

**FILED**  
ON May 3, 1976  
AT 3:40 P. M.  
W. D. BALOGH  
COUNTY RECORDER  
BY: Hazel C. Beala  
FEE \$7.00  
NO 60053  
FILED BY City Clerk  
SUB'DN. G'TEE F.A.T. Co.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 6648

BEING A SUBDIVISION OF LOTS 76 & 77 OF TRACT 3164 PER MAP BOOK 54 PAGES 46-48, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

## FOR CONDOMINIUM PURPOSES

JUNE 1975

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

### SIGNATURE OMISSION

IN ACCORDANCE WITH SECTION 66430 (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 AND CANNOT BE LOCATED FROM RECORD.

CITY OF RIVERSIDE AS SUCCESSOR TO RIVERSIDE WATER COMPANY, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSE OF IRRIGATION AND DOMESTIC USE; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.

### 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 MAP AS SHOWN WITHIN THE COLORED BORDER LINE.

W.K. Newby  
W.K. NEWBY

Lois W. Newby  
LOIS W. NEWBY

FIRST HEMET CORPORATION,  
A CALIFORNIA CORPORATION, AS TRUSTEE.

Wayne H. Holcomb

Mary K. Cooper

### ACKNOWLEDGEMENTS

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

ON THIS 16<sup>th</sup> DAY OF April, 1976, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED W.K. Newby AND Lois W. Newby, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 5/21/77.

Robert Lombard  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

ON THIS 20<sup>th</sup> DAY OF APRIL, 1976, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WAYNE H. HOLCOMB AND MARY K. COOPER 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 AS TRUSTEE. WITNESS MY HAND AND OFFICIAL SEAL.

Sharon L. Irwin  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES 6-15-76

### 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 6648, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD APRIL 17, 1975, 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 EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES SHOWN ON SAID MAP ARE CORRECT IN FORM AND CONTENTS AND ARE APPROVED; THAT THE PLANS AND 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 21, 1976

JAMES F. MARTINEK, R.C.E. 8134  
DIRECTOR OF PUBLIC WORKS

BY: J. Martinek

### 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 21, 1976

EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES

BY: Everett C. Ross

### 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 21, 1976

H.E. BREWER, CITY TREASURER

BY: A. B. O'Connor

### SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 20<sup>th</sup> DAY OF MAY, 1975, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY C.H.J. MATERIALS LABORATORY INC.

### CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO 6648, 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 27<sup>th</sup> DAY OF April, 1976

ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Karen E. Oakley  
Assistant City Clerk

### TAX COLLECTOR

I HEREBY CERTIFY 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, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 2,900.00.

DATED April 21<sup>st</sup>, 1976

DONNA BOUER BABCOCK,  
COUNTY TAX COLLECTOR

BY: Kenneth C. Kiser

### TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM \$ 2,900.00 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 27, 1976

DONALD D. SULLIVAN  
COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS.

BY: Nancy Romero  
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 TWO (2) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING MARCH, 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 JUNE 9, 1975

ERNEST N. WEBB, R.C.E. 9876

BY: Ernest N. Webb

TR6648 M.B.85/30

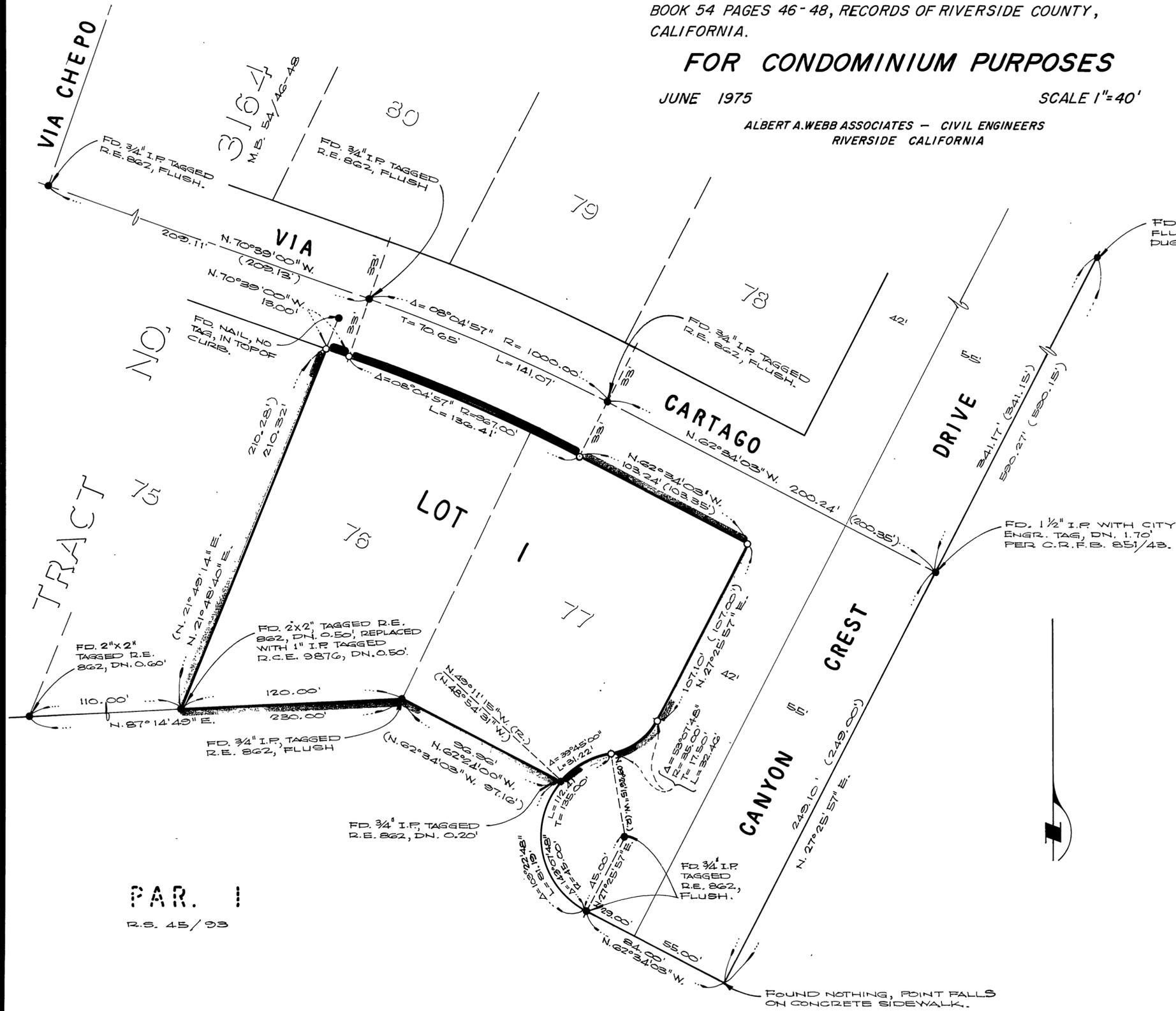
TR6648 M.B.85/30

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IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 6648**  
 BEING A SUBDIVISION OF LOTS 76 & 77 OF TRACT 3164 PER MAP  
 BOOK 54 PAGES 46-48, RECORDS OF RIVERSIDE COUNTY,  
 CALIFORNIA.

**FOR CONDOMINIUM PURPOSES**

JUNE 1975 SCALE 1"=40'  
 ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
 RIVERSIDE CALIFORNIA



FD. NAIL & TIN, NO TAG,  
 FLUSH, FOR B.C., TO REF.  
 DUG 12\"/>

FD. 1 1/2\"/>

FOUND NOTHING, POINT FALLS  
 ON CONCRETE SIDEWALK.

**ENGINEER'S NOTES**

1. BASIS OF BEARINGS IS THE CENTERLINE OF CANYON CREST DRIVE TAKEN AS N. 27° 25' 57\"/>
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●, PER TRACT NO 3164, UNLESS OTHERWISE NOTED.
3. SET 1\"/>
4. BEARINGS AND DISTANCES SHOWN THUS (N. 21° 49' 14\"/>
5. THIS TRACT CONTAINS 0.95 ACRE

PAR. 1  
 R.S. 45/93

TR6648 M.B.85/31

TR6648 M.B.85/31

M.B. 85/31