

MB. 90/70

TR. 6763-2

MB. 90/70

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 (C)(3) OF THE CALIF. GOVERNMENT CODE, THE SIGNATURES OF THE FOLLOWING OWNERS OF OIL AND MINERAL RIGHTS ARE HEREBY OMITTED:
DAVIS FARMS, INC., ABBOT KINNEY CO., HAYDEN WORTHINGTON, BETTY WORTHINGTON, RAY C. PREWITT, LOUISE D. PREWITT, EDITH C. BRICKER, JACK E. POOLE, MARQUERITE POOLE, BY DEED RECORDED MAY 9, 1956 AS INSTRUMENT NO. 32711 OF OFFICIAL RECORDS OF RIVERSIDE CO., CALIFORNIA.

MITNORTH CORPORATION, RANCHO MENIFEE INC., SECOND SEPULVEDA HOUSING CORPORATION, SELECT HOUSES 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, R.E.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 CO., CALIFORNIA, SINCE SUCH OWNERSHIP DOES NOT INCLUDE A RIGHT OF SURFACE ENTRY ON SURFACE OF THE LAND. OFFER OF DEDICATION TO CITY OF RIV. FOR *Public Street purposes, Utilities, Sewer, drains, AND OTHER IMPROVEMENTS BY DEED REC. 1/30/76 AS INSTR. NO. 111786 O.R. RIV. CO. CALIF.*

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 "I", 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 THROUGH 20 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' P.U.E. AND 5' P.U.E. AND WE ALSO HEREBY OFFER FOR DEDICATION FOR CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES AND STORM DRAIN FACILITIES THOSE AREAS DESIGNATED AS 12' SEWER EASEMENT, AND 12' STORM DRAIN EASEMENT.

PAGESETTER HOMES, INC. A CALIFORNIA CORPORATION

John W. Klug PRESIDENT
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. Mendenhall
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 18, 1926, BOOK 663, PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP.

DATED June 7, 1977
EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES
BY: *E. V. Sinclair*

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 6763-2

BEING A SUBDIVISION OF LOTS 3, 4 AND 8 AND PORTIONS OF LOTS 2, 6 AND 7 IN BLOCK 18 AND PORTIONS OF LOTS 3 AND 4 IN BLOCK 22, AND A PORTION OF LOT "C-D" (HIGGS AVENUE), AND A PORTION OF LOT "C-C" (GOLDEN AVENUE), AND A PORTION OF 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

DECEMBER 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. 6763, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD DEC. 4, 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 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 June 14th, 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 June 9, 1977
EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES
BY: *E. V. Sinclair*

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 June 9, 1977
H.E. BREWER, CITY TREASURER
BY: *H. E. Brewer*

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 24th 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. 6763-2, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS "H" & "I" WHICH ARE ACCEPTED AS "1' BARRIER STRIPS" TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOTS "D" & "F", 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 21st DAY OF June, 1977.

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 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 \$ 2,900.00.

DATED JUNE 9, 1977
DONNA BOUER BABCOCK
COUNTY TAX COLLECTOR
BY: *Harold M. Larsen*
DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 2900.00 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 JUNE 21, 1977
DONALD D. SULLIVAN
COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS
BY: *Lynna Dugan*

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 MAY, 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 21, 1977
ERNEST N. WEBB, R.C.E. 2876
BY: *Ernest N. Webb*

SHEET 1 OF 3 SHEETS

FILED
ON June 27, 1977

AT 2:45, P.M.
W.D. BALOSH
COUNTY RECORDER

BY: *Harold C. Beal*

FEE \$ 9.00

NO. 119331

FILED BY City Clerk

SUBD'N G'TEE Safeco Title

copy 90

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IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 6763-2

BEING A SUBDIVISION OF LOTS 3, 4 AND 8 AND PORTIONS LOTS 2, 6 AND 7 IN BLOCK 18 AND PORTIONS OF LOTS 3 AND 4 IN BLOCK 22, AND A PORTION OF LOT "C-D" (HIGGS AVENUE), AND A PORTION OF LOT "C-C" (GOLDEN AVENUE), AND A PORTION OF 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

DECEMBER 1976

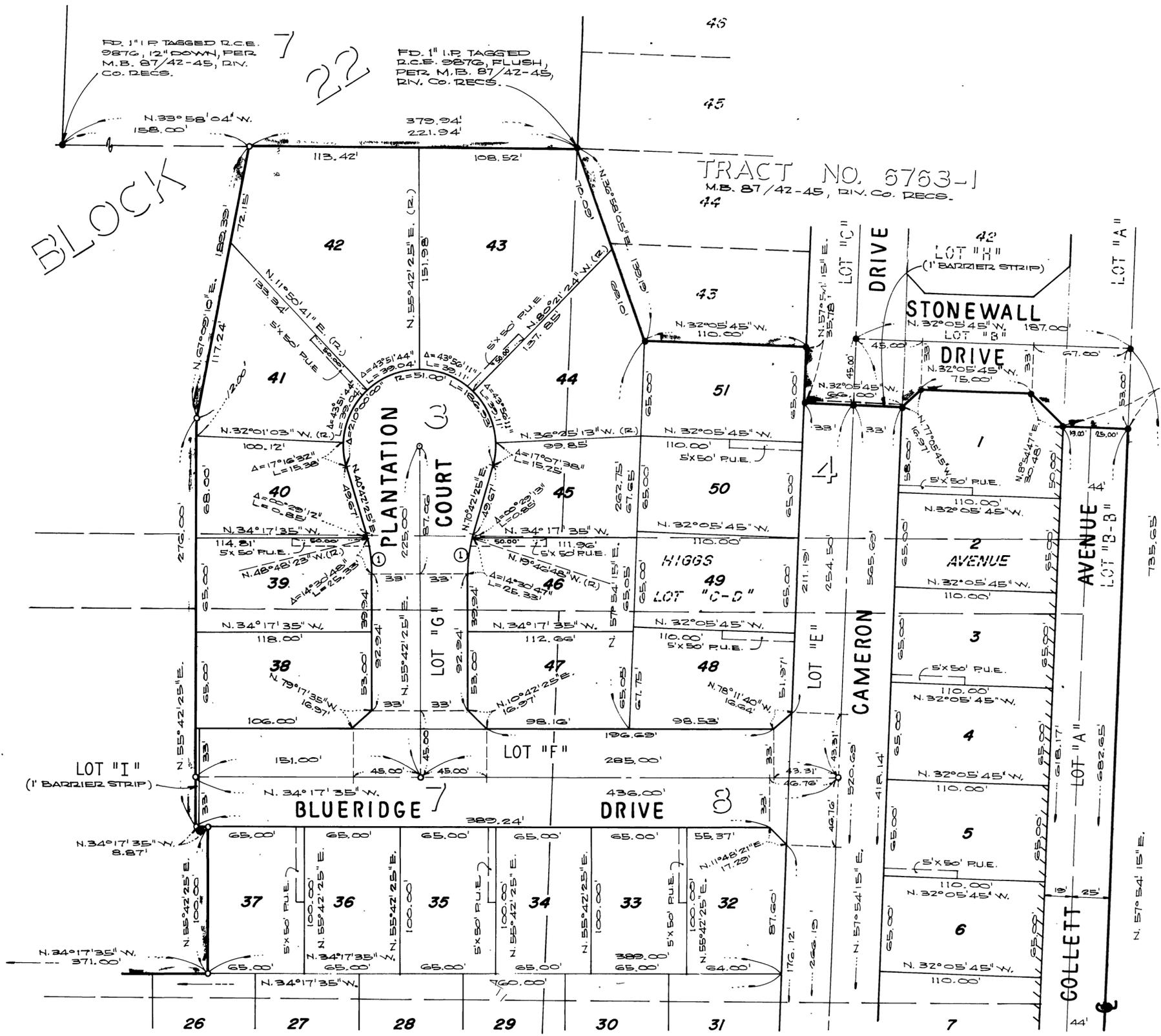
SCALE: 1" = 50'

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 1" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ●, PER M.B. 87/42-45, RIV. CO. RECS., UNLESS OTHERWISE NOTED.
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, AND ANGLE POINTS IN SIDE LOT LINES.
5. SET "SURE FIRE" STUDS TAGGED R.C.E. 9876 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
6. AREAS ALONG GOLDEN AVENUE AND COLLETT AVENUE SHOWN THUS ||||| INDICATES - VEHICULAR AND PEDESTRIAN ACCESS WAIVED.
7. THIS TRACT CONTAINS 13.57 ACRES.

CURVE DATA

NO	Δ	R	T	L
①	15° 00' 00"	100.00'	13.17'	26.18'



SEE SHEET NO. 3

BLOCK 18

M.B. 90/71

TR. 6763-2

M.B. 90/71

M.B. 90/71

TR. 6763-2

M.B. 90/71

