

FILED ON Apr. 26, 1976

AT 1:10 P.M.

W.D. BALOGH COUNTY RECORDER

BY: Harold C. Beale deputy

FEE \$9.00

NR 55723

FILED BY City Clerk

SUBD'N G'TEE Safe Co.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 6070-2

BEING A SUBDIVISION OF A PORTION OF LOTS 3, 4, 5, 6 & 7 IN BLOCK 37 OF R.L. & I. CO. LANDS, PER MAP BOOK 1, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ALBERT A.WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE CALIFORNIA

FEBRUARY 1976

OWNERSHIP

WE HEREBY CERTIFY 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 MAPS SHOWN WITHIN THE COLORED BORDER LINE, AND WE HEREBY OFFER FOR DEDICATION TO PUBLIC USE FOR STREET PURPOSES LOTS "A" THROUGH "G" INCLUSIVE, FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES THE EASEMENT DESIGNATED AS 12' STORM DRAIN EASEMENT AND FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES THE AREAS DESIGNATED AS 5' X 60' P.U.E. & 12' P.U.E. AND FURTHER THE UNDESIGNED OWNERS, OUR SUCCESSORS AND ASSIGNS IN INTEREST, HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS PERTINENT TO LOTS 1 THROUGH 9 INCLUSIVE, AS SHOWN ON THE ANNEXED MAP, ON, OVER, AND ACROSS INDIANA AVENUE (LOT "A") ADJOINING SAID LOTS 1 THROUGH 9 INCLUSIVE.

PACESETTER HOMES, INC. A CALIFORNIA CORPORATION

BY: John W. Klug BY: Chelina P. Wilson

ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S. COUNTY OF RIVERSIDE } ON THIS 13TH DAY OF April, 1976, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED John W. Klug AND Chelina P. Wilson KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY RESPECTIVELY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL.

Cheryl L. McWhorter NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES 12-23-79

SIGNATURE OMISSION

IN ACCORDANCE WITH 66436 (b) (1) OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDER, HAS BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE: CITY OF RIVERSIDE AS SUCCESSOR TO THE RIVERSIDE WATER COMPANY BY DEEDS RECORDED IN BOOK 97, PAGE 381, BOOK 199 PAGE 350, BOOK 264, PAGE 59, BOOK 277, PAGE 40, ALL OF DEEDS, DIV. CO. RECORDS.

CITY OF RIVERSIDE, EASEMENT HOLDER, BY DEEDS RECORDED AUGUST 18, 1975 AS INSTRUMENT NOS 100515 AND 100516.

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 6070, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD JULY 18, 1974, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF CHAPTER 128 (SUBDIVISION MAP ACT) STATUTES OF CALIFORNIA, 1943, AND ALL OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE, AND ALL AMENDMENTS THERETO HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT; THAT THE EASEMENT FOR SEWERS AND DRAINAGE FACILITIES SHOWN ON SAID MAP ARE CORRECT IN FORM AND CONTENTS AND ARE APPROVED; THAT THE PLANS ARE SPECIFICATIONS FOR DRAINS, SEWERS AND DRAINAGE WORKS SUFFICIENT TO PROTECT ALL LOTS IN SAID SUBDIVISION FROM FLOOD OR OVERFLOW HAVE BEEN APPROVED BY ME; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED BY ME; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORD WITH 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 April 14, 1976 JAMES F. MARTINEK, R.C.E. 8134 DIRECTOR OF PUBLIC WORKS BY: [Signature]

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 April 13, 1976 EVERETT C. ROSS DIRECTOR OF PUBLIC UTILITIES BY: [Signature]

CITY TREASURER

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 April 13, 1976 H.E. BREWER, CITY TREASURER BY: [Signature]

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 12th DAY OF MAY, 1975, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY KENNETH G. OSBORNE & ASSOCIATES.

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 6070-2, AND THE STREETS AND BASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND BASEMENTS, EXCEPT LOTS "F" AND "G" WHICH ARE ACCEPTED AS "BARRIER STRIP" TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOTS "B" AND "D" 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 20th DAY OF April, 1976.

ALICE A. HAZE CITY CLERK OF THE CITY OF RIVERSIDE BY: [Signature]

TAX COLLECTOR

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$8,100.00.

DATED APRIL 13, 1976 DONNA BOUER BABCOCK COUNTY TAX COLLECTOR BY: Harold M. Larsen

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$8,100.00 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 April 13, 1976 DONALD D. SULLIVAN COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS BY: Nancy Romano, Deputy

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER 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 MAY 1975, 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 February 11, 1976 ERNEST N. WEBB, R.C.E. 9876 BY: [Signature]

TR.6070-2

M.B.85/15

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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

FEBRUARY 1976

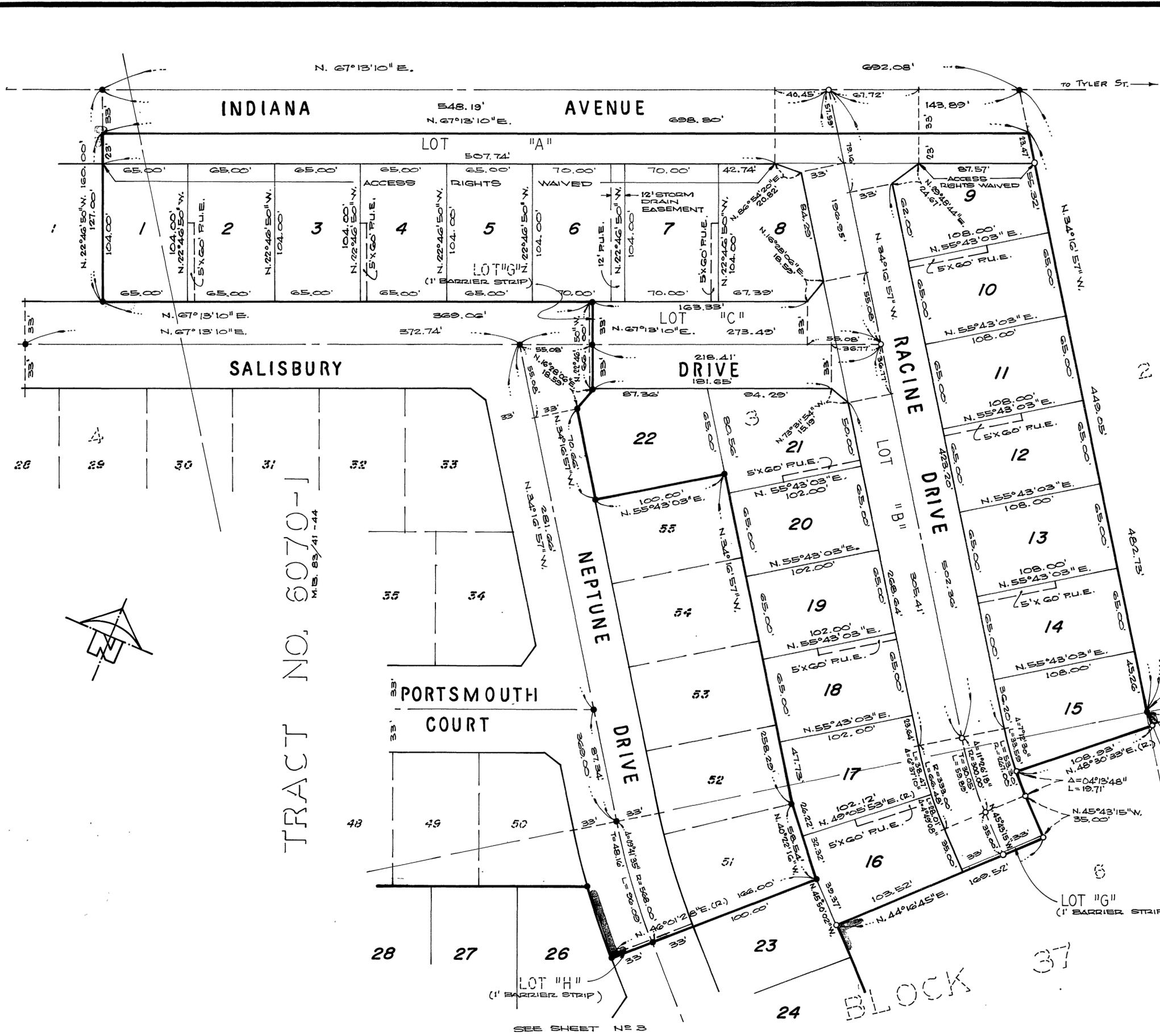
SCALE: 1" = 50'

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF INDIANA AVENUE TAKEN AS N. 67°13'10" E. AS SHOWN BY MAP OF TRACT NO. 6070-1 ON FILE IN BOOK 83, PAGES 41-44 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THIS ○, PER M.B. 83/41-44, UNLESS OTHERWISE NOTED.
3. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH AT ALL POINTS SHOWN THIS ○.
4. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES.
5. SET "SURE FIRE" STUDS TAGGED R.C.E. 9876, IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 9.76 ACRES.

FD 1" I.P. NO TAG, 6" DOWN, ACCEPTED AS R.C.E. COP. LOT 9, BLK. 37 OF R.L. & I. CO. LANDS PER M.B. 83/41-44. SET TAG R.C.E. 9876.

FD 1/2" I.P. NO TAG, NO REF., 24" DOWN PER M.B. 83/41-44 SET TAG R.C.E. 9876.



TRACT NO. 6070-2
M.B. 83/41-44

SEE SHEET NO. 3

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 6070-2
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& 7 IN BLK. 37 OF R.L. & I. CO. LANDS, PER MAP
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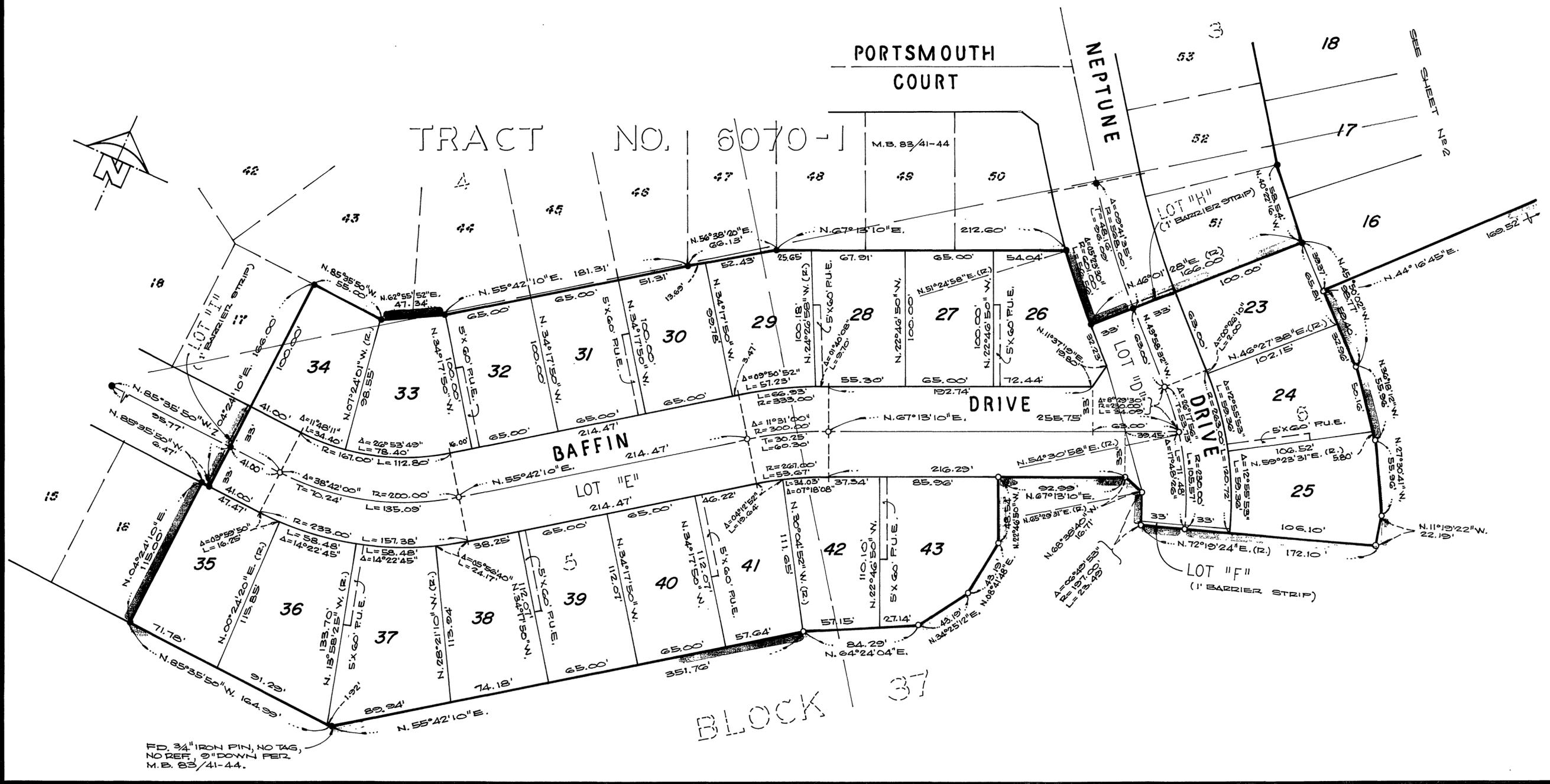
ALBERT A. WEBB ASSOCIATES — CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

FEBRUARY 1976

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