

City Copy 248

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 27803-R

BEING A REVERSION TO ACREAGE OF ALL OF LOTS 1 THROUGH 11 AND 13, AND LOTS "A", "B" AND "C"; ALSO A PORTION OF LOT 12 AND LOT "F", ALL BEING OF TRACT 9790 AS SHOWN BY MAP ON FILE IN BOOK 124 OF MAPS AT PAGES 25 AND 26 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SEC. 35, T.2 S., R.5 W., S.B.M.

OCTOBER, 1993

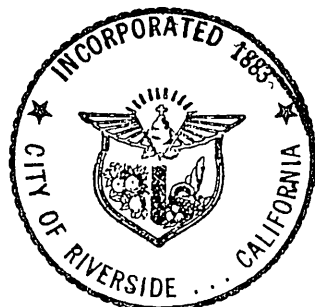
J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

CITY CLERK CERTIFICATE

RESOLVED: THAT THIS MAP, CONSISTING OF TWO (2) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 27803-R 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 19th DAY OF April, 1994.



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

BY Karen E. Lindquist

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUB-DIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 27803-R WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON AUG. 19, 1993 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; ALL PLANS FOR DRAINS, DRAINAGE WORKS, SEWERS AND IMPROVEMENTS, AND THE ARRANGEMENTS FOR THEIR COMPLETION, PREVIOUSLY PREPARED FOR THE AREA WITHIN THE DISTINCTIVE BORDER LINE, WITHIN THE ADJACENT STREETS, BY TRACT 9790 HAVE BEEN ABANDONED AND THE APPROPRIATE FEES HAVE BEEN RETURNED TO THE SUBDIVIDER IN ACCORDANCE WITH GOV'T. CODE SEC. 66499.19. ADDITIONAL REQUIREMENTS WILL BE APPLICABLE AT THE TIME FURTHER DEVELOPMENT OF THIS PROPERTY OCCURS.

DATED: 3/31/94

BARRY BECK R.C.E. 20900
CITY ENGINEER LIC. EXP 3/30/97

BY Darryl Beck

UTILITIES CERTIFICATE

THE SUBDIVIDER HAS NOT INSTALLED ELECTRIC OR WATER FACILITIES, HAS NOT DEPOSITED FEES OR MADE ARRANGEMENTS AND PROVISIONS FOR INSTALLATION OF ELECTRIC AND WATER FACILITIES, NECESSARY TO PROVIDE ELECTRIC AND WATER SERVICES TO LOT 1. THE FEES PREVIOUSLY COLLECTED FOR TRACT 9790, LOTS 1 THROUGH 13, LYING WITHIN THE DISTINCTIVE BORDER OF THIS MAP HAVE BEEN REFUNDED. ELECTRIC AND WATER FEES WILL BE APPLICABLE AT THE TIME WHEN DEVELOPMENT OF THIS PROPERTY OCCURS.

DATED March 30, 1994

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY Dieter P. Wirtzfeld

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

AN EASEMENT FOR EXISTING SEWER FACILITIES AND EXISTING PUBLIC UTILITIES AS RESERVED BY WILLIAM H. MINOR, ET UX BY DEED RECORDED FEB. 21, 1956 IN BOOK 1866, PAGE 360, AS INST. NO. 12276, O.R. RIV. CO., CA.. SAID EASEMENT CANNOT BE LOCATED BY THE RECORD DATA.

A PRIVATE DRAINAGE EASEMENT BY COVENANT AND AGREEMENT AND GRANT OF EASEMENT RECORDED MARCH 10, 1982 AS INST. NO. 41146, O.R. RIV. CO., CA..

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 AN EASEMENT FOR ELECTRICAL POLE LINE FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE BY EASEMENT RECORDED JAN. 25, 1960 AS INST. NO. 6692, AND MARCH 18, 1960 AS INST. NO. 24614, BOTH O.R. RIV. CO., CA.. (SEE SHEET 2)

RIGHT OF WAY RESERVED TO THE GAGE CANAL COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES, DITCHES, FLUMES AND APPARATUS FOR THE PURPOSE OF IRRIGATION AND AND DOMESTIC USE, THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORD.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED MARCH 30, 1994

BY Dieter P. Wirtzfeld

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 2/23/94

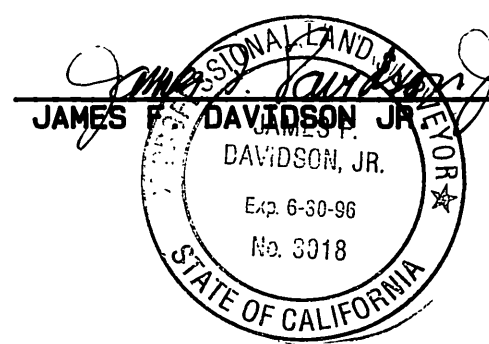
BARBARA J. STECKEL
CITY TREASURER

BY WR Hansen

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 SURVEY MADE UNDER MY SUPERVISION DURING AUGUST OF 1993, AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN OR WILL BE IN ONE YEAR FROM THE RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 2-1-94



L.S. 3018

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE REVERSION TO ACREAGE 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 REVERSION TO ACREAGE MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATER-DAY SAINTS, A UTAH CORPORATION SOLE.

[Signature]
AUTHORIZED AGENT

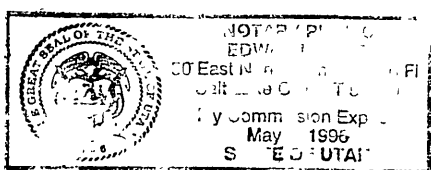
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Salt Lake) SS

ON February 9 BEFORE ME, Edwin J. Pond
PERSONALLY APPEARED Ed D. Simmons

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 May 8, 1996
[Signature] Edwin J. Pond
NOTARY PUBLIC IN AND FOR SAID STATE PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN Salt Lake COUNTY.



M.B. 248/4

M.B. 248/4

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 27803-R

BEING A REVERSION TO ACREAGE OF ALL OF LOTS 1 THROUGH 11 AND 13, AND LOTS "A", "B" AND "C"; ALSO A PORTION OF LOT 12 AND LOT "F", ALL BEING OF TRACT 9790 AS SHOWN BY MAP ON FILE IN BOOK 124 OF MAPS AT PAGES 25 AND 26 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SEC. 35, T.2 S., R.5 W., S.B.M.

OCTOBER 1993 SCALE: 1" = 60'

J. F. DAVIDSON ASSOCIATES, INC.

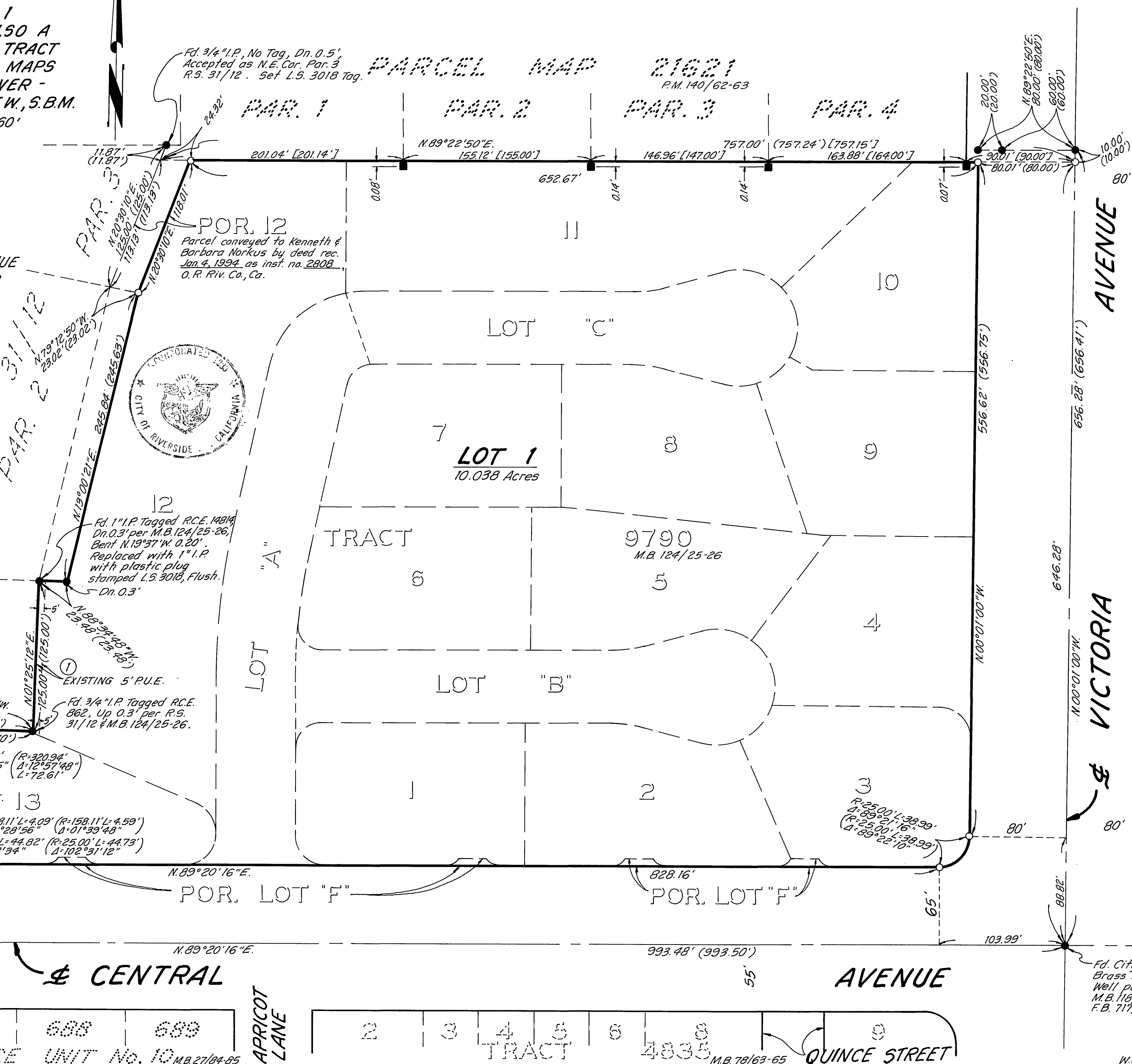
RIVERSIDE, CALIFORNIA

SURVEYOR'S NOTES

Bearings are based upon the Centerline of VICTORIA AVENUE as being N.00°01'00"W. as shown on Tract 9790 by map on file in Book 124 of Maps, at Pages 25 and 26 thereof, records of Riverside County, California.

- Indicates Found 1" I.P. Tagged R.C.E. 14814, Flush per M.B. 124/25-26, unless otherwise noted.
- Indicates Found 1" I.P. with plastic plug stamped R.C.E. 17661, Flush per P.M. 140/62-63.
- Indicates Set 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted.
- () Indicates Record Data per M.B. 124/25-26.
- [] Indicates Record Data per P.M. 140/62-63.

PARCEL MAP 21621 P.M. 140/62-63



N.E. 1/4 SEC. 35 T.2 S., R.5 W., S.B.M.

M.B. 248/5

M.B. 248/5

Fd. 1 1/4" I.P., No Tag, Dn. 0.2' per C.R.F.B. C-1/64. Set L.S. 3018 Tag.

Fd. Boat Spike & Washer stamped L.S. 4430, Dn. 0.1', No Ref. Fits ties per C.R.F.B. 605/61.

Fd. P.K. Nail, Flush per M.B. 124/25-26 & C.R. F.B. 605/64.

Fd. 3/4" I.P., No Tag, Flush per R.S. 31/12 & M.B. 124/25-26. Set L.S. 3018 Tag.

CENTRAL AVENUE

VICTORIA AVENUE

SUN GOLD TERRACE UNIT No. 10

APRICOT LANE

QUINCE STREET

W.O. 9312996