

UTILITIES EASEMENTS

THE CITY OF RIVERSIDE, BEING THE OWNERS OF THE FOLLOWING DESCRIBED EASEMENTS, HEREBY CONSENT TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP:

- 1) A RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER COMPANY, ITS SUCCESSORS OR ASSIGNS, FOR WATER PIPES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSE OF IRRIGATION AND DOMESTIC USE.
- 2) AN EASEMENT FOR UTILITIES AND DRAINAGE, BY DEED RECORDED MARCH 20, 1953 IN BOOK 1453 PAGE 100 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED March 23, 1977

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

BY: Everett C. Ross

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 "D", INCLUSIVE, AND FOR CONSTRUCTION AND MAINTENANCE OF WATER LINE FACILITIES THE AREA DESIGNATED AS "12' WATERLINE EASEMENT."

JAMES HUNTER CONSTRUCTION CORPORATION,
A CALIFORNIA CORPORATION

James Hunter
PRESIDENT

R. A. Russell
SECRETARY

SUNSET ESCROW, A CALIFORNIA CORPORATION AS TRUSTEE

Patricia J. Radice
PRESIDENT

SECRETARY

NOTARY ACKNOWLEDGEMENT

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

ON THIS 15th DAY OF FEBRUARY, 1977, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED James Hunter AND R. A. Russell 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.

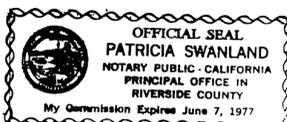
WITNESS MY HAND AND OFFICIAL SEAL.

Roby Lombard
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 5/21/77

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

ON THIS 23rd DAY OF FEBRUARY, 1977, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Patricia J. Radice AND R. A. Russell 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 AS TRUSTEE.

WITNESS MY HAND AND OFFICIAL SEAL.



Patricia Swanland
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES June 7, 1977

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 7819

BEING A SUBDIVISION OF A PORTION OF LOT 35 OF CASTLEMAN'S ADDITION AS SHOWN BY MAP ON FILE IN BOOK 3 OF MAPS, AT PAGE 19 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

SEPTEMBER 1976

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

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. 7819, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD MAY 6, 1976, 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 THE 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 23, 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 OFFICE 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 Feb 8, 1977

H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 20th DAY OF JULY, 1972, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY C.H.J. MATERIALS LABORATORY, INC.

SIGNATURE OMISSION

IN ACCORDANCE WITH SECTION 66436 (b)(1) OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED, SINCE THEIR INTEREST CANNOT RISE INTO FEE:

- 1) AN EASEMENT FOR UTILITIES AND DRAINAGE PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE BY DEED RECORDED MARCH 20, 1953 IN BOOK 1453 PAGE 100 OF O.R. DIV. CO., CAL.
- 2) AN EASEMENT FOR DRAINAGE IN FAVOR OF THE CITY OF RIVERSIDE BY DEED RECORDED MAY 6, 1955 IN BOOK 1733 PAGE 168 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SHEET 1 OF 2 SHEETS

FILED
ON April 8, 1977

AT 12:30, P.M.
W.D. BALOSH
COUNTY RECORDER

BY: Harold C. Beala

FEE \$17.00

NR 60303

FILED BY City Clerk

SUB'DN G'TEE F.A.T.Co.

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. 7819, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT "D" WHICH IS ACCEPTED AS "1' BARRIER STRIP" TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "A", 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

BY: Karen E. Oakley
Asst. 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 THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 2,700.00.

DATED MARCH 23 RD, 1977

DONNA BOUER BABCOCK
COUNTY TAX COLLECTOR

BY: Kenneth C. Kavin
DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 2,700.00 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 Brown

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 AUGUST, 1972; 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 JAN 13, 1977

ERNEST N. WEBB, R.C.E. 9676

BY: Ernest N. Webb

MB 89/68

Copy 89/68

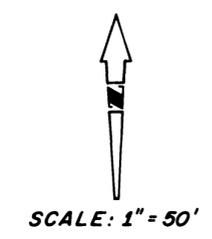
M.B. 89/68

M.B. 89/68

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 7819

BEING A SUBDIVISION OF A PORTION OF LOT 35 OF
CASTLEMAN'S ADDITION AS SHOWN BY MAP ON
FILE IN BOOK 3 OF MAPS, AT PAGE 19 THEREOF,
RECORDS OF SAN BERNARDINO COUNTY,
CALIFORNIA.

SEPTEMBER, 1976
ALBERT A. WEBB ASSOCIATES, INC.
CIVIL ENGINEERS - RIVERSIDE, CALIFORNIA

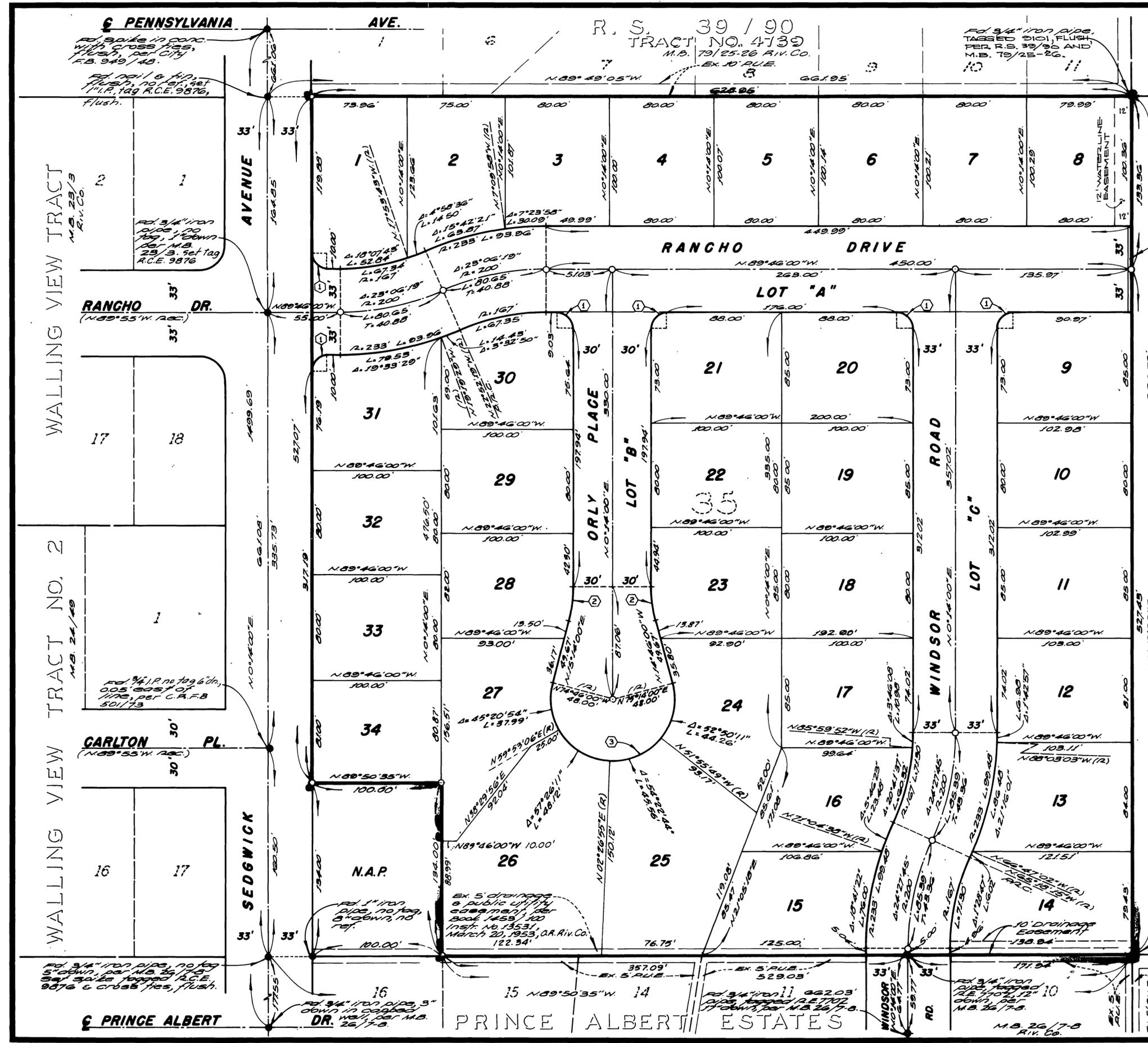


ENGINEER'S NOTES

1. Basis of bearings is the centerline of Sedgwick Avenue taken as N10°14'00"E, as shown on map of Walling View Tract No. 2, recorded in Book 24 of maps, of page 49 thereof, Records of Riverside County, California.
2. Found monuments as noted of all points shown thus ●.
3. Set 1" iron pipe tagged R.C.E. 9876 of all points shown thus 0, and of all rear lot corners, angle points in side lot lines and B.C.'s & E.C.'s in front lot lines.
4. Set stud and tag R.C.E. 9876 in top of curb of all side lot lines projected.
5. This Tract contains 9.24 acres.

CURVE DATA

No.	Δ	R	T	L
①	90°00'00"	12.00'	12.00'	18.85'
②	15°00'00"	109.00'	13.56'	26.97'
③	210°00'00"	48.00'	—	175.93'



PRINCE ALBERT
ESTATES UNIT NO. 2

M.B. 89/69

M.B. 89/69