

OWNER'S STATEMENT

We hereby state that we are the owners of or have some right, title, or interest in the land included within the land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Tract Map as shown within the distinctive border line. We hereby dedicate to public use for street and public utility purposes, Lot "A". We hereby dedicate for construction and maintenance of electrical and sewer facilities, the easements designated as "ELECTRICAL AND SEWER EASEMENT". We hereby offer for dedication for construction of public streets, the easements designated as "PUBLIC STREET EASEMENT". We also hereby dedicate for construction and maintenance of drainage facilities, the easements designated as "25' STORM DRAIN EASEMENT".

T.M.M. REALTY SERVICES, a California Corporation

John F. Fisher Vice President  
Michelle Lopez Vice President

FIRST INTERSTATE BANK OF CALIFORNIA, a California Corporation as Beneficiary under Deed of Trust Rec. May 5, 1981 as Inst. No. 81289, O.R. Riv. Co. Ca.

Sam M. Mahan Vice President  
Kathleen A. Reid Asst. Secretary VICE PRESIDENT

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, ~~except for the special taxes of C.F.D. 86-1.~~ This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.

Dated 11/26/94  
By Barbara J. Steckel  
BARBARA J. STECKEL  
City Treasurer

SOIL REPORT

A preliminary soil report was prepared on July 4, 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 ~~not deposited with the City of Riverside, Public Utilities Department, sufficient funds nor made the required arrangements and provisions for the installation of electric facilities necessary to provide service to all lots as shown on this map; and that all public utilities easements shown are sufficient for all requirements of the Electric Division of the Department of Public Utilities of the City of Riverside. Arrangements for water service must be made with the Western Municipal Water District.~~

Dated: DEC 6, 1994  
By: Bill D. Carnahan  
BILL D. CARNAHAN  
Director of Public Utilities

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 24641

BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 4 IN BLOCK 25, LOTS 1 THROUGH 4 IN BLOCK 26, LOT 1 IN BLOCK 27, ALSO COLE AVENUE AND BARTON STREET, ALL BEING OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. - IN SECTIONS 20 AND 21, T. 3 S., R. 4 W., S.B.M.

JULY 1989  
J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

SIGNATURE OMISSION

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

51% of the oil, gas, hydrocarbon and mineral substances underlying said land below 500 feet from the surface of the same, without right of surface entry as reserved by Mary H. Trautwein, et al by deeds recorded April 29, 1963 as Instrument No. 42998 and recorded August 7, 1964 as Instrument No. 96956, Official Records of Riverside County, California.

An easement on a square acre of land situated at the southwest corner of Block 26 of said Alessandro Tract, with access to Trautwein Road for the purpose of exploring for, extracting, and removing the substances reserving to the extent of 51% thereof, also an easement and right of way for road ingress and egress as reserved by Mary H. Trautwein, et al by deed recorded April 29, 1963 in Book 3380 page 88 as Instrument No. 42998, Official Records of Riverside County, California. (Said easement cannot be plotted by the record data.)

- ① Indicates an easement for Roadway slopes in favor of the City of Riverside, recorded Aug. 9, 1991 as Inst. No. 274320, O.R. Riv. Co., Ca. (SEE SHEET 3)
  - ② Indicates an easement in favor of the City of Riverside for drainage purposes recorded May 1, 1989 as Instrument No. 139126, Official Records of Riverside County, California (SEE SHEET 3)
- An easement for conduits and rights incidental thereto in favor of Eastern Municipal Water District by deed recorded March 4, 1955 in book 1702 page 559 and as set out in Memo of Agreement and in Supplemental Agreement recorded March 4, 1955 in book 1702 pages 487 and 552 and by deed recorded November 12, 1969 as Inst. No. 115832, all being O.R. Riv. Co., Ca. (SAID EASEMENT BEING BLANKET IN NATURE)
- ③ Indicates the right of the United States of America as set forth in Declaration of Taking, recorded March 2, 1962 as Inst. No. 19605, O.R. Riv. Co., Ca. (SEE SHEET 3)

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 map of Tract 24641 which was approved by the Riverside City Planning Commission on Sept. 7, 1989 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; and that the subdivider has executed an agreement providing for the completion of all improvements and specifying the time for the same dated November 30, 1994 and recorded December 5, 1994 as inst. no. 454993, Official Records of Riverside County, California, wherein the subdivider has agreed to complete plans for drains, drainage works and sewers sufficient to protect all lots in the subdivision from flood, and to prepare a complete set of plans covering all improvements, and to complete all improvements to the satisfaction of the Public Works director at the times therein stated.

Dated: Dec. 7, 1994  
By: Barry Beck  
BARRY BECK R.C.E. 20900  
City Engineer Lic. Exp. 9/30/97

RECORDERS STATEMENT

SHEETS 1 OF 3 SHEETS

Filed this 15th day of DECEMBER 1994  
at 8:00 A.M. in Book 251 of  
Maps at Pages 26-28 at the request of the

CITY CLERK  
Fee: \$ 10.00  
No. 467160

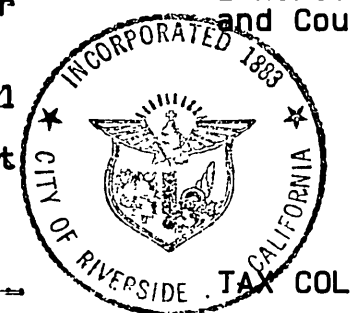
FRANK K. JOHNSON, County Recorder  
By: Santa Rogan Deputy

Subdivision Guarantee:  
COMMONWEALTH LAND TITLE INSURANCE COMPANY

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of three (3) sheets be, and the same is hereby accepted as the final map of Tract 24641 and the streets and easements are hereby accepted as public streets and easements, except the offer of dedication of the easements designated as "PUBLIC STREET EASEMENT" which are hereby not accepted at this time 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 13th day of December 1994.



KAREN E. LINDQUIST  
City Clerk of the City of Riverside, California  
By: Karen E. Lindquist

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 \$~~ This certification excludes any supplemental tax assessment not yet extended.

Date 12-1-94  
R. WAYNE WATTS  
County Tax Collector  
by: Dale Ackhurst 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.~~

Date \_\_\_\_\_  
GERALD A. MALONEY  
Clerk of the Board of Supervisors  
CASH TAX BOND  
R. WAYNE WATTS  
County Tax Collector  
by \_\_\_\_\_ Deputy

SURVEYOR'S STATEMENT

I hereby state that I am a Licensed Land Surveyor of the State of California and that this map consisting of three sheets correctly represents a survey made under my supervision during May of 1988; 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: 3-7 1990  
By: James F. Davidson, Jr.  
JAMES F. DAVIDSON, JR. L.S. 3018  
Exp. 6-30-92  
No. 3018  
STATE OF CALIFORNIA  
W.O. 94-13210

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT 24641

BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 4 IN BLOCK 25, LOTS 1 THROUGH 4 IN BLOCK 26, LOT 1 IN BLOCK 27, ALSO COLE AVENUE AND BARTON STREET, ALL BEING OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. - IN SECTIONS 20 AND 21, T. 3 S., R. 4 W., S.B.M.

JULY 1989

## J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

### WATER FACILITIES STATEMENT

I hereby state that once the fire hydrants, water mains and service laterals have been installed by the developer and accepted by the District, and all related fees have been paid, Western Municipal Water District will supply water to each lot shown hereon.

Date 11/29/94

Thomas H. Sifford  
Principal Engineer R.C.E. 21643

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

County of Los Angeles ) SS

On 11/22/94 before me, Maria B. Naguit, Notary Public  
personally appeared BETH FISCHER and MICHELLE DIEP

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 11/9/97

MARIA B. NAGUIT Maria B. Naguit  
Notary Public in and for said State Print Name

My principal place of business is in Los Angeles County.

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

County of Los Angeles ) SS

On 11/23/94 before me, Maria B. Naguit, Notary Public  
personally appeared SEAN MAHON and KATHLEEN NOLAN

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 11/9/97

MARIA B. NAGUIT Maria B. Naguit  
Notary Public in and for said State Print Name

My principal place of business is in Los Angeles County.

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

County of \_\_\_\_\_ ) SS

On \_\_\_\_\_ before me, \_\_\_\_\_  
personally appeared \_\_\_\_\_

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 \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for said State Print Name

My principal place of business is in \_\_\_\_\_ County.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT 24641

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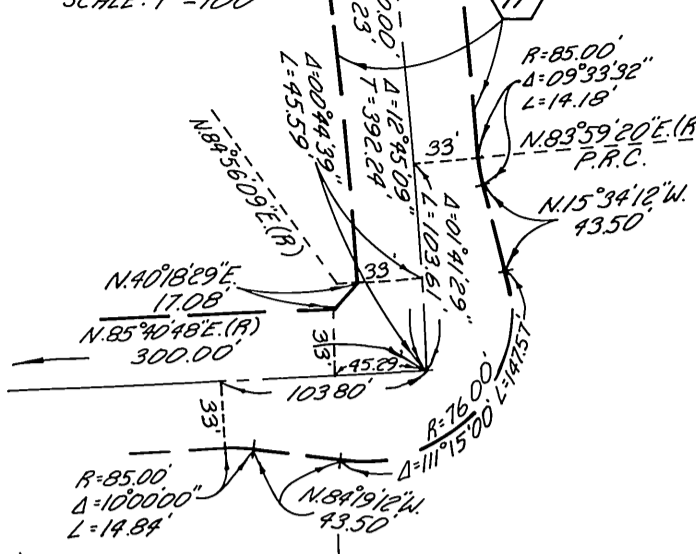
JULY 1989

SCALE: 1" = 200'

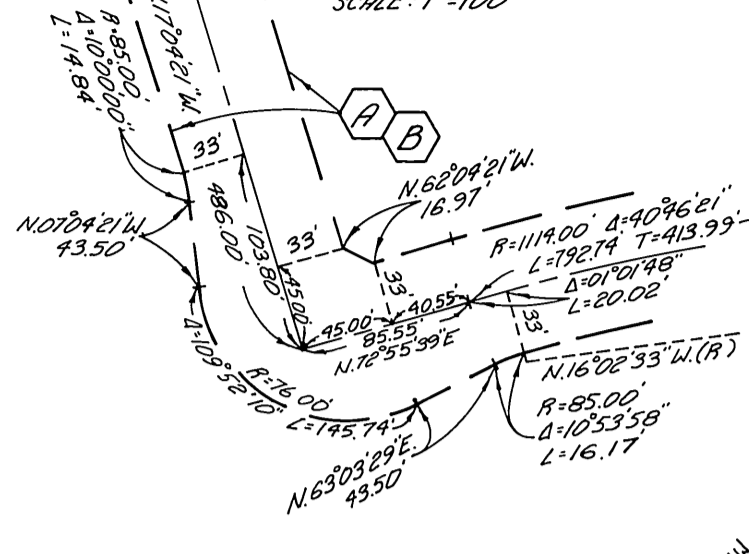
**J.F. DAVIDSON ASSOCIATES, INC.**

RIVERSIDE, CALIFORNIA

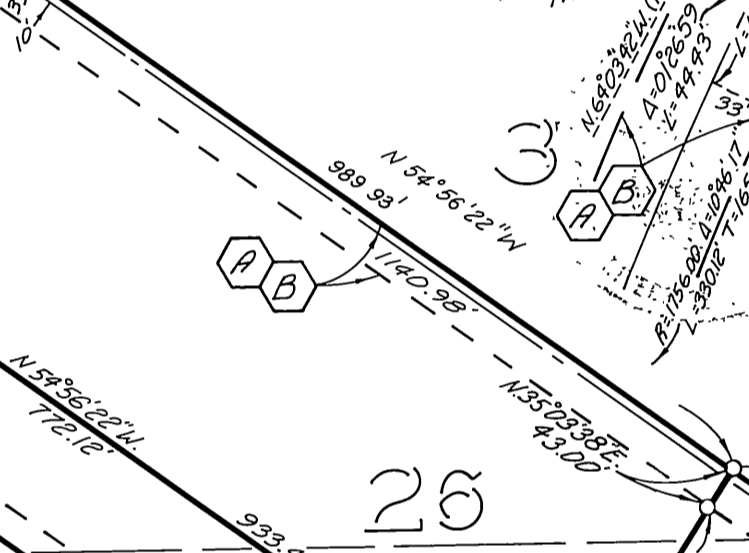
**DETAIL A**  
SCALE: 1"=100'



**DETAIL B**  
SCALE: 1"=100'



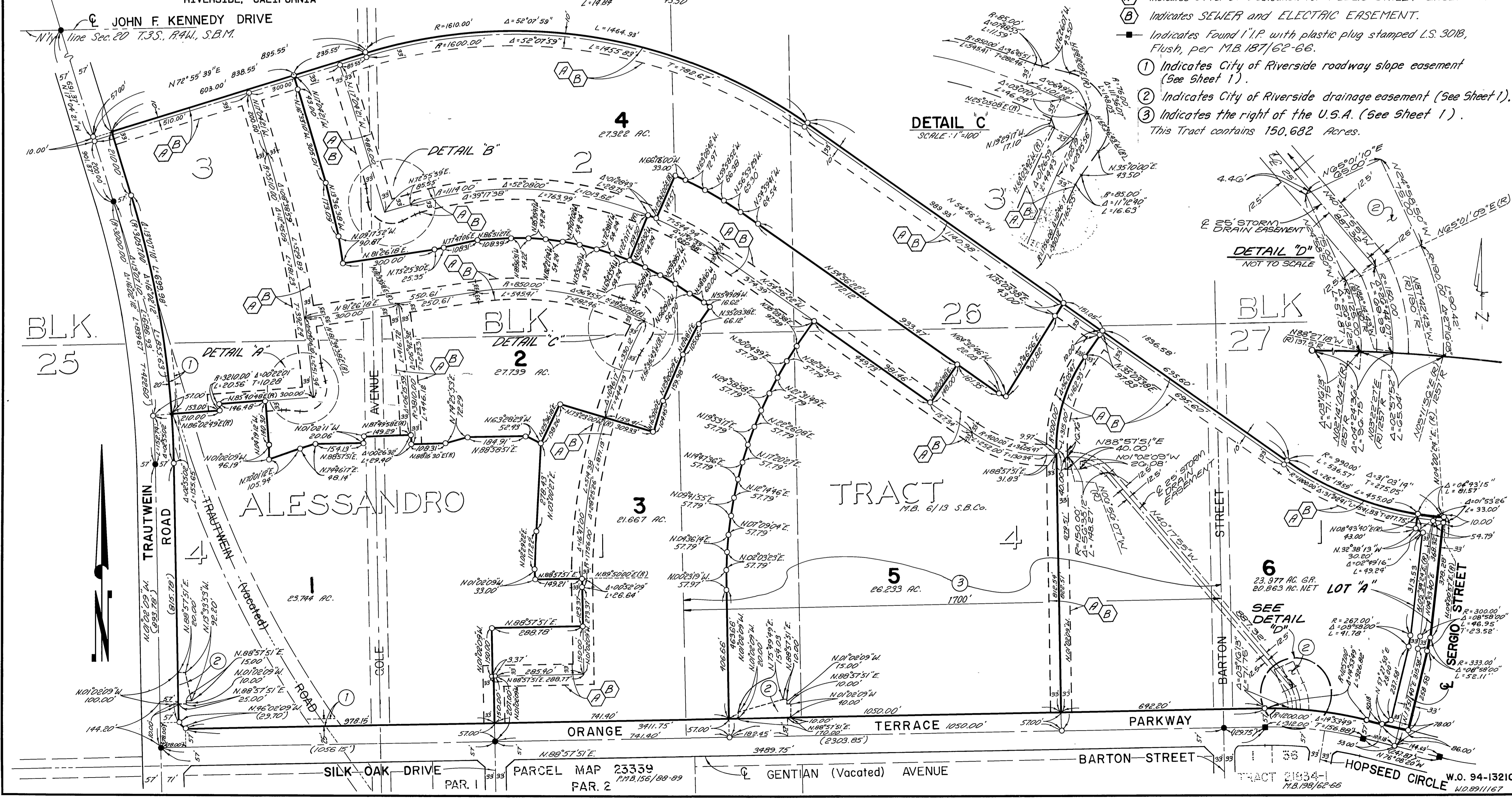
**DETAIL C**  
SCALE: 1"=100'



### SURVEYOR'S NOTES

Bearings are based upon the centerline of ORANGE TERRACE PARKWAY as shown on Record of Survey Book 83, Pages 51-56 thereof, Records of Riverside County, California; as being N88°57'51"E.

- Indicates Found I.P. with plastic plug stamped L.S. 3018, Flush, per R.S.83/51-56, unless otherwise noted.
  - Indicates Set I.P. with plastic plug stamped L.S. 3018, Flush, unless otherwise noted.
  - (mm) Indicates Measured Data also Record Data per R.S.83/51-56, unless otherwise noted.
  - (mm) Indicates Measured Data also Record Data per M.B.198/62-66.
  - (A) Indicates Offer of Dedication for PUBLIC STREET EASEMENT.
  - (B) Indicates SEWER and ELECTRIC EASEMENT.
  - Indicates Found I.P. with plastic plug stamped L.S. 3018, Flush, per M.B.187/62-66.
  - ① Indicates City of Riverside roadway slope easement (See Sheet 1).
  - ② Indicates City of Riverside drainage easement (See Sheet 1).
  - ③ Indicates the right of the U.S.A. (See Sheet 1).
- This Tract contains 150,682 Acres.



M.B. 251/28

M.B. 251/28

W.O. 94-13210  
M.B.198/62-66  
M.D.89/1167