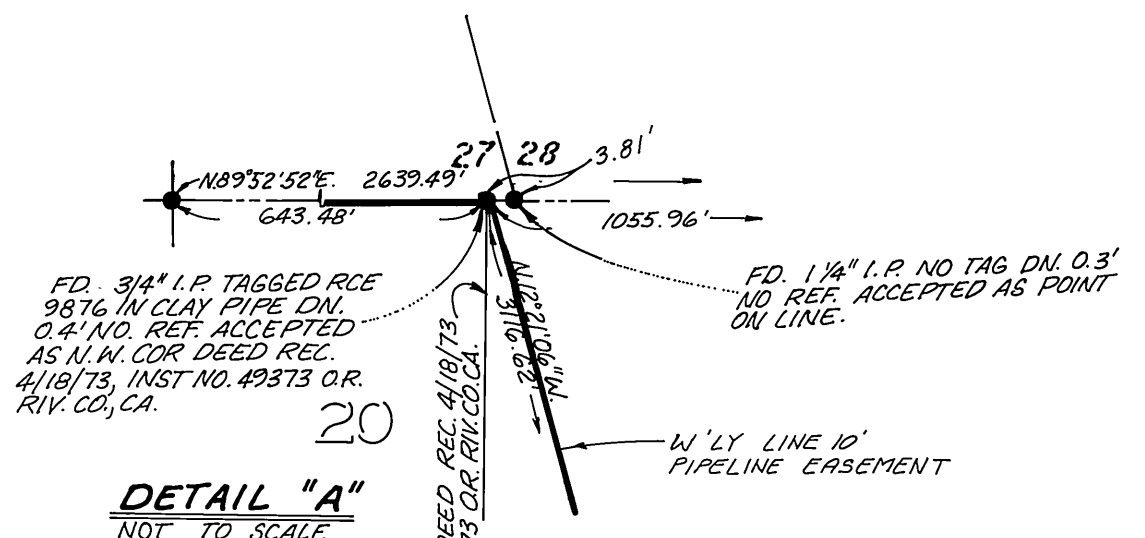
() INDICATES MEASURED AND RECORD DATA PER TRACT 20329-1 M.B. 173/54-58, UNLESS OTHERWISE NOTED.

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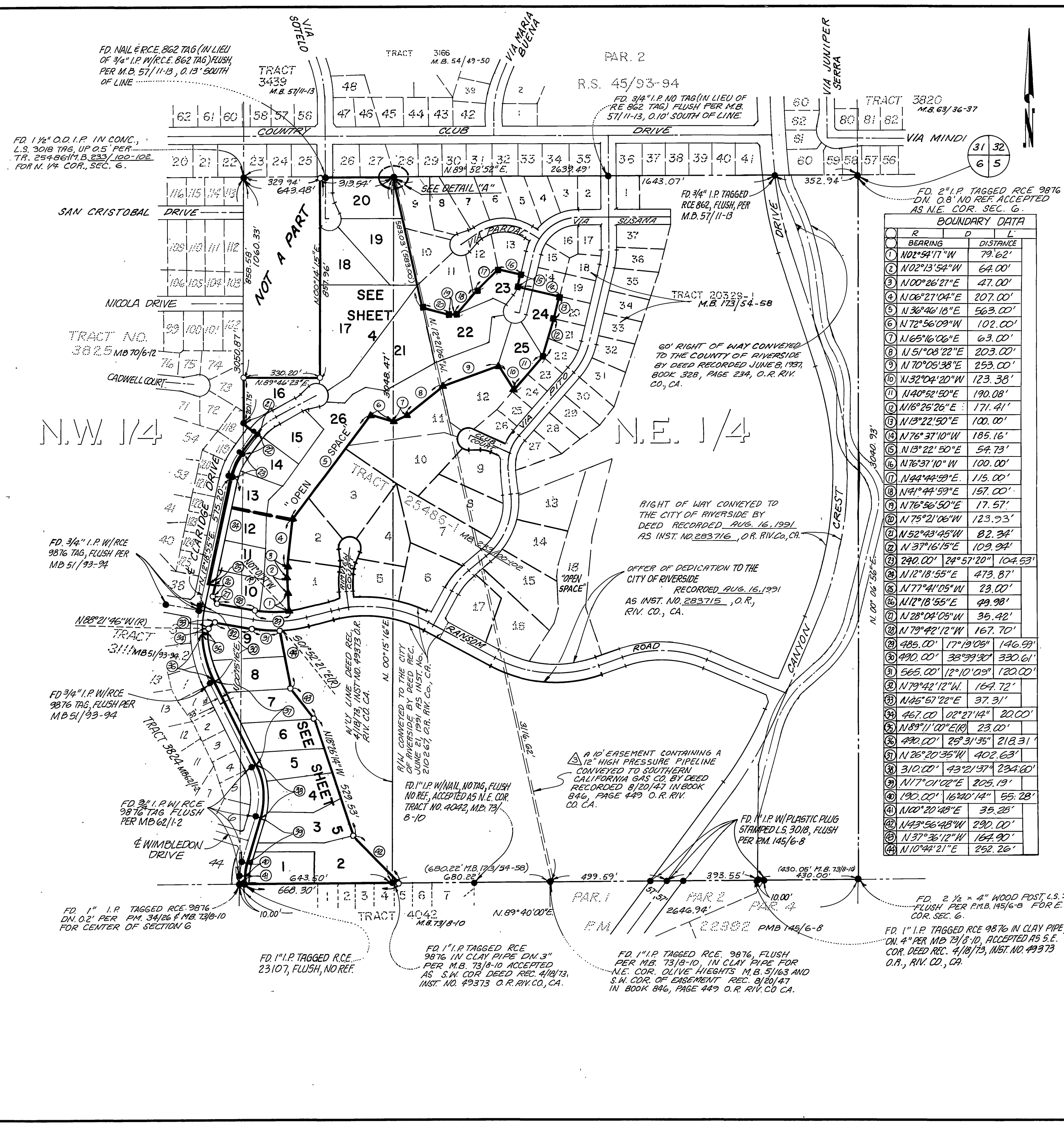
THIS TRACT CONTAINS 32.038 ACRES.

R	D	L
1	N02°54'17"W	79.62'
2	N02°13'54"W	64.00'
3	N00°26'21"E	47.00'
4	N06°27'04"E	207.00'
5	N36°46'18"E	563.00'
6	N72°56'09"W	102.00'
7	N165°16'06"E	63.00'
8	N51°08'22"E	203.00'
9	N70°08'38"E	253.00'
10	N32°04'20"W	123.38'
11	N40°52'50"E	190.08'
12	N18°28'26"E	171.41'
13	N13°22'50"E	100.00'
14	N76°37'10"W	185.16'
15	N13°22'50"E	54.73'
16	N76°37'10"W	100.00'
17	N44°44'59"E	115.00'
18	N41°44'59"E	157.00'
19	N76°36'50"E	17.57'
20	N75°21'06"W	123.93'
21	N52°43'45"W	82.34'
22	N37°16'15"E	109.94'
23	240.00'	24°57'20" 104.53'
24	N12°18'55"E	473.87'
25	N77°41'05"W	23.00'
26	N12°18'55"E	49.98'
27	N28°04'05"W	35.42'
28	N79°42'12"W	167.70'
29	485.00'	17°19'08" 146.99'
30	490.00'	38°39'30" 330.61'
31	565.00'	12°10'09" 120.00'
32	N79°42'12"W	164.72'
33	N46°57'22"E	37.31'
34	467.00'	02°27'14" 20.00'
35	N89°11'00"E	23.00'
36	490.00'	25°31'35" 218.31'
37	N26°20'35"W	402.63'
38	310.00'	43°21'37" 234.60'
39	N17°01'02"E	205.19'
40	190.00'	16°40'14" 55.28'
41	N00°20'48"E	35.25'
42	N43°56'48"W	290.00'
43	N37°36'12"W	164.90'
44	N10°44'21"E	252.26'



NOTES FOR SO. CAL. GAS CO. EASEMENT

- RECORDED AUGUST 20, 1947 IN BOOK 846, PAGE 449, O.R.
- NO CHANGE OF GRADE WITHOUT PRIOR WRITTEN APPROVAL OF SOUTHERN CALIFORNIA GAS COMPANY.
 - NO PERMANENT STRUCTURES WITHIN THE EASEMENTS, I.E. BUILDINGS, CONCRETE PADS, BLOCK WALLS, ETC. SHOULD THE GAS COMPANY HAVE TO REMOVE ANY TEMPORARY STRUCTURES OVER OUR EASEMENTS, THE RE-INSTALLATION WOULD BE DONE AT THE PROPERTY OWNER'S EXPENSE.
 - NO PLANTING OF TREES OR DEEP ROOTED PLANTS WITHOUT WRITTEN APPROVAL FROM SOUTHERN CALIFORNIA GAS COMPANY.
 - NO POLES, SIGNS, OR FENCE POSTS TO BE INSTALLED WITHOUT WRITTEN APPROVAL FROM SOUTHERN CALIFORNIA GAS COMPANY.
 - INGRESS AND EGRESS RIGHTS TO AND FROM THE PIPELINE MUST BE MAINTAINED. W.O. 9112517



M.B. 245/61

M.B. 245/61

City Copy 245 62

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE CALIFORNIA TRACT 25486-2

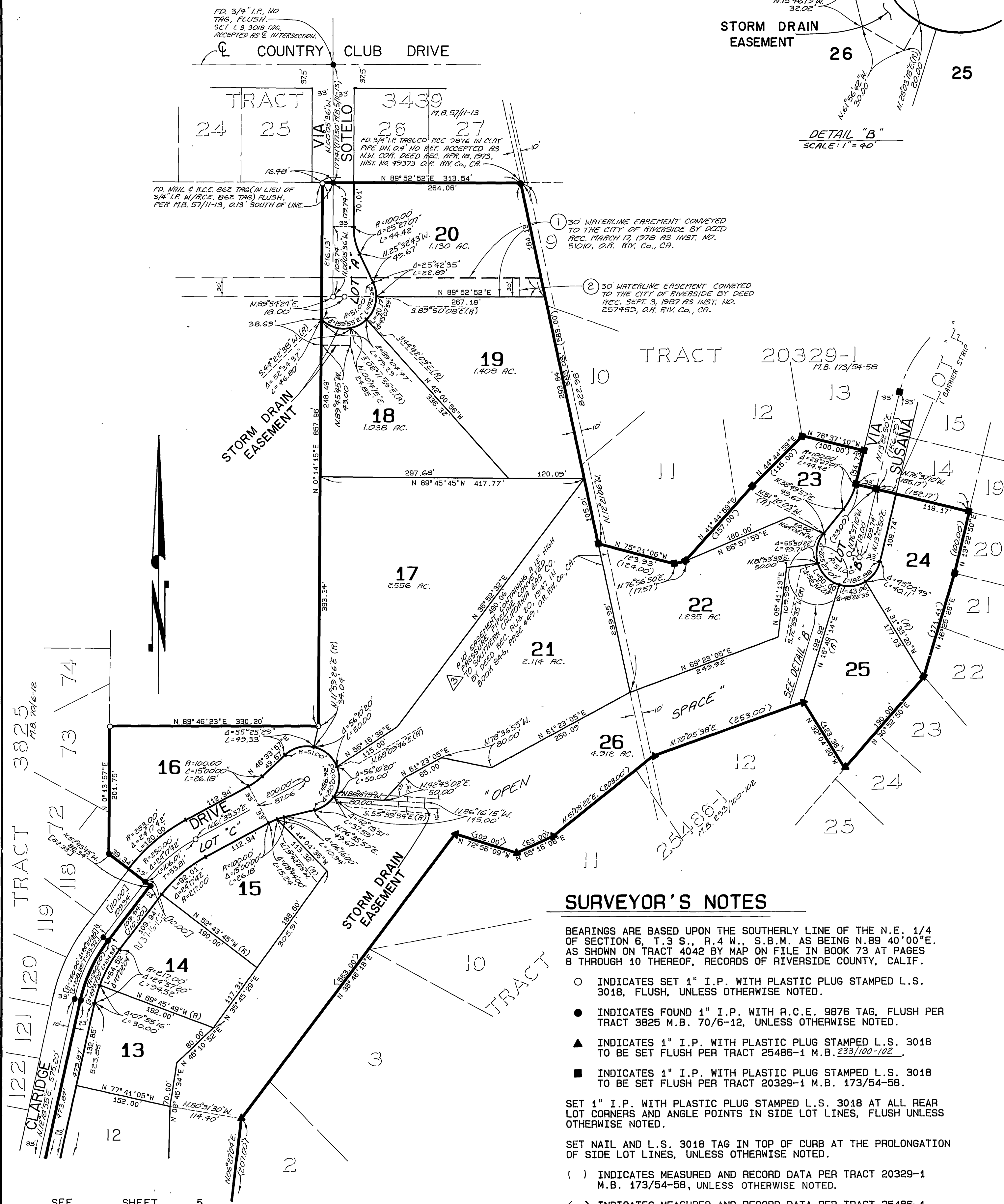
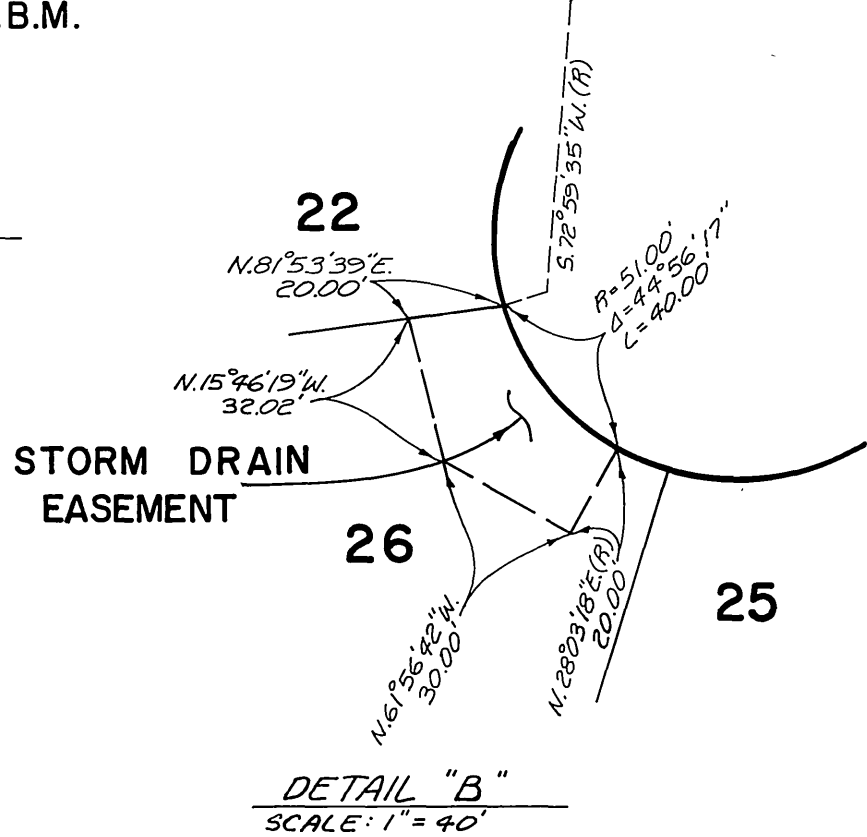
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AND THE NORTHWEST ONE-QUARTER OF SECTION 6, T.3S., R.4W., S.B.M.

MAY 1991

SCALE 1" = 100'

J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA



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THIS TRACT CONTAINS 32.038 ACRES.

City Copy 245 63

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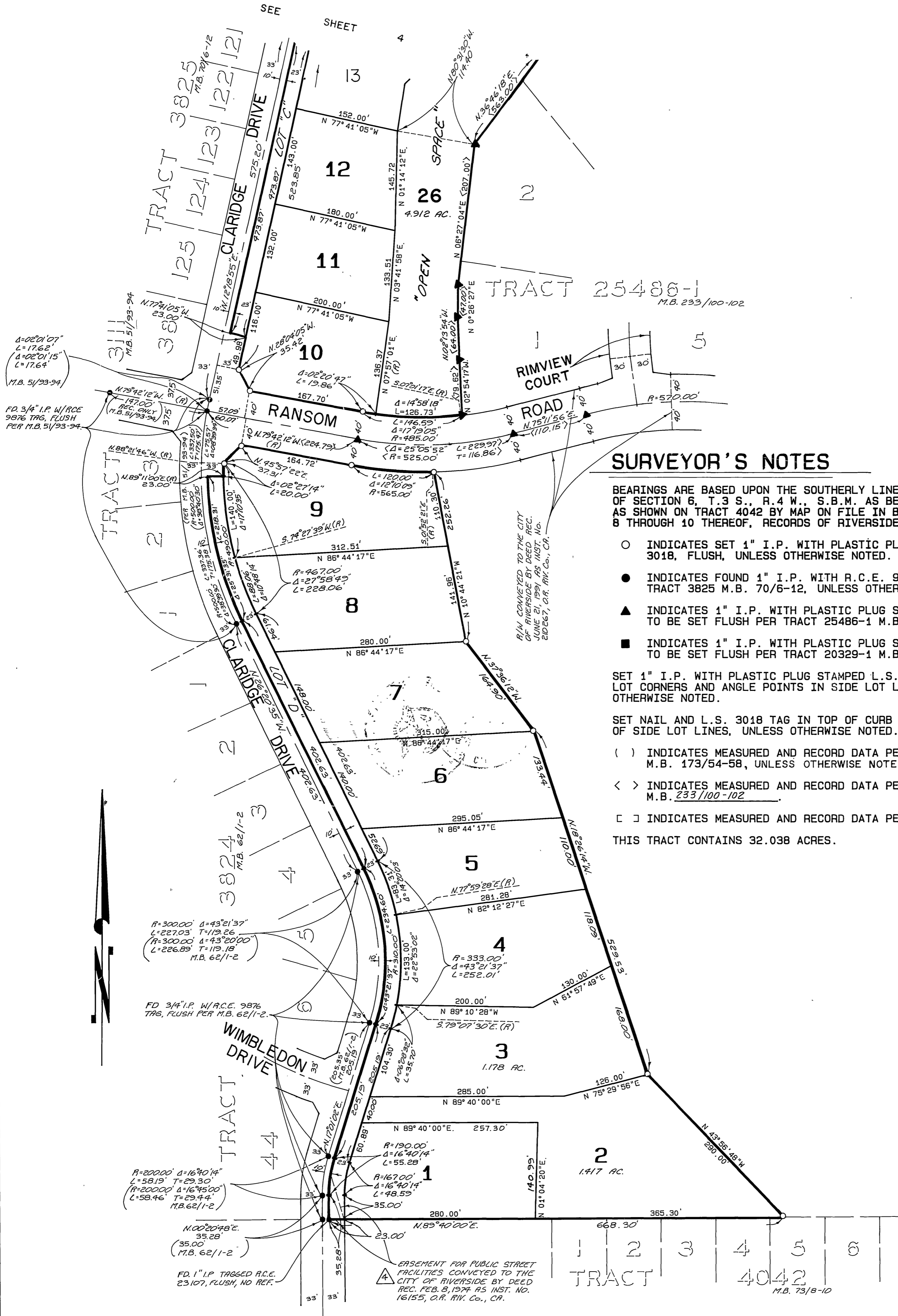
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MAY 1991

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RIVERSIDE, CALIFORNIA



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ERSEMENT FOR PUBLIC STREET FACILITIES CONVEYED TO THE CITY OF RIVERSIDE BY DEED REC. FEB. 8, 1974 AS INST. NO. 16153, O.R. RW. Co., CA.

