

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 Subdivision Map as shown within the distinctive border line. We hereby dedicate to public use for street and public utility purposes, lots "A" through "H" inclusive. We hereby dedicate for the construction and maintenance of electrical energy distribution facilities, the easements designated as "5' x 30' P.U.E.". We hereby dedicate for the construction and maintenance of drainage facilities, the easements designated as "DRAINAGE EASEMENT".

L & W INVESTMENTS, INC., a California corporation,  
D BA CONTINENTAL HOMES

Greg Hastings  
Greg Hastings U.P.

D. W. Mackay  
D.W. MACKAY U.P.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT 22653-5

BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 5 OF TRACT 24582 AS SHOWN BY MAP ON FILE IN BOOK 251 OF MAPS AT PAGES 13 THROUGH 16 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. - IN SECTIONS 21 AND 22 T.3 S. R.4 W., S.B.M.

JULY 1996

## J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

### 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 22653 which was approved by the Riverside City Planning Commission on December 3, 1987, 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 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: 6/13/97

BARRY BECK R.C.E. 20900  
City Engineer Lic. Exp 9-30-97

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, or the special taxes of the City of Riverside Community Facilities District 86-1.

Dated: 4/17/97

BARBARA J. STECKEL  
City Treasurer

By: Barbara J. Steckel

### 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 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 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.

BILL D. CARNAHAN  
Director of Public Utilities

Dated: 5/15/97

By: Dieter P. Wintzfeld

### SOIL REPORT

A preliminary soil report was prepared on May 23, 1988, as required by the Health and Safety Code of California, Section 17953 by Aragon Geotechnical Consultants, Inc.

### WATER FACILITIES STATEMENT

I hereby state that the subdivider named on this map has not deposited with the Western Municipal Water District of Riverside County, sufficient funds to cover required fees. Once the fire hydrants, water mains and service laterals have been installed and accepted by the District and required fees have been paid, the District will supply water to each lot. The easements shown are sufficient for all requirements of water distribution.

Dated: April 2, 1997

Jeffery D. ...  
JEFFERY D. ... R.C.E. 46212

### RECORDER'S STATEMENT

Filed this 2ND day of JULY 1997

at 8:00 A.M. in Book 263 of

Maps at Pages 60-63 at the request of the

CITY CLERK

Fee: \*12.00

No. 233955

County Recorder

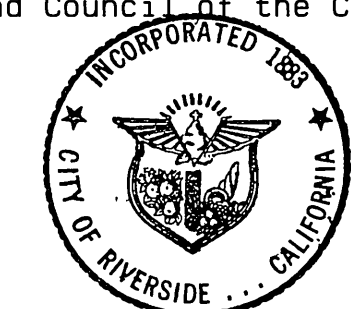
By: B. Regan Deputy

Subdivision Guarantee:  
COMMONWEALTH LAND TITLE INSURANCE COMPANY

### CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of four (4) sheets be, and the same is hereby accepted as the final map of Tract 22653-5 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 24th day of June, 1997.



COLLEEN J. NICOL  
City Clerk of the City of Riverside, California

By: Colleen Nicol

### TAX BOND STATEMENT

I hereby state that a bond in the sum of \$77,300.00 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.

Dated: 7/2/97

Maui Brase, Deputy  
GERALD A. MALONEY  
Clerk of the Board of Supervisors

CASH TAX BOND  
R. WAYNE WATTS  
County Tax Collector

by \_\_\_\_\_ Deputy

### 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 \$39,500 97,300.00 90

Dated: 5-12-97

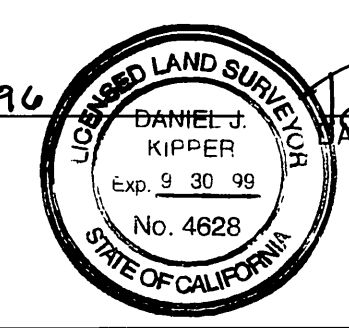
R. WAYNE WATTS  
County Tax Collector

by Dail Ashmurst 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 four (4) sheets correctly represents a survey made under my supervision during Aug. 1995 and that all monuments shown hereon actually exist and their positions are correctly shown or will be in place within 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.

Dated: 6-19-96



Daniel J. Kipper  
DANIEL J. KIPPER L.S. 4628

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT 22653-5

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### UTILITIES EASEMENT

The City of Riverside, being the owner of the following described easement hereby consents to the preparation and recordation of the annexed map.

- ① Indicates an easement for electric facilities in favor of the City of Riverside as dedicated on Tract 24582 as shown by map on file in Book 251 of Map at pages 13 through 16 thereof, Records of Riverside County, California. (See sheets 3, 4 and 5)

BILL D. CARNAHAN  
Director of Public Utilities

Dated: 5/15/97

By: Dieter P. Wirtzfeld

JULY 1996

## J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)  
COUNTY OF Sau Diego SS

On this 17TH day of March, 1997, before me, Nancy A. Nemeic, a Notary Public in and for said State personally appeared Greg Hastings and Ron Mackay personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

My commission expires 8/8/00 Witness my hand and official seal

NANCY A. NEMEIC California  
Print Name Notary Public in and for said State

My principal place of business is in Sau Diego County.

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)  
COUNTY OF \_\_\_\_\_ SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, \_\_\_\_\_, a Notary Public in and for said State personally appeared \_\_\_\_\_ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

My commission expires \_\_\_\_\_ Witness my hand and official seal

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

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

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)  
COUNTY OF \_\_\_\_\_ SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, \_\_\_\_\_, a Notary Public in and for said State personally appeared \_\_\_\_\_ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

My commission expires \_\_\_\_\_ Witness my hand and official seal

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

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

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)  
COUNTY OF \_\_\_\_\_ SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, \_\_\_\_\_, a Notary Public in and for said State personally appeared \_\_\_\_\_ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

My commission expires \_\_\_\_\_ Witness my hand and official seal

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

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

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STATE OF CALIFORNIA)  
COUNTY OF \_\_\_\_\_ SS

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My commission expires \_\_\_\_\_ Witness my hand and official seal

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

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

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STATE OF CALIFORNIA)  
COUNTY OF \_\_\_\_\_ SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, \_\_\_\_\_, a Notary Public in and for said State personally appeared \_\_\_\_\_ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

My commission expires \_\_\_\_\_ Witness my hand and official seal

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

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

### SIGNATURE OMISSION

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

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

- ① Indicates an easement for sewer facilities in favor of the City of Riverside as dedicated on Tract 24582 as shown by map on file in Book 251 of Maps at pages 13 through 16 thereof, Records of Riverside County, California. (See sheets 3, 4 and 5)
- ② Indicates an easement for sewer facilities in favor of the City of Riverside by deed recorded Nov. 18, 1988 as Inst. No. 338602, O.R. Riverside County, California. (See sheets 4 and 5)
- ③ Indicates "Offer of Dedication" for Public Street Purposes as dedicated on Tract 24582 as shown by Map on file in Book 251 of Maps at Pages 13 through 16 thereof, Records of Riverside County, California. (See sheets 3, 4 and 5)

M.B. 263/61

M.B. 263/61

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

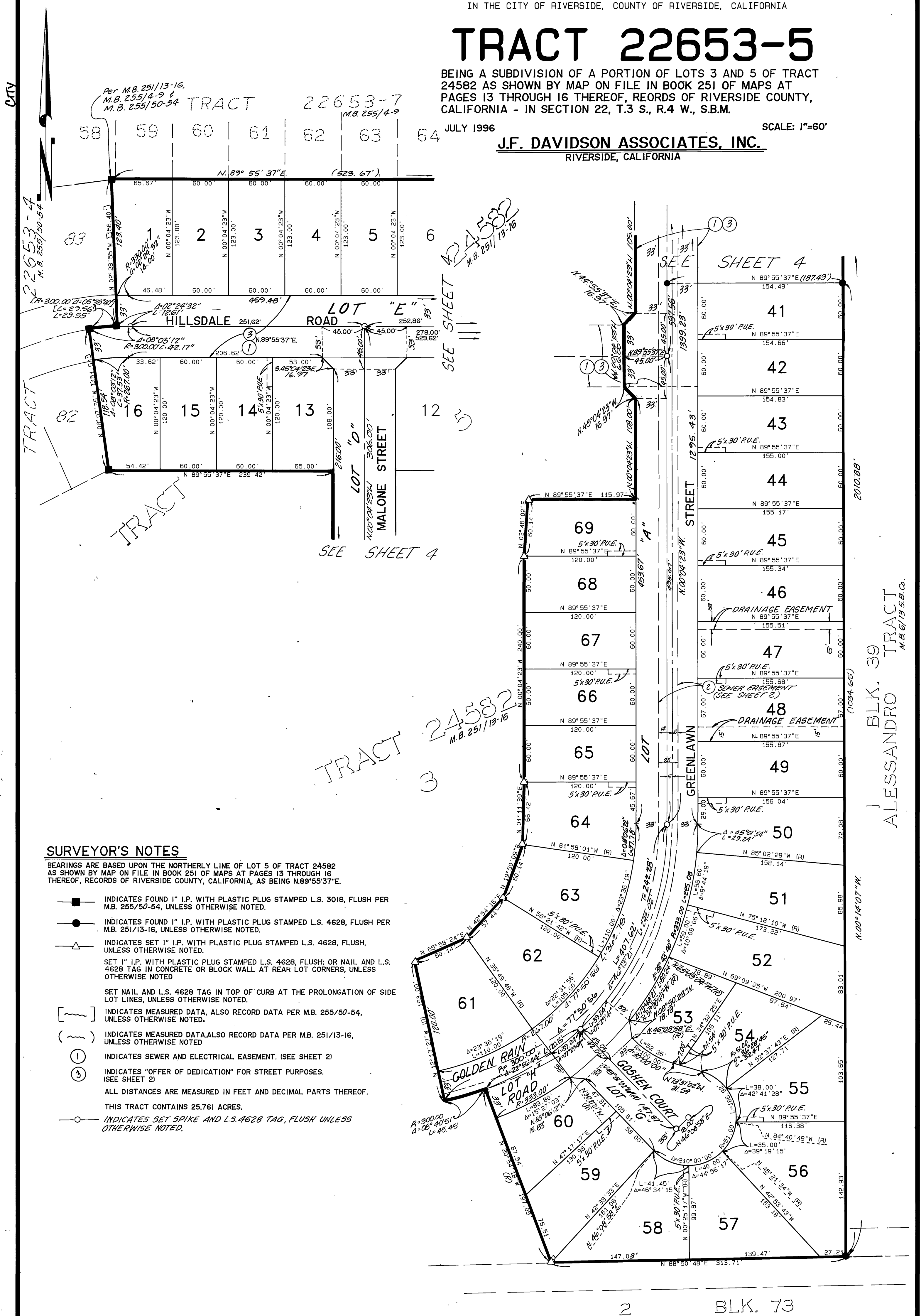
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JULY 1996

SCALE: 1"=60'

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



CTV

Per M.B. 251/13-16, M.B. 255/4-9 & M.B. 255/50-54 TRACT 22653-7 M.B. 255/4-9

SEE SHEET 4  
24582  
M.B. 251/13-16

SHEET 4

SEE SHEET 4

TRACT 3  
24582  
M.B. 251/13-16

ALESSANDRO TRACT  
M.B. 61/13-58 Co.

### SURVEYOR'S NOTES

BEARINGS ARE BASED UPON THE NORTHERLY LINE OF LOT 5 OF TRACT 24582 AS SHOWN BY MAP ON FILE IN BOOK 251 OF MAPS AT PAGES 13 THROUGH 16 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS BEING N.89°55'37"E.

- INDICATES FOUND 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH PER M.B. 255/50-54, UNLESS OTHERWISE NOTED.
  - INDICATES FOUND 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 4628, FLUSH PER M.B. 251/13-16, UNLESS OTHERWISE NOTED.
  - △ INDICATES SET 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 4628, FLUSH, UNLESS OTHERWISE NOTED.
  - SET 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 4628, FLUSH; OR NAIL AND L.S. 4628 TAG IN CONCRETE OR BLOCK WALL AT REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
  - SET NAIL AND L.S. 4628 TAG IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES, UNLESS OTHERWISE NOTED.
  - [ ] INDICATES MEASURED DATA, ALSO RECORD DATA PER M.B. 255/50-54, UNLESS OTHERWISE NOTED.
  - ( ) INDICATES MEASURED DATA, ALSO RECORD DATA PER M.B. 251/13-16, UNLESS OTHERWISE NOTED.
  - ① INDICATES SEWER AND ELECTRICAL EASEMENT. (SEE SHEET 2)
  - ③ INDICATES "OFFER OF DEDICATION" FOR STREET PURPOSES. (SEE SHEET 2)
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- THIS TRACT CONTAINS 25.761 ACRES.
- INDICATES SET SPIKE AND L.S. 4628 TAG, FLUSH UNLESS OTHERWISE NOTED.

2 BLK. 73

W.O. 9613974

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT 22653-5

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JULY 1996

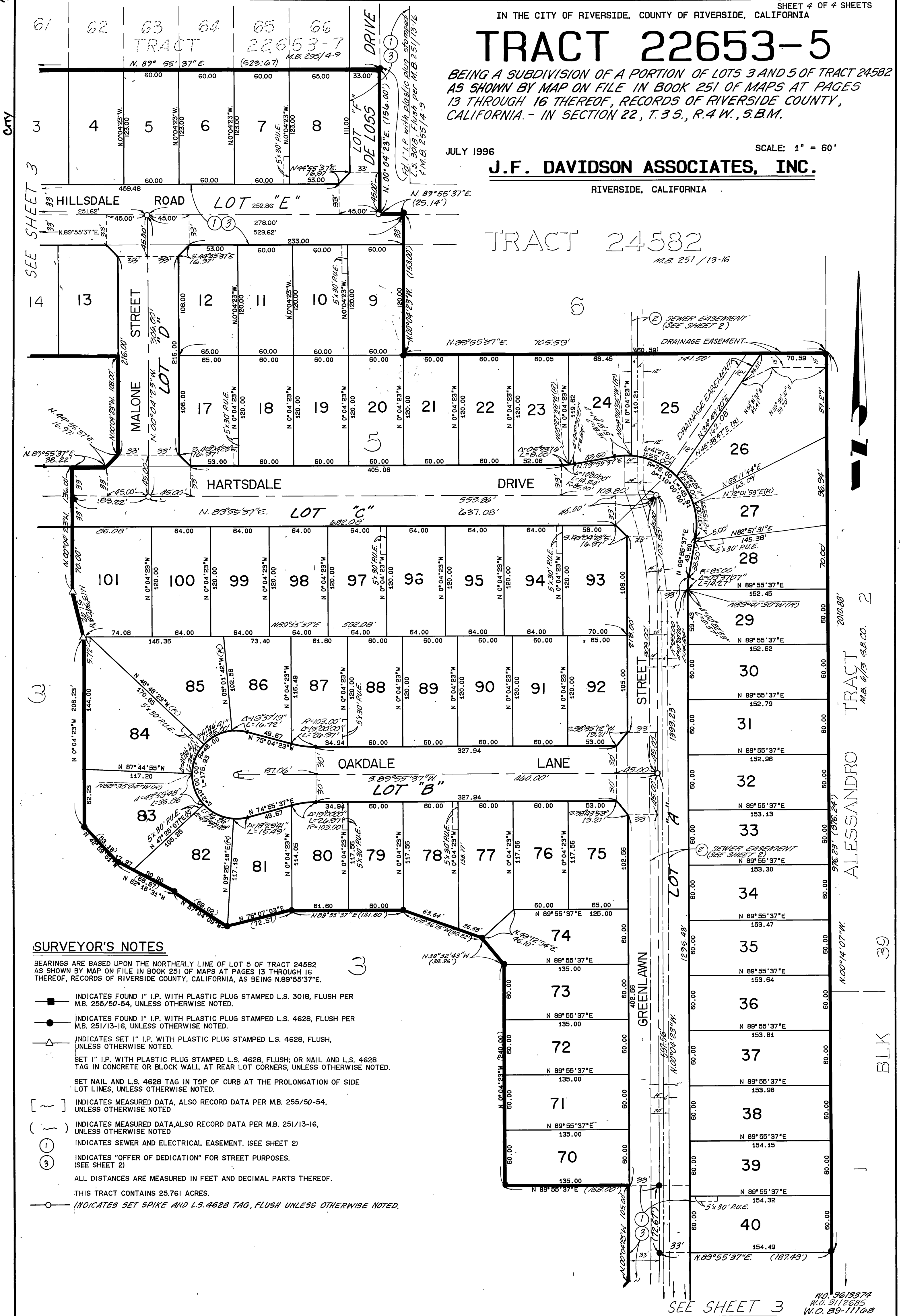
SCALE: 1" = 60'

## J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

# TRACT 24582

M.B. 251 / 13-16



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SEE SHEET 3

W.O. 9613374  
W.O. 912685  
W.O. 89-11168