

MB. 87/39

TR. 6070

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IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 6070

BEING A SUBDIVISION OF A PORTION OF LOTS 5, 6, 7, 10, 11 & 12 IN BLOCK 37 OF R.L. & I. CO. LANDS, PER MAP BOOK 1, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND A PORTION OF POLK ST. PER MAP BOOK 5, PAGE 176 RIVERSIDE CO. RECORDS

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

JUNE 1976

city copy 87/39  
SHEET 1 OF 3 SHEETS

**FILED**  
ON Nov. 10, 1976

AT 1:20 P.M.  
W.D. BALOGH  
COUNTY RECORDER

BY: Harold C. Beale-deputy

FEE: \$9.00

NO. 173128

FILED BY: City Clerk

SUBD'N. G'TEE Salero Title

### 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, AND WE HEREBY OFFER FOR DEDICATION TO PUBLIC USE FOR STREET PURPOSES LOTS "A", "B", "C", "D", AND "F"; AND FOR SLOPE AND STORM DRAIN PURPOSES LOT "E", WE ALSO HEREBY OFFER FOR DEDICATION FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC ELECTRICAL UNDERGROUND DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS 6' X 60' P.U.E. AND WE ALSO HEREBY OFFER FOR DEDICATION FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES THE EASEMENTS DESIGNATED AS 12' STORM DRAIN EASEMENT, AND FOR CONSTRUCTION AND MAINTENANCE OF WATER LINE FACILITIES THE EASEMENT DESIGNATED AS 12' WATER LINE EASEMENT. **FACESETTER HOMES, INC.** A CALIFORNIA CORPORATION

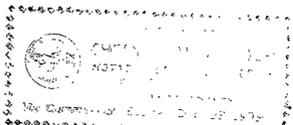
BY: John W. Klug President BY: Elsiena P. Wilson Secretary

### ACKNOWLEDGEMENT

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

ON THIS 11<sup>th</sup> DAY OF OCTOBER, 1976, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN W. KLUG AND ELSIENA P. WILSON KNOW 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 1A-23-79

### 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 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 RIV. CO. RECORDS, FOR IRRIGATION DITCHES, FLUMES, PIPES OR OTHER CONDUITS.

DATED October 27, 1976  
EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES

BY: Everett C. Ross

### 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 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 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 APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATED Oct 27, 1976 JAMES F. MARTINEK, D.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 October 27, 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 Oct. 13, 1976 H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

### SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 12<sup>TH</sup> DAY OF MAY, 1975, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17053: BY KENNETH G. OSBORNE & ASSOC.

### 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, 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 2nd DAY OF November, 1976.

ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare

### 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.

# \_\_\_\_\_

DATED October 13, 1976 DONNA BOUER BABCOCK  
COUNTY TAX COLLECTOR

BY: Donna M. K. Lipel DEPUTY

### TAX BOND

I HEREBY CERTIFY 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 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 \_\_\_\_\_, 1976

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

BY: \_\_\_\_\_ 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 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 7<sup>th</sup>, 1976 ERNEST N. WEBB, R.C.E. 9876

BY: Ernest N. Webb

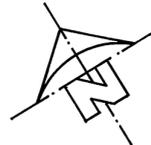
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 6070

BEING A SUBDIVISION OF A PORTION OF LOTS 5, 6, 7, 10, 11 AND 12 IN BLOCK 37 OF R. L. & I. CO. LANDS, PER MAP BOOK 1, PAGE 70, RECORDS SAN BERNARDINO COUNTY, CALIFORNIA, AND A POR. OF POLK ST. PER MAP BOOK 5, PAGE 176, RECORDS OF RIVERSIDE CO., CALIFORNIA

JUNE 1976 ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS RIVERSIDE CALIFORNIA

SCALE: 1" = 50'

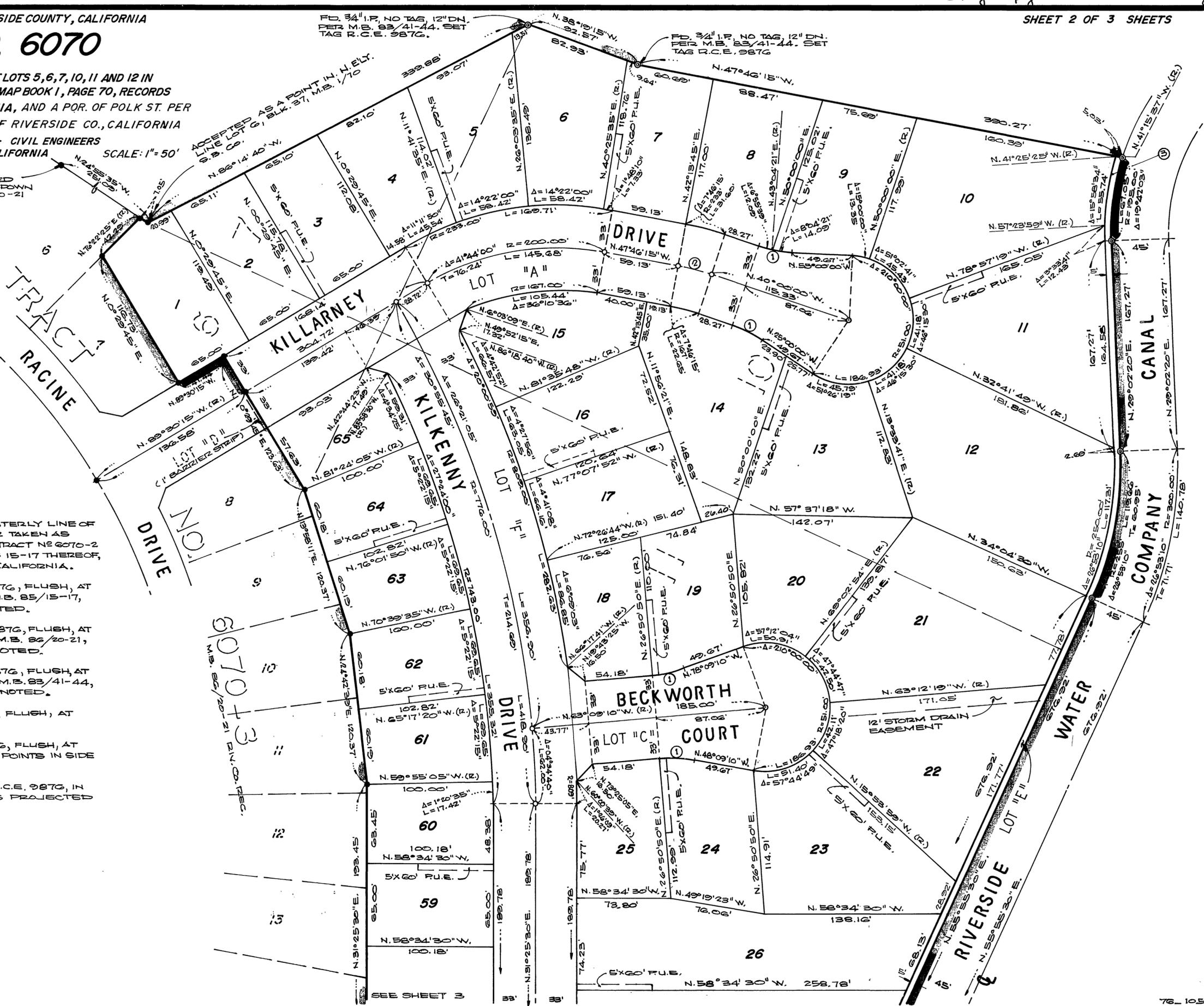


**CURVE DATA**

NO.	Δ	R	T	L
①	15°00'00"	100.00'	13.17'	26.18'
②	7°46'15"	200.00'	13.58'	27.13'
③	13°32'15"	200.00'	-	68.20'

### ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE SOUTH EASTERLY LINE OF LOTS 37 THRU 41 OF TRACT NO 6070-2 TAKEN AS N. 55°42'10" E. AS SHOWN BY MAP OF TRACT NO 6070-2 ON FILE IN BOOK 25 OF MAPS AT PAGES 15-17 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THIS ⊙, PER M.B. 85/15-17, RIV. CO. REC., UNLESS OTHERWISE NOTED.
3. FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THIS ⊙, PER M.B. 86/20-21, RIV. CO. REC., UNLESS OTHERWISE NOTED.
4. FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THIS ⊙, PER M.B. 83/41-44, RIV. CO. REC., UNLESS OTHERWISE NOTED.
5. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THIS ⊙.
6. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES.
7. SET "SURE FIRE" STUDS TAGGED R.C.E. 9876, IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED
8. THIS TRACT CONTAINS 16.54 ACRES.



M.B. 87/40 TR. 6070 M.B. 87/40

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

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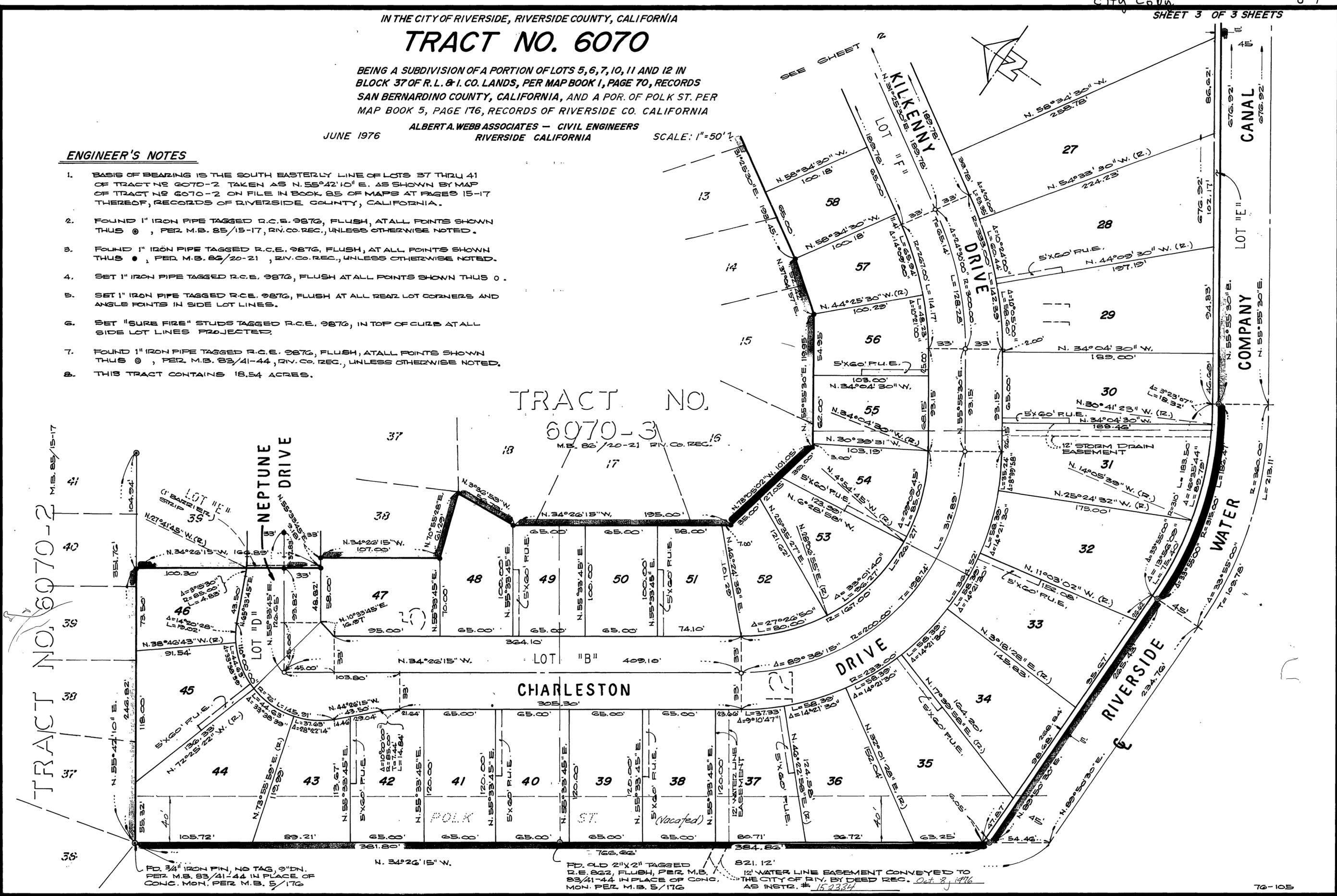
JUNE 1976

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

SCALE: 1"=50'

### ENGINEER'S NOTES

1. BASIS OF BEARING IS THE SOUTH EASTERLY LINE OF LOTS 37 THRU 41 OF TRACT NO 6070-2 TAKEN AS N. 55°42'10" E. AS SHOWN BY MAP OF TRACT NO 6070-2 ON FILE IN BOOK 85 OF MAPS AT PAGES 15-17 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS @, PER M.B. 85/15-17, RIV. CO. REC., UNLESS OTHERWISE NOTED.
3. FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS @, PER M.B. 86/20-21, RIV. CO. REC., UNLESS OTHERWISE NOTED.
4. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH AT ALL POINTS SHOWN THUS @.
5. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES.
6. SET "SURE FIRE" STUDS TAGGED R.C.E. 9876, IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
7. FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS @, PER M.B. 83/41-44, RIV. CO. REC., UNLESS OTHERWISE NOTED.
8. THIS TRACT CONTAINS 18.54 ACRES.



FD. 24" 1207 FIN. NO TAG. 0" D.V.  
PER M.B. 83/41-44 IN PLACE OF  
COLC. MON. PER M.B. 5/176

FD. OLD 2 1/2" TAGGED  
R.E. 862, FLUSH, PER M.B.  
83/41-44 IN PLACE OF COLC.  
MON. PER M.B. 5/176

12" WATER LINE EASEMENT CONVEYED TO  
THE CITY OF RIV. BY DEED REC. Oct 8, 1976  
AS INSTR. # 152334