

FILED ON April 7, 1977

AT 3:40 P.M. W.D. BALOSH COUNTY RECORDER

BY: Hamed C. Beale deputy
FEE \$9.00
NO 59559
FILED BY City Clerk
SUBD'N G'TEE Safe Co.

M.B. 89/61

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT THE SIGNATURES OF THE FOLLOWING OWNERS OF OIL AND MINERAL RIGHTS ARE HEREBY OMITTED:

DAVIS FARMS, INC., ABBOTT KINNEY CO., HAYDEN WORTHINGTON, BETTY WORTHINGTON, RAY C. PREWITT, LOUISE D. PREWITT, EDITH C. BRICKER, JACK E. POOLE, MARQUEBRITE POOLE, BY DEED RECORDED MAY 9, 1952 AS INSTRUMENT NO 32711 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
MITWORTH CORPORATION, RANCHO MENIFEE INC., SECOND SEPULVEDA HOUSING CORPORATION, SELECT HOMES, INC., W. THOMAS DAVIS SECURITY FIRST NATIONAL BANK AS TRUSTEE OF THE HAYDEN WORTHINGTON PRIVATE TRUST NO 5-06560-0, SECURITY FIRST NATIONAL BANK AS TRUSTEE OF THE BETTY WORTHINGTON PRIVATE TRUST NO 5-06561-0, F.B.T. DAVIS INVESTMENT CO., FORMERLY ABBOTT KINNEY COMPANY, DAVIS FARMS INC., LOUISE PREWITT CHESLEY, LOUISE PREWITT CHESLEY AND JOHN R. PREWITT TRUSTEES NAMED IN THE LAST WILL AND TESTAMENT OF RAY C. PREWITT, DECEASED, BY DEED RECORDED DECEMBER 26, 1967 AS INSTRUMENT NO 113293 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SINCE SUCH OWNERSHIP DOES NOT INCLUDE A RIGHT OF SURFACE ENTRY ON THE SURFACE OF THE LAND.
AN EASEMENT FOR STORM DRAIN FACILITIES CONVEYED TO CITY OF RIV. BY DEED REC. 10/22/76 AS INSTR. NO 162038 O.R. RIV. CO., AN EASEMENT FOR SANITARY SEWER FACILITIES CONVEYED TO CITY OF RIV. BY DEED REC. 4/3/70 AS INSTR. NO 31443 O.R. RIV. CO. CALIF. OFFER OF DEDICATION TO CITY OF RIVERSIDE FOR STREET, SEWER, DRAINS & OTHER IMPROVEMENTS BY DEED REC. JULY 30, 1976 AS INSTRUMENT NO 111786 O.R. RIV. CO. CALIF.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 6761

BEING A SUBDIVISION OF LOTS 1, 2, 3, AND A PORTION OF LOT 4 IN BLOCK 19, PORTIONS OF LOTS 1, 2 AND 4 IN BLOCK 20, LOT 1 AND PORTION OF LOT 2 IN BLOCK 23, PORTIONS OF LOT "J" (GOLDEN AVENUE), LOT "K-A" (HIGGS AVENUE), LOTS "S-S" (TRUSCHELL AVENUE), AND LOT "B-B" (COLLETT 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
AUGUST 1976

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 6761, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD OCT. 9, 1975, 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 SAID 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 THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATED March 30, 1977
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 March 29, 1977
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 Mar 28, 1977
H.E. BREWER, CITY TREASURER
BY: H.E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 11TH DAY OF FEBRUARY, 1976, 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 6761, 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 5th DAY OF April, 1977.
ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

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 \$ 3,600.00.

DATED March 28th, 1977
DONNA BOUER BABCOCK
COUNTY TAX COLLECTOR
BY: Kenneth C. Kerei
DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$3,600.00 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 5, 1977
DONALD D. SULLIVAN
COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS
BY: Nancy Romero

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 OCTOBER, 1976; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN (1) YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED MARCH 10, 1977
ERNEST N. WEBB, R.C.E. 8676
BY: Ernest N. Webb

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, FOR STREET PURPOSES LOTS "A" THROUGH "E", INCLUSIVE AND FURTHER, THE UNDER-SIGNED 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, 20, 21, 33 THROUGH 35, 52 THROUGH 62 AND 65 AS SHOWN ON THE ANNEXED MAP, ON, OVER, AND ACROSS GOLDEN AVENUE AND COLLETT AVENUE ADJOINING SAID LOTS; AND WE ALSO HEREBY OFFER FOR DEDICATION FOR CONSTRUCTION AND MAINTENANCE OF UNDERGROUND ELECTRICAL DISTRIBUTION FACILITIES THOSE EASEMENTS DESIGNATED AS 5' X 50' R.U.E., AND WE ALSO HEREBY OFFER FOR DEDICATION FOR CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES THOSE AREAS DESIGNATED AS 12' SEWER EASEMENT AND SPECIAL SEWER EASEMENT AND WE ALSO HEREBY OFFER FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES THOSE AREAS DESIGNATED AS 12' STORM DRAIN EASEMENT AND WE ALSO HEREBY OFFER FOR CONSTRUCTION AND MAINTENANCE FOR WATER LINE FACILITIES THE AREA DESIGNATED AS 12' WATERLINE EASEMENT.

FACESETTER HOMES INC., A CALIFORNIA CORPORATION
BY: John W. Klug PRESIDENT
BY: Edwina P. Wilson SECRETARY

ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE }
ON THIS 28th DAY OF February, 1977, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED John W. Klug AND Edwina 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 WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.
WITNESS MY HAND AND OFFICIAL SEAL.

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

UTILITIES EASEMENT

THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO CITIZEN'S DOMESTIC WATER COMPANY, AS TO AN EASEMENT FOR INSTALLATION, OPERATION, MAINTENANCE, AND REMOVAL OF WATER PIPELINES, DITCHES OR FLUMES, OR FITTINGS APPURTENANT THERETO, BY DEED RECORDED MARCH 19, 1976, BOOK 223, PAGE 501 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SOUTHERN SIERRAS POWER CO. AS TO AN EASEMENT FOR POLE LINES AND INCIDENTS THERETO BY DEED REC. JULY 16, 1927 IN BOOK 719 PAGE 267 OF DEEDS, RIV. CO. REC., OFFER OF DEDICATION TO CITY OF RIVERSIDE FOR STREET, SEWER, DRAINS & OTHER IMPROVEMENTS BY DEED RECORDED JULY 30, 1976 AS INSTR. NO 111786 O.R. RIV. CO. CALIF.

DATED March 29, 1977
EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES
BY: Everett C. Ross

M.B. 89/61

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 6761

BEING A SUBDIVISION OF LOTS 1, 2, 3, AND A PORTION OF LOT 4 IN BLOCK 19, PORTIONS OF LOTS 1, 2 AND 4 IN BLOCK 20, LOT 1 AND PORTION OF LOT 2 IN BLOCK 23, PORTIONS OF LOT "J" (GOLDEN AVENUE), LOT "K-A" (HIGGS AVENUE), LOT "S-S" (TRUSCHELL AVENUE), AND LOT "B-B" (COLLETT AVENUE), ALL WITHIN LA SIERRA GARDENS, PER MAPBOOK 11, PAGES 42-50, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA-RANCHO LA SIERRA SEPULVEDA.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

AUGUST 1976

SCALE: 1"=50'

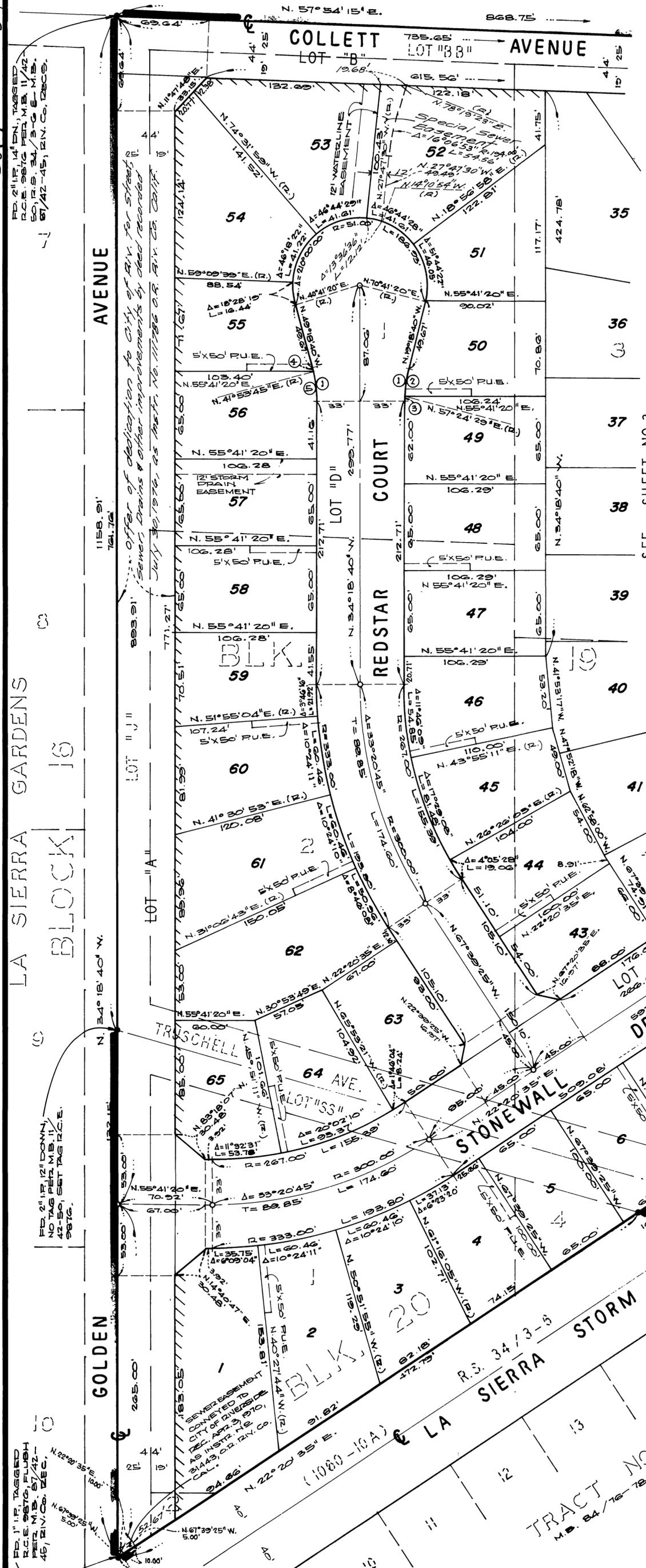


ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF COLLETT AVENUE TAKEN AS N. 57° 54' 15" E. AS SHOWN ON MAP OF TRACT NO. 6763-1 ON FILE IN BOOK 87 OF MAPS, AT PAGES 42 THRU 45 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●
3. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ○
4. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS.
5. SET 1" GURE FIRE" STUDS TAGGED R.C.E. 9876 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 17.07 ACRES.
7. INDICATES VEHICULAR & PEDESTRIAN ACCESS RIGHTS WAIVED.

CURVE DATA

NO	Δ	R	T	L
①	15° 00' 00"	100.00'	13.17'	26.18'
②	13° 16' 51"	100.00'	-	23.18'
③	1° 43' 09"	100.00'	-	3.00'
④	1° 12' 25"	100.00'	-	2.11'
⑤	13° 47' 55"	100.00'	-	24.07'



SEE SHEET NO. 3

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M.B. 89/62

TRACT NO. 5677-2
M.B. 84/78-79, DIV. 8 REC.

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ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF COLLETT AVENUE TAKEN AS N. 57° 54' 15" E. AS SHOWN ON MAP OF TRACT NO. 6763-1 ON FILE IN BOOK 87 OF MAPS, AT PAGES 42-45 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●.
3. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ○.
4. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS.
5. SET "SUZE FIRE" STUDS TAGGED R.C.E. 9876 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 17.07 ACRES.
7. ||||| INDICATES VEHICULAR & PEDESTRIAN ACCESS RIGHTS WAIVED.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

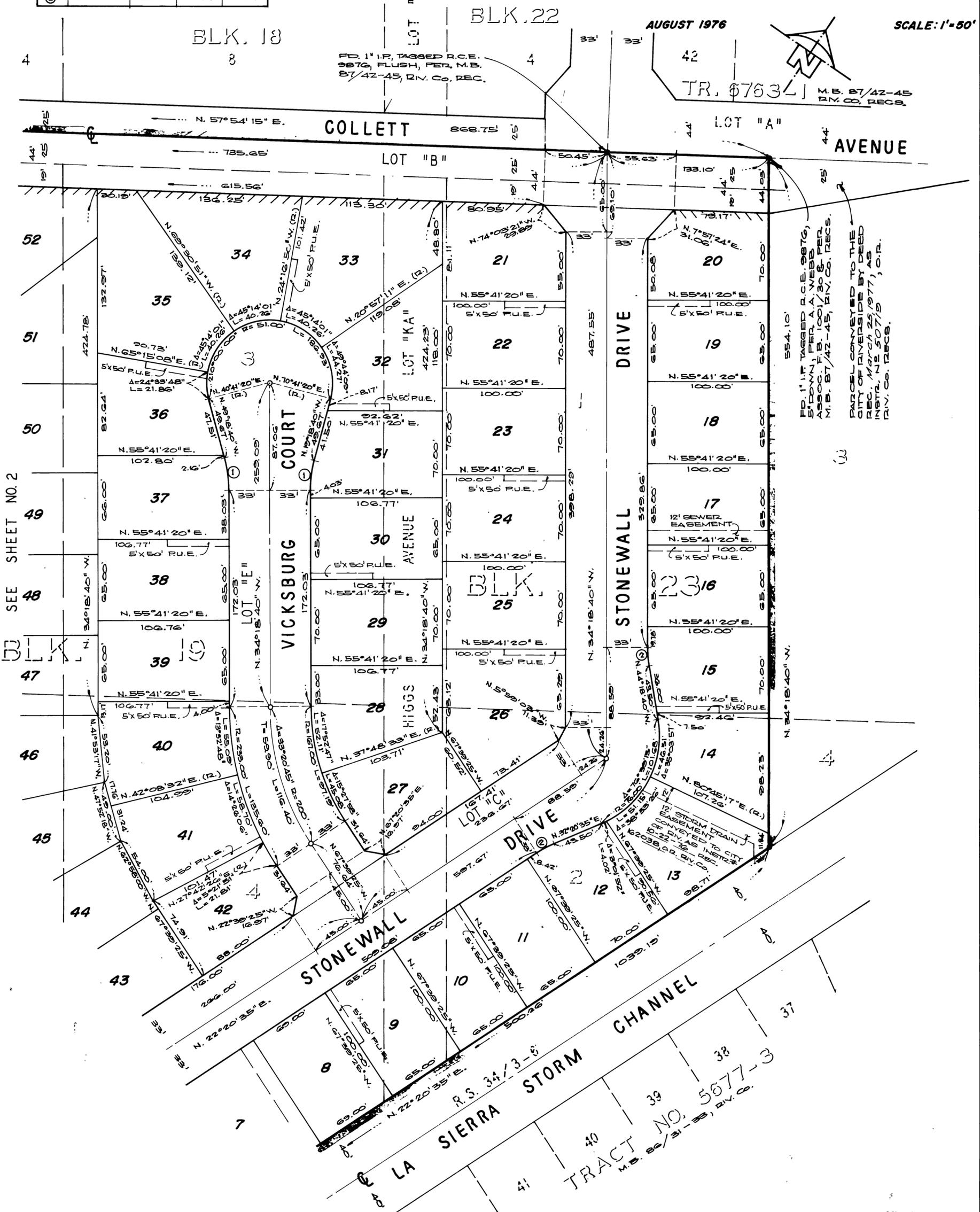
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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

M.B. 89/63

NO.	Δ	R	T	L
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②	10° 00' 00"	85.00'	7.44'	14.84'



SEE SHEET NO. 2

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