

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 25486

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

MAY 1997

CANTY ENGINEERING GROUP, INC.
RIVERSIDE, CALIFORNIA

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, Lot "A".
We hereby request that Lot "B" accepted as a Barrier Strip as shown on P. M. B. 175/24-25 be hereby accepted for public street and public utility purposes.
We hereby dedicate to the City of Riverside for public purposes, to preserve and maintain said land in its natural condition, to be kept free of buildings, structures, materials, fencing, equipment, and earthfill and deposits, the areas designated as "Lots 15 and 16 Open Space". Such open space does not include any rights of access and the City of Riverside shall not have any responsibility for maintenance thereof.

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

Christian Bergum
VICE-PRESIDENT

Lucille Bergum
SECRETARY

CREST ESTATES, a limited Partnership as Trustee under Deed of Trust Rec. November 4, 1980 as Inst. NO. 204992 and Re-recorded October 27, 1981 as Inst. No. 201796, both D.R. Riv. Co., CA.
BY: SUNFLOWER DEVELOPMENT COMPANY
BY: BERGUM CONSTRUCTION COMPANY

RB
PRESIDENT

Lucille Bergum
SECRETARY

FIRST AMERICAN TITLE INSURANCE COMPANY, a California Corporation as Trustee under Deed of Trust Rec. January 6, 1989 as Inst. No. 5669, and November 7, 1977 as Inst. No. 222056, both D.R. Riv. Co., CA.

Gary Francis
ASST. VICE-PRESIDENT

Stuart W. Moore
ASST. SECRETARY

SUNFLOWER, a Limited Partnership, as Trustee under Deed of Trust Rec. November 4, 1980 as Inst. No. 204994 and re-recorded October 27, 1981 as Inst. No. 201797, both D.R. Riv. Co., CA.

Lucille Bergum Trustee
GEN. PARTNER

SECRETARY

BERGUM CONSTRUCTION COMPANY, a California Corporation as Trustee under Deed of Trust Rec. January 6, 1989 as Inst. No. 5668, D.R. Riv. Co. CA.

RB
PRESIDENT

Lucille Bergum
SECRETARY

CITY CLERK CERTIFICATE

RESOLVED: That this map, consisting of Four (4) sheets be, and the same is hereby accepted as the final map of Tract 25486.
Lot "A" is hereby accepted for public street and public utility purposes. The Barrier Strip designated as Lot "B" on P. M. B. 175/24-25 is hereby accepted for public street and public utility purposes.
The areas designated as "Lots 15 and 16 Open Space" are hereby accepted for open space purposes.
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 15th day of September 1998.



COLLEEN J. NICOL
City Clerk of the City of Riverside, California
By: *Colleen Nicol*

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: 9-17-98

RICHARD D. McGRATH, City Engineer
R.C.E. 31952 Lic. Exp. 12/31/00
By: *Richard D. McGrath*

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.

RECORDER'S STATEMENT

Filed this 18th day of SEPT. 1998,
at 8:00 AM in Book 273 of
Maps at Pages 52-55 at the request of the
CITY CLERK.
Fee: \$18.00
No. 398860
GARY L. ORSD, County Assessor-Clerk-Recorder
By: *D. Regan*, Deputy
Subdivision Guarantee: FIRST AMERICAN TITLE INSURANCE COMPANY

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 \$5000.00.

Date: 8-27-98

PAUL McDONNELL
County Tax Collector
by: *Dail Ashmuck*, Deputy

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$5000.00 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: 9/17/98

GERALD A. MALONEY
Clerk of the Board of Supervisors
by: *Margaret Adams*, Deputy
CASH TAX BOND
PAUL McDONNELL
County Tax Collector
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: 9/15/98

JERRY ROGERS
City Treasurer
By: *W.R. Hansen*

ENGINEER'S STATEMENT

I hereby state that I am a Registered Civil Engineer of the State of California and that this map consisting of Four (4) 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: 9-15-1998

John W. Canty
JOHN W. CANTY
RCE 17550



M.B. 273 / 52

M.B. 273 / 52

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 25486

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

MAY 1997

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

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 SEPT 17, 1998

BILL D. CARNAHAN
Director of Public Utilities

By Dieter P. Witzfeld

NOTARY ACKNOWLEDGEMENT

STATE OF California)
County of Riverside) SS

On 9/15/98 before me, Joann Leeper
personally appeared Christian O. 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 11/15/00
Joann Leeper
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 9/15/98 before me, Joann Leeper
personally appeared Lucille Bergum and Randal 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 11/15/00
Joann Leeper
Notary Public in and for said State Print Name
My principal place of business is in Riverside County.

SIGNATURE OMISSION

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

- ⚠ Indicates an easement for a 12' high pressure pipeline in favor of Southern California Gas Company, Rec. Aug. 20, 1947 in Book 846, Page 449, D. R. Riv. Co., Ca. (See Sheets 3 and 4)
- ⚠ Indicates an easement for drainage facilities in favor of the City of Riverside, Rec. Aug. 23, 1991 as Inst. No. 292868, D. R. Riv. Co., Ca. (See Sheet 4)
- ⚠ Indicates an easement for roadway slopes in favor of the City of Riverside, Rec. Sept. 23, 1993 as Inst. No. 372602, D. R. Riv. Co., Ca. (See Sheet 4)
- ⚠ Indicates an easement for drainage facilities in favor of the City of Riverside, Rec. Aug. 13, 1992 as Inst. No. 302173, D. R. Riv. Co., Ca. (See Sheet 4)

NOTARY ACKNOWLEDGEMENT

STATE OF _____)
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.

NOTARY ACKNOWLEDGEMENT

STATE OF California)
County of Riverside) SS

On 9/15/98 before me, Joann Leeper
personally appeared Gary Francis and Steven W. Moon

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 11/15/00
Joann Leeper
Notary Public in and for said State Print Name
My principal place of business is in Riverside County.

NOTARY ACKNOWLEDGEMENT

STATE OF _____)
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.

M.B. 273 / 53

M.B. 273 / 53

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE CALIFORNIA

TRACT 25486

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

JUNE 1997

SCALE 1" = 300'

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

ENGINEER'S NOTES

- ⊙ INDICATES FOUND 1" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 17550, FLUSH PER TRACT 25486-4 M.B. 212/60-62.
- [] INDICATES MEASURED DATA, ALSO RECORD DATA PER TRACT 25486-3 M.B. 264/43-46.
- ⊕ INDICATES MEASURED DATA, ALSO RECORD DATA PER TRACT 25486-4 M.B. 212/60-63.
- INDICATES SET 1" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 17550, FLUSH, UNLESS OTHERWISE NOTED.
- INDICATES 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018 PER TRACT 25486-2 M.B. 245/59-63 UNLESS OTHERWISE NOTED.
- ▲ INDICATES FOUND SPIKE AND R.C.E. 17550 TAG, FLUSH PER TRACT 25486-4 M.B. 212/60-63 UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 17550, FLUSH PER TRACT 25486-3 M.B. 264/43-46.

SET 1" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 17550 AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, FLUSH UNLESS OTHERWISE NOTED.

SET NAIL AND R.C.E. 17550 TAG IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES, UNLESS OTHERWISE NOTED.

△ INDICATES SET SPIKE AND R.C.E. 17550 TAG, FLUSH.

() INDICATES RECORD DATA AS NOTED.

< > INDICATES MEASURED AND RECORD DATA PER TRACT 25486-1 M.B. 233/100-102.

C [] INDICATES MEASURED AND RECORD DATA PER TRACT 25486-2 M.B. 245/59-63.

THIS TRACT CONTAINS 18.458 ACRES.

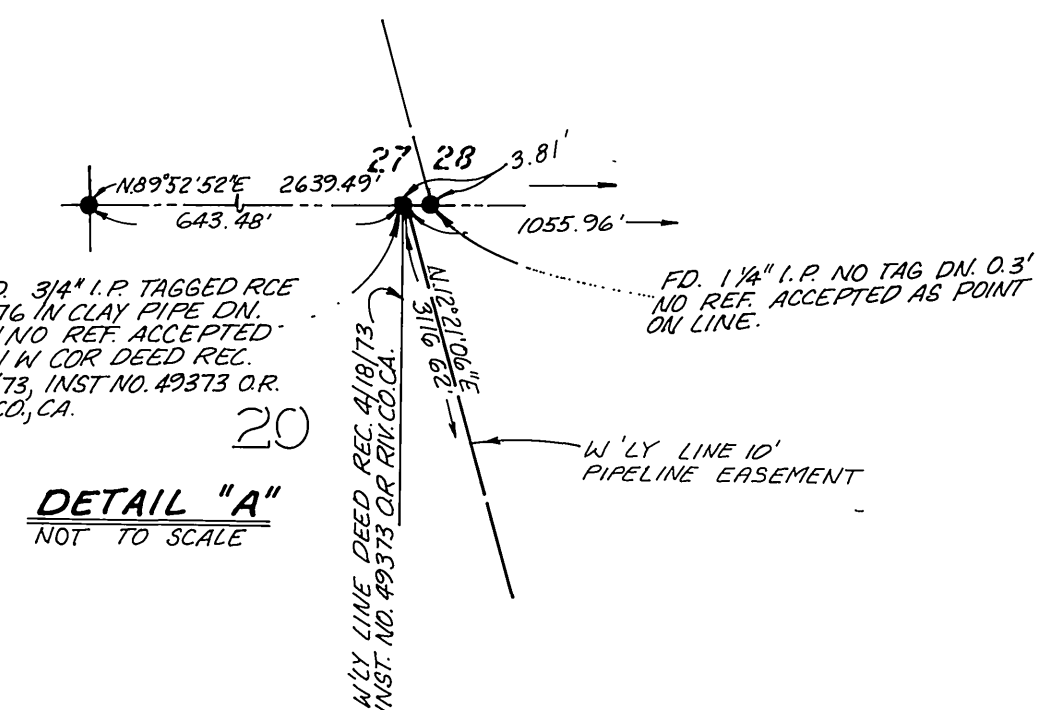
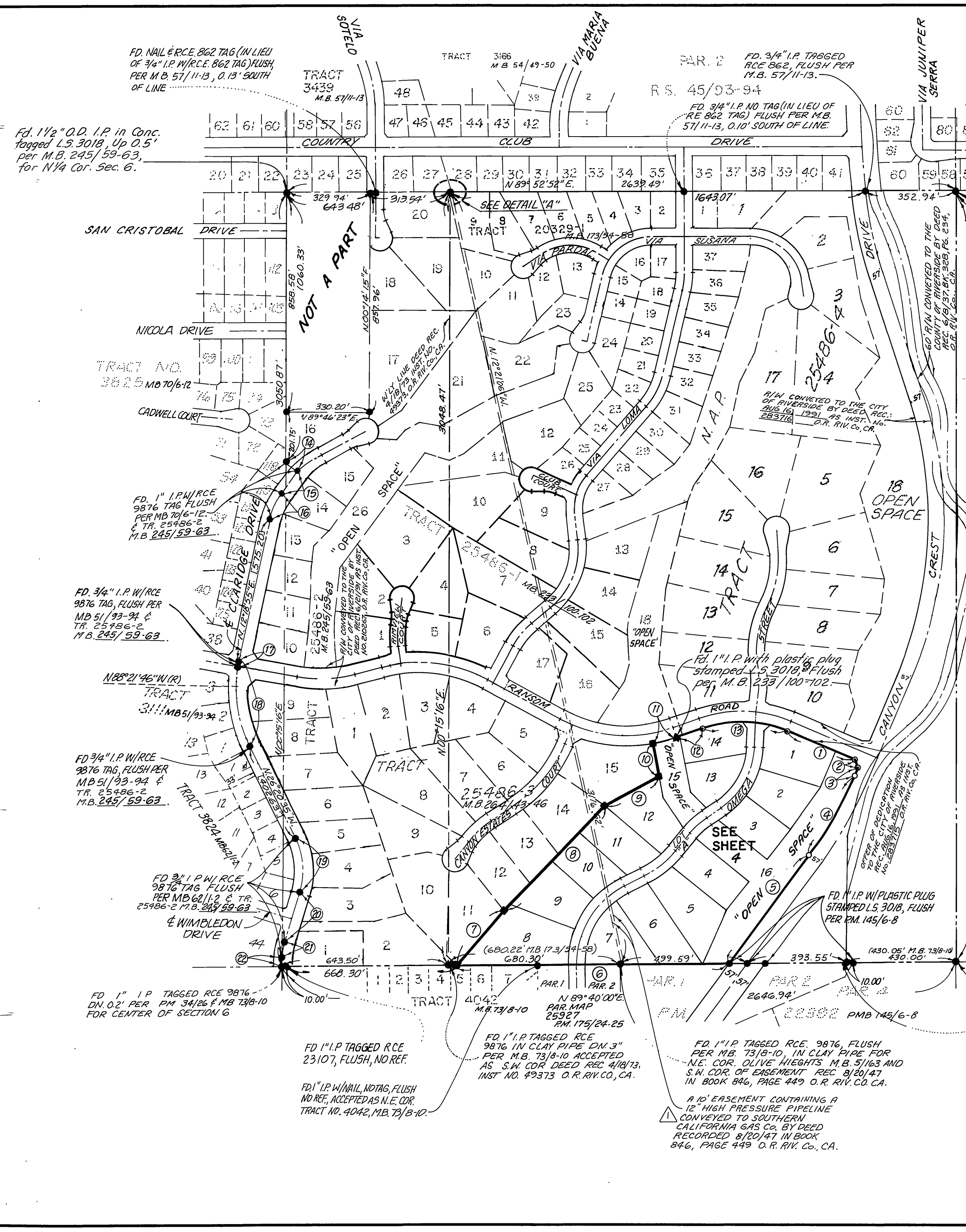
BOUNDARY DATA			
R	Δ	T	L
1	BEARING	DISTANCE	
1	N.66°55'24"W.	293.90'	
2	N.17°31'29"W.	32.27'	
3	N.23°04'36"E.	33.64'	
4	S.54°30'00"E.	530.51'	363.22'
5	N.89°40'00"E.	1073.02'	
6	N.39°57'09"E.	1284.60'	
7	N.43°56'03"E.	1573.30'	
8	N.62°16'54"E.	1246.47'	
9	N.10°16'21"W(R)	1130.00'	
10	S.90°00'00"E.	95.00'	95.00'
11	N.70°30'07"E.	108.26'	
12	S.46°00'00"E.	341.81'	
13	N.52°43'45"W.	72.34'	
14	N.37°16'15"E.	109.94'	
15	[250.00']	[24°57'20"]	[55.32'] [108.89']
16	[500.00']	[02°01'07"]	[17.62']
17	[500.00']	[38°39'30"]	[175.38'] [337.36']
18	[300.00']	[43°21'37"]	[119.26'] [227.03']
19	[200.00']	[16°40'14"]	[29.30'] [58.19']
20	[100.00']	[35.28']	

DETAIL "A" NOT TO SCALE

NOTES FOR SO. CAL. GAS CO. EASEMENT

RECORDED AUGUST 20, 1947 IN BOOK 846, PAGE 449, O.R.

1. NO CHANGE OF GRADE WITHOUT PRIOR WRITTEN APPROVAL OF SOUTHERN CALIFORNIA GAS COMPANY.
2. 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.
3. NO PLANTING OF TREES OR DEEP ROOTED PLANTS WITHOUT WRITTEN APPROVAL FROM SOUTHERN CALIFORNIA GAS COMPANY.
4. NO POLES, SIGNS, OR FENCE POSTS TO BE INSTALLED WITHOUT WRITTEN APPROVAL FROM SOUTHERN CALIFORNIA GAS COMPANY.
5. INGRESS AND EGRESS RIGHTS TO AND FROM THE PIPELINE MUST BE MAINTAINED. W/O 1033-001 W/O 9112517



M.B. 273 / 54

M.B. 273 / 54

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE CALIFORNIA

TRACT 25486

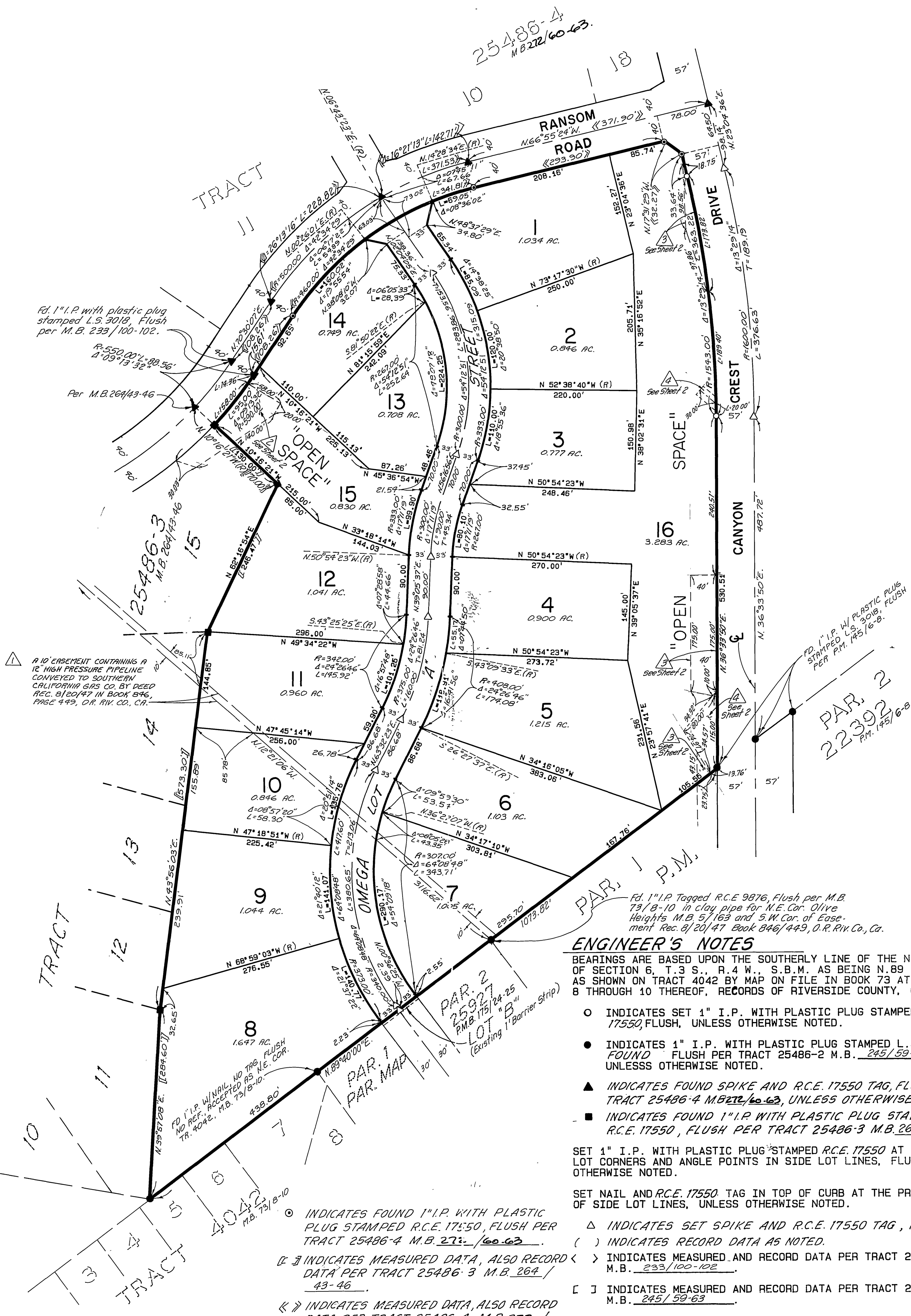
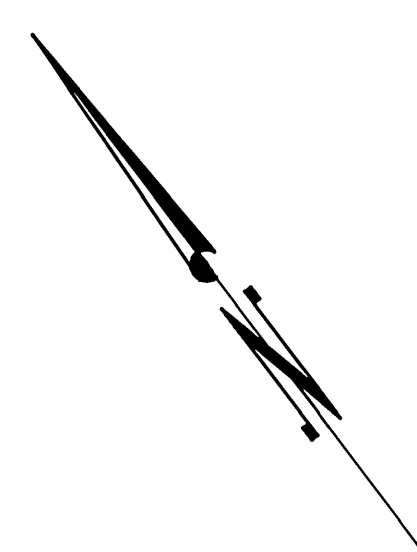
BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST ONE QUARTER OF SECTION 6, T.3 S., R.4 W., S.B.M.

JUNE 1997

SCALE 1" = 100'

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA



Fd. 1" I.P. with plastic plug stamped L.S. 3018, Flush per M.B. 233/100-102.

Per M.B. 264/43-46

A 10' EASEMENT CONTAINING A 12" HIGH PRESSURE PIPELINE CONVEYED TO SOUTHERN CALIFORNIA GAS CO. BY DEED REC. 8/20/47 IN BOOK 846, PAGE 449, O.R. R.V. CO., CA.

PAR. 2
22392
P.M. 145/16-8

Fd. 1" I.P. Tagged R.C.E. 9876, Flush per M.B. 73/8-10 in clay pipe for N.E. Cor. Olive Heights M.B. 5/163 and S.W. Cor. of Easement Rec. 8/20/47 Book 846/449, O.R. R.V. Co., Ca.

ENGINEER'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 R.C.E. 17550, FLUSH, UNLESS OTHERWISE NOTED.
- INDICATES 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018 FOUND FLUSH PER TRACT 25486-2 M.B. 245/59-63 UNLESS OTHERWISE NOTED.
- ▲ INDICATES FOUND SPIKE AND R.C.E. 17550 TAG, FLUSH PER TRACT 25486-4 M.B. 272/60-63, UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 17550, FLUSH PER TRACT 25486-3 M.B. 264/43-46

SET 1" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 17550 AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, FLUSH UNLESS OTHERWISE NOTED.

SET NAIL AND R.C.E. 17550 TAG IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES, UNLESS OTHERWISE NOTED.

△ INDICATES SET SPIKE AND R.C.E. 17550 TAG, FLUSH.

() INDICATES RECORD DATA AS NOTED.

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THIS TRACT CONTAINS 18.458 ACRES.

NO. 1033-001
WO 9112517