

MB. 86/69

ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
ON THIS 11th DAY OF AUG., 1976, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MAX BAHAM AND ROBERTSON 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 WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS, AS TRUSTEE.
WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public signature: Sarah A. DeLoach, Notary Public in and for said state, My Commission Expires 11/5/78

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 5677

BEING A SUBDIVISION OF A PORTION OF LOTS 2, 3 AND 4, BLOCK 24, LOT 7, BLOCK 25, LOTS 1, 2, 3 AND 4, BLOCK 28; LOT 1 AND 6, BLOCK 29, AND A PORTION OF LOT "A-A" (PINGREE AVENUE); LOTS "L" AND "L-L" (LYON AVENUE), ALL WITHIN LA SIERRA GARDENS, PER MAP BOOK 11, PAGES 42-50, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA - RANCHO LA SIERRA SEPULVEDA.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

JUNE 1976

UTILITIES EASEMENT

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENT HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP: CITY OF RIVERSIDE AS SUCCESSOR TO THE CITIZENS DOMESTIC WATER COMPANY BY DEED RECORDED IN MARCH 18, 1926 AS INSTRUMENT NO 1457 IN BOOK 663 PAGE 581, OF DEEDS & CITY OF RIV. BY DEED REC. 9/29/75 AS INSTR. NO 119067, & CITY OF RIV. BY DEED REC. 12/1/75 AS INSTR. NO 148803, ALL REC. OF RIV. CO. CALIF.

BY: Everett C. Ross, Director of Public Utilities, DATED: AUG. 16, 1976

SHEET 1 OF 3 SHEETS

FILED ON Sept. 10, 1976

AT 3:45 P.M. W.D. BALOGH COUNTY RECORDER. BY: Harold C. Peala. FEE: \$9.00. NO 135221. FILED BY: City Clerk. SUB'DN. G'TEE T.I.T.Co.

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 BORDERED LINE, AND WE HEREBY OFFER FOR DEDICATION, FOR STREET PURPOSES LOTS "A" THROUGH "D", INCLUSIVE, AND FURTHER, THE UNDERSIGNED 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 APPURTENANT TO LOTS 1&12 THROUGH 22 AS SHOWN ON THE ANNEXED MAP, ON, OVER, AND ACROSS LA SIERRA AVENUE ADJOINING SAID LOTS; AND WE ALSO HEREBY OFFER FOR DEDICATION FOR CONSTRUCTION AND MAINTENANCE OF UNDERGROUND ELECTRICAL DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS 5'X60' P.U.E., 5'X3' P.U.E. & 5'X7' P.U.E. AS SHOWN ON ANNEXED MAP.

MARLBOROUGH DEVELOPMENT CORPORATION, A CALIF. CORPORATION. T.I. CORPORATION, A CALIFORNIA CORPORATION, AS SUCCESSOR TRUSTEE. TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE.

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 5677, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD NOV. 8, 1973, 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 SAID SUBDIVISION FROM FLOOD OR OVERFLOW HAVE BEEN APPROVED 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; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORD 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 August 31, 1976. JAMES F. MARTINEK, R.C.E. 8124 DIRECTOR OF PUBLIC WORKS. BY: William P. Gardner, RCE 11405

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 5677, 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. I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 7th DAY OF September, 1976.

ALICE A. HAZE CITY CLERK OF THE CITY OF RIVERSIDE. BY: Alice A. Haze

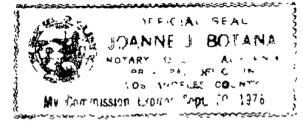
TAX COLLECTOR

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, THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$19,000.

DATED 8-6-76, 1976. DONNA BOUER BABCOCK COUNTY TAX COLLECTOR. BY: Dorothy McKlippel DEPUTY

ACKNOWLEDGEMENTS

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }
ON THIS 9th DAY OF August, 1976, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RONALD S. LUSHING KNOWN TO ME TO BE THE PRES. & ROSE E. ROTHSTEIN KNOWN TO ME TO BE THE SEC. OF THE CORPORATION WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED 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.



Notary Public signature: Joanne J. Botana, Notary Public in and for said state, My Commission Expires Sept. 20, 1978

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 Aug. 16, 1976. EVERETT C. ROSS DIRECTOR OF PUBLIC UTILITIES. BY: Everett C. Ross

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$10,000.00 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 September 7, 1976. DONALD D. SULLIVAN COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS. BY: Nancy Powers DEPUTY

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 Aug. 16, 1976. H.E. BREWER, CITY TREASURER. BY: A. B. O'Connor

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 JUNE 1976, 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 10th, 1976. ERNEST N. WEBB, R.C.E. 9876. BY: Ernest N. Webb

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 23rd DAY OF APRIL, 1975, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY: PACIFIC FOUNDATION ENGINEERS INC.

MB. 86/69

TR 5677

MB. 86/69

TR 5677

MB. 86/69

MB 86/69

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF LA SIERRA AVENUE (FORMERLY HOLDEN AVENUE) TAKEN AS N. 34° 18' 15" W. AS SHOWN ON MAP OF LA SIERRA GARDENS ON FILE IN BOOK 11 OF MAPS, AT PAGES 42 THRU 50 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS \odot , PER TRACT NO 5677-1, M.B. 83/26-29, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, UNLESS OTHERWISE NOTED.
3. FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS \odot , PER TRACT NO 5677-2, M.B. 84/76-78, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, UNLESS OTHERWISE NOTED.
4. FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS \odot , PER TRACT NO 5677-3, M.B. 86/31-33, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, UNLESS OTHERWISE NOTED.
5. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS \circ .
6. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS.
7. SET "SURE FIRE" STUDS TAGGED R.C.E. 9876 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
8. THIS TRACT CONTAINS 11.88 ACRES.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

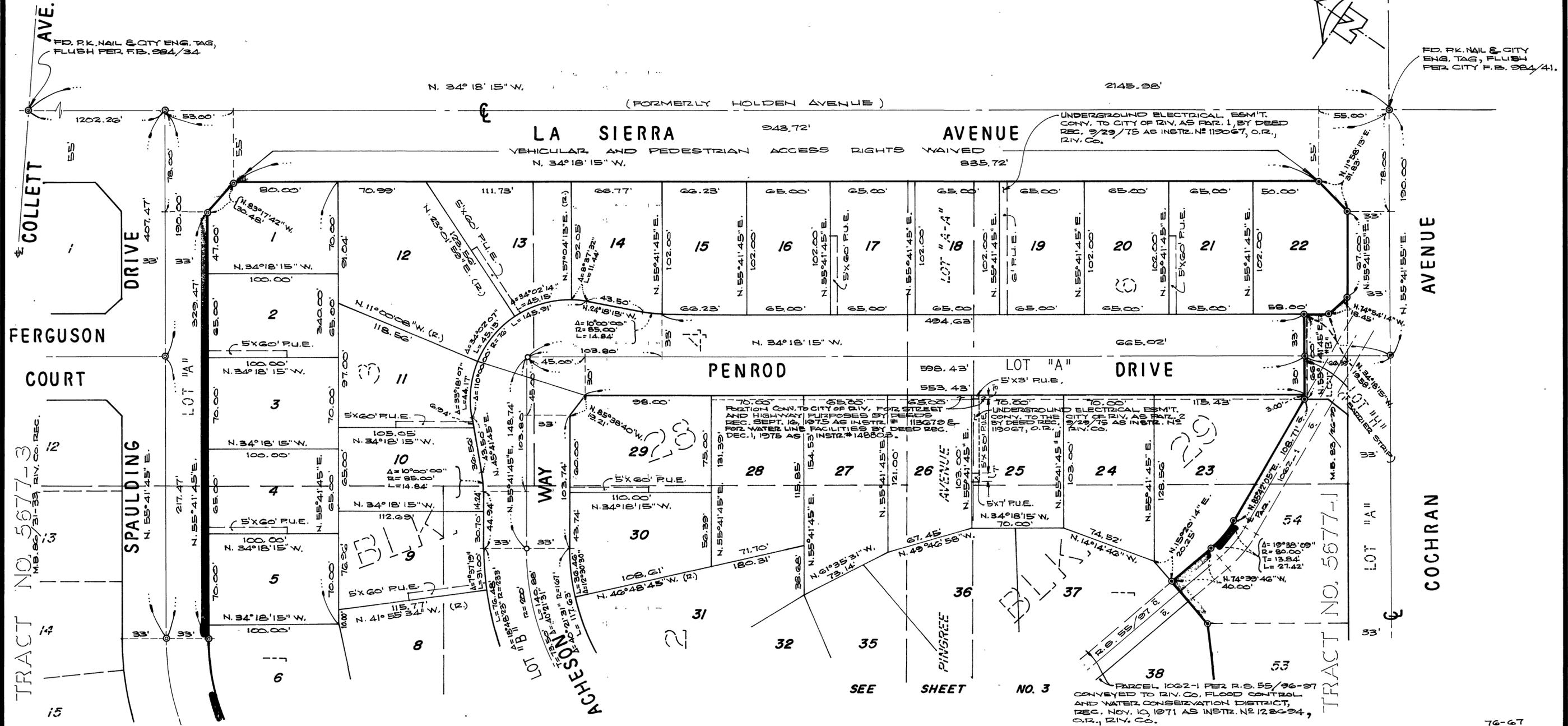
TRACT NO. 5677

BEING A SUBDIVISION OF A PORTION OF LOTS 2, 3 AND 4, BLOCK 24, LOT 7, BLOCK 25, LOTS 1, 2, 3 AND 4, BLOCK 28, LOTS 1 AND 6, BLOCK 29, AND A PORTION OF LOT "A-A" (PINGREE AVENUE), LOTS "L" AND "L-L" (LYON AVENUE), ALL WITHIN LA SIERRA GARDENS, PER MAP BOOK 11, PAGES 42-50, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA - RANCHO LA SIERRA SEPULVEDA

JUNE 1976

SCALE: 1"=50'

ALBERTA WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA



TRACT NO. 5677-3
M.B. 86/31-33 RIV. CO. REC.
12
13
14
15

TRACT NO. 5677-1
M.B. 83/26-29
TRACT NO. 5677-2
M.B. 84/76-78
TRACT NO. 5677-4
M.B. 86/31-33

TP

MB. 86/70

MB 86/70

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

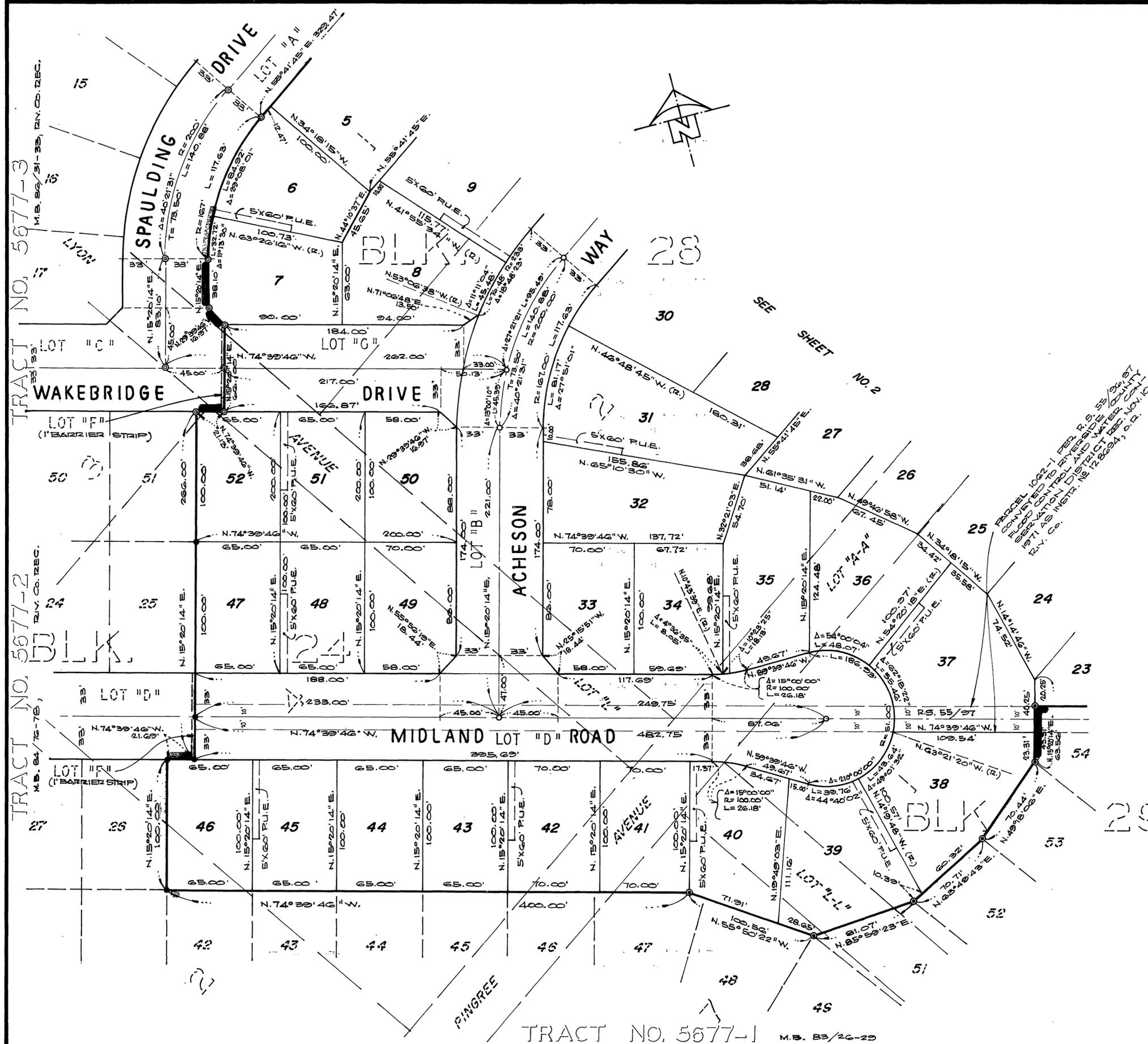
TRACT NO. 5677

BEING A SUBDIVISION OF A PORTION OF LOTS 2, 3 AND 4, BLOCK 24, LOT 7, BLOCK 25, LOTS 1, 2, 3 AND 4, BLOCK 28, LOTS 1 AND 6, BLOCK 29, AND A PORTION OF LOT "A-A" (PINGREE AVENUE), LOTS "L" AND "L-L" (LYON AVENUE), ALL WITHIN LA SIERRA GARDENS, PER MAP BOOK 11, PAGES 42-50, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA - RANCHO LA SIERRA SEPULVEDA

JUNE 1976

SCALE: 1"=50'

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA



ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF LA SIERRA AVENUE (FORMERLY HOLDEN AVENUE) TAKEN AS N. 24° 18' 15" W. AS SHOWN ON MAP OF LA SIERRA GARDENS ON FILE IN BOOK 11 OF MAPS, AT PAGES 42 THRU 50 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THIS \odot , PER TRACT NO. 5677-1, M.B. 83/26-29, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, UNLESS OTHERWISE NOTED.
3. FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THIS \odot , PER TRACT NO. 5677-2, M.B. 84/76-78, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, UNLESS OTHERWISE NOTED.
4. FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THIS \odot , PER TRACT NO. 5677-3, M.B. 86/31-33, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, UNLESS OTHERWISE NOTED.
5. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THIS \circ .
6. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS.
7. SET "SURE FIRE" STUDS TAGGED R.C.E. 9876 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
8. THIS TRACT CONTAINS 11.88 ACRES.

TRACT NO. 5677-3
M.B. 86/31-33, RIV. CO. REC.

TRACT NO. 5677-2
M.B. 84/76-78, RIV. CO. REC.

TRACT NO. 5677-1
M.B. 83/26-29