

286/6

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, STATE OF CALIFORNIA

# TRACT NO. 26958

THAT PORTION OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 6 WEST, AS SHOWN BY MAP OF SUBDIVISION OF RANCHO LA SIERRA ON FILE IN BOOK 6, PAGE 70 OF MAPS, RIVERSIDE COUNTY RECORDS; ALSO BEING A PORTION OF AN UNNUMBERED BLOCK OF LA SIERRA HEIGHTS TRACT NO. 2 AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 66 OF MAPS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA

## SOUTHLAND ENGINEERING

JULY, 1991  
RIVERSIDE, CALIF.

### CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 26958 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON MAY 23, 1991, 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 SEWER AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT THE 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 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: 10-29, 1999  
RICHARD D. McGRATH, R.C.E. 31952  
CITY ENGINEER LIC. EXP. 12/31/00  
BY: Richard D. McGrath

### 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 PARCELS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: OCT 14, 1999  
BILL CARNAHAN  
PUBLIC UTILITIES DIRECTOR  
BY: Dieter P. Witzfeld

### CITY TREASURER 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: 10/6, 1999  
JERRY ROGERS  
CITY TREASURER  
BY: Mr. Hansen

### "POTENTIAL LIQUEFACTION

All or a portion of the property included within this map has been identified by the City of Riverside Seismic Safety Element of the General Plan as being potentially subject to liquefaction should ground shaking occur. To limit the possibility of structural damage or failure in such an event a geologic investigation acceptable to the City Building Official may be required as a prerequisite to issuance of building permit."

### SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY ACADEMY SOILS ENGINEERING ON DECEMBER 12, 1988, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953:

### RECORDER'S STATEMENT

FILED THIS 12th DAY OF Nov., 1999, AT 8:00 A.M. IN BOOK 286 OF MAPS, AT PAGES 6-8 AT THE REQUEST OF THE CITY CLERK.

NO. 1999-498860  
FEE \$10.00

GARY L. ORSO, COUNTY CLERK, ASSESSOR AND RECORDER

BY: Blagan  
DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE 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 NO. 26958, 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 9th DAY OF November, 1999.

COLLEEN J. NICOL  
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Colleen J. Nicol

### 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 REAL PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$          .

DATED: 10-5, 1999

PAUL McDONNELL  
COUNTY TAX COLLECTOR

BY: Paul Aschurst

### TAX BOND'S 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.

DATED:           , 19          

GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

BY:           

### 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 (3) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING DECEMBER, 1987; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN ONE (1) YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: 9-30, 1999

BY: Allen W. Martin

ALLEN W. MARTIN L.S. 5306  
EXPIRES 12-31-01



### OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE, AND WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES LOT "A" WE ALSO DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES THE EASEMENT DESIGNATED AS 10' P.U.E.

John O. Thiesen  
JOHN O. THIESSEN  
Janet M. Thiesen  
JANET M. THIESSEN  
James G. Neal  
JAMES G. NEAL  
Janette Neal  
JEANETTE NEAL

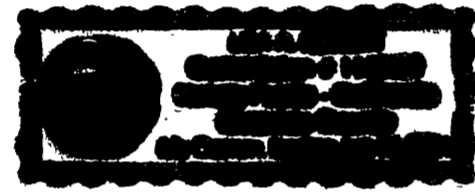
### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)  
COUNTY OF RIVERSIDE) S.S.

ON Sept 29, 1999, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED John O. Thiesen AND Janet M. Thiesen (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES June 18, 2001

Debra M. Meritt  
NOTARY PUBLIC



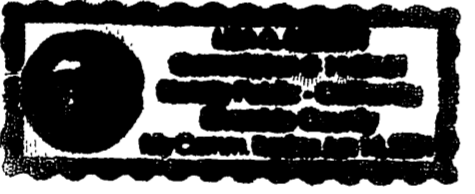
### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)  
COUNTY OF RIVERSIDE) S.S.

ON Sept 30, 1999, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED James G. Neal AND Janette Neal (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES June 14, 2001

Debra M. Meritt  
NOTARY PUBLIC



### UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.

1. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO RIGHTS OF WAY AND WATER RIGHTS AS GRANTED TO TWIN BUTTES WATER COMPANY, A CORPORATION, TOGETHER WITH RIGHT OF ENTRY FOR THE PURPOSE OF LAYING, MAINTAINING AND CONSTRUCTING WATER DITCHES, CANALS, PIPELINES, FLUMES AND CONDUITS FOR CONVEYING AND DISTRIBUTING WATER FOR IRRIGATION AND DOMESTIC PURPOSES, AS SET OUT IN DEED RECORDED AUGUST 11, 1919 IN BOOK 508 PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO CITIZENS DOMESTIC WATER COMPANY, FOR WATER FACILITIES, APPURTENANCES, RECORDED MARCH 18, 1926 IN BOOK 663, PAGE 591, O. R. RIV. CO.

DATED OCT 14, 1999

BILL D. CARNAHAN  
PUBLIC UTILITIES DIRECTOR  
BY: Dieter P. Witzfeld

M.B. 286 / 6

M.B. 286 / 6

# TRACT NO. 26958

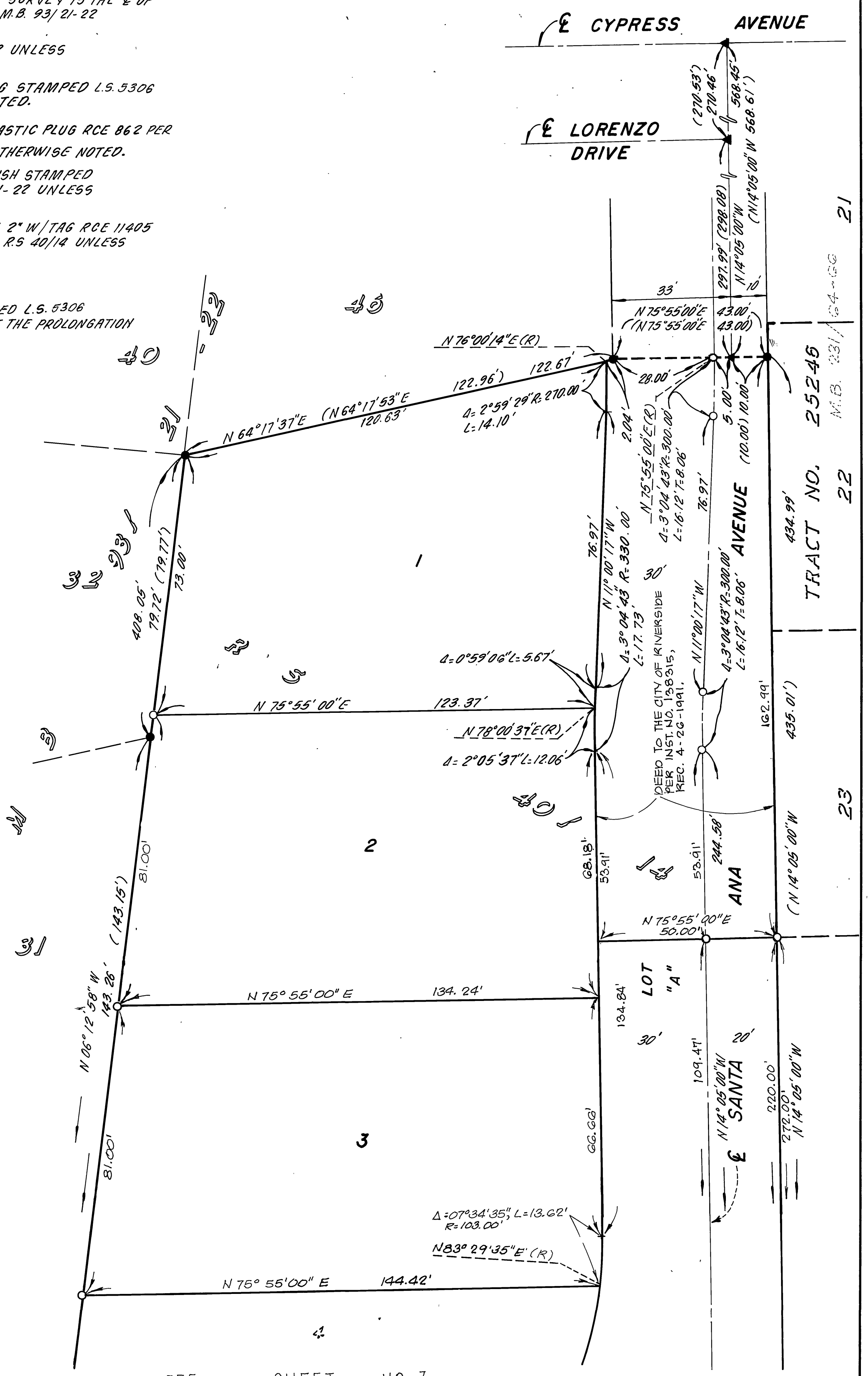
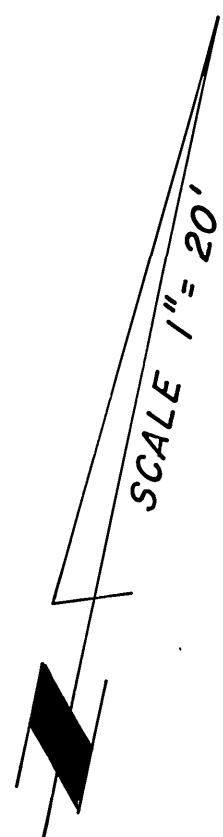
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**SOUTHLAND ENGINEERING**

**JULY, 1991  
RIVERSIDE, CALIF.**

### SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE  $\angle$  OF SANTA ANA AVE. PER TR. 8665 M.B. 93/21-22 N 14° 05' 00" W.
2. ( ) REC; PER M.B. 93/21-22 UNLESS OTHERWISE NOTED.
3. ○ SET 1" I.P. FLUSH W/TAG STAMPED L.S. 5306 UNLESS OTHERWISE NOTED.
4. ● FD, 3/4" I.P. FLUSH W/PLASTIC PLUG RCE 862 PER M.B. 93/21-22 UNLESS OTHERWISE NOTED.
5. ▲ FD, 1/2" BRASS DISK FLUSH STAMPED RCE 862 PER M.B. 93/21-22 UNLESS OTHERWISE NOTED.
6. ■ FD, 3/4" I.P. IN CONC., DN. 2" W/TAG RCE 11405 PER M.B. 93/21-22 AND R.S. 40/14 UNLESS OTHERWISE NOTED.
7. TOTAL GROSS AC. = 1.127
8. SET NAIL AND TAG STAMPED L.S. 5306 IN TOP OF CONC., CURB AT THE PROLONGATION OF SIDE LOT LINES



SEE SHEET NO. 3

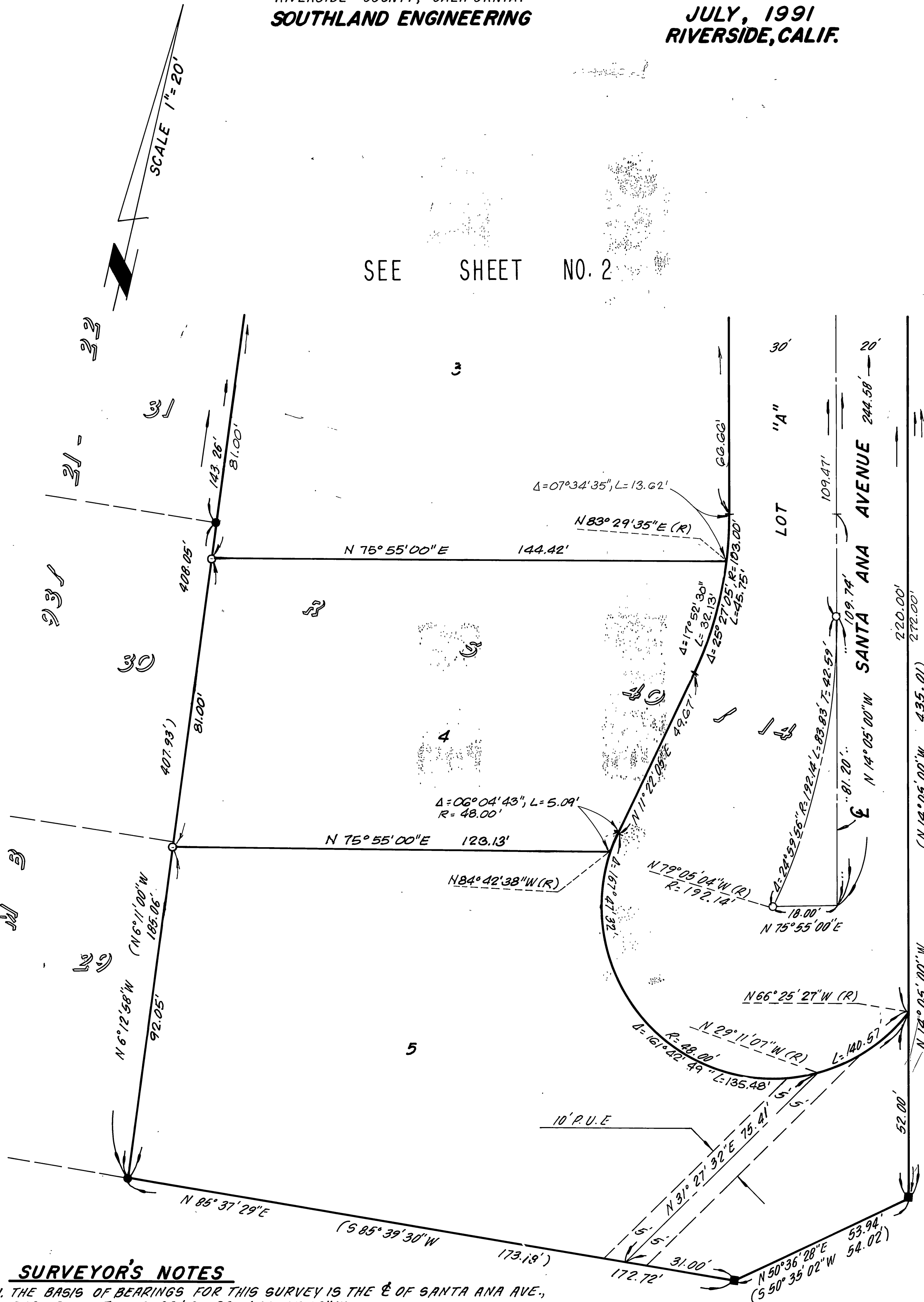
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**SOUTHLAND ENGINEERING**

**JULY, 1991  
RIVERSIDE, CALIF.**

SEE SHEET NO. 2



### SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE  $\hat{E}$  OF SANTA ANA AVE., PER TR. 8665 M.B. 93/21-22 N 14° 05' 00" W
2. ( ) REC. PER M.B. 93/21-22 UNLESS OTHERWISE NOTED.
3. ○ SET 1" I.P., FLUSH W/TAG STAMPED L.S. 5306 UNLESS OTHERWISE NOTED.
4. ● FD, 3/4" I.P., FLUSH W/PLASTIC PLUG R.C.E. 862 PER M.B. 93/21-22, UNLESS OTHERWISE NOTED.
5. ▲ FD, 1/2" BRASS DISK FLUSH STAMPED R.C.E. 862 PER M.B. 93/21-22 UNLESS OTHERWISE NOTED.
6. ■ FD, 3/4" I.P., IN CONC., DN. 2" W/TAG R.C.E. 11405 PER M.B. 93/21-22 AND R.S. 40/14 UNLESS OTHERWISE NOTED.
7. TOTAL GROSS AC. = 1.727
8. SET NAIL AND TAG STAMPED L.S. 5306 IN TOP OF CONC. CURB AT THE PROLONGATION OF SIDE LOT LINES