

UTILITIES EASEMENTS

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

1. SUCCESSOR IN INTEREST TO So. CALIF. EDISON CO. AS TO AN EASEMENT FOR ELECTRICAL FACILITIES BY DEED REC. 9/7/49 IN BOOK 1107/31, O.R. RIVERSIDE CO., CALIF.
2. PUBLIC UTILITY EASEMENT CONVEYED TO CITY OF RIVERSIDE, OCTOBER 26, 1976 AS INSTR. NO 164126, O.R. RIVERSIDE CO. CALIFORNIA.

DATED Sept. 9, 1977

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

BY: E. M. Sinclair

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 WE ALSO HEREBY OFFER FOR DEDICATION FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS 5' X 50' P.U.E.

SOUTHWEST SAVINGS AND LOAN ASSOCIATION
& CALIFORNIA CORPORATION.

L. G. Hogaboam VICE PRESIDENT
Lauren R. Jesser VICE PRESIDENT

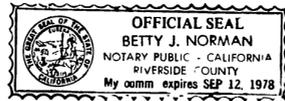
NOTARY ACKNOWLEDGEMENT

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

ON THIS 1st DAY OF September, 1977, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED L. G. HOGABOAM AND LAUREN R. JESSER KNOWN TO ME TO BE THE VICE PRESIDENT AND VICE PRESIDENT 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 OF A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL.

Betty J. Norman
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 9-12-78



SIGNATURE OMISSION

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 66436 (C) (1) OF THE SUBDIVISION MAP ACT, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDERS HAS BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPE INTO FEE.

1. AVIGATION EASEMENT FOR AIRCRAFT OVERFLIGHT CONVEYED TO CITY OF RIVERSIDE, OCTOBER 26, 1976 AS INSTR. NO 164125 O.R. RIV. CO. CALIF.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 7622

BEING A SUBDIVISION OF A PORTION OF LOT 18 OF TRACT NO. 5002 PER MAP BOOK 84, PAGES 18-19, RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

APRIL 1977

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 7622, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON 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 THE 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 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: Sept 13th, 1977

JAMES F. MARTINEK, R.C.E. 8134
DIRECTOR OF PUBLIC WORKS

BY: J. F. 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.

DATE DATED Sept 7, 1977

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

BY: E. M. Sinclair

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 Sept. 1, 1977

H.E. BREWER, CITY TREASURER

BY: H. E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 8TH DAY OF JUNE, 1977, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY ACCU-TEST LABORATORY INCORPORATED.

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 7622, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS C & D, WHICH ARE ACCEPTED AS "1' BARRIER STRIPS" TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOTS A & B, 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 20th DAY OF September, 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 \$_____.

DATED September 12, 1977

DONNA BOUER BABCOCK
COUNTY TAX COLLECTOR

BY: Harold M. Larsen
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 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 _____, 19____

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

BY: _____

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 MARCH, 1977; 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 May 2, 1977

ERNEST N. WEBB, R.C.E. 9876

BY: Ernest N. Webb

M.B. 92/54

M.B. 92/54

MB 92/54

TRACT NO. 7622

BEING A SUBDIVISION OF A PORTION OF LOT 18 OF TRACT NO. 5002 PER MAP BOOK 84, PAGES 18-19, RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

APRIL 1977

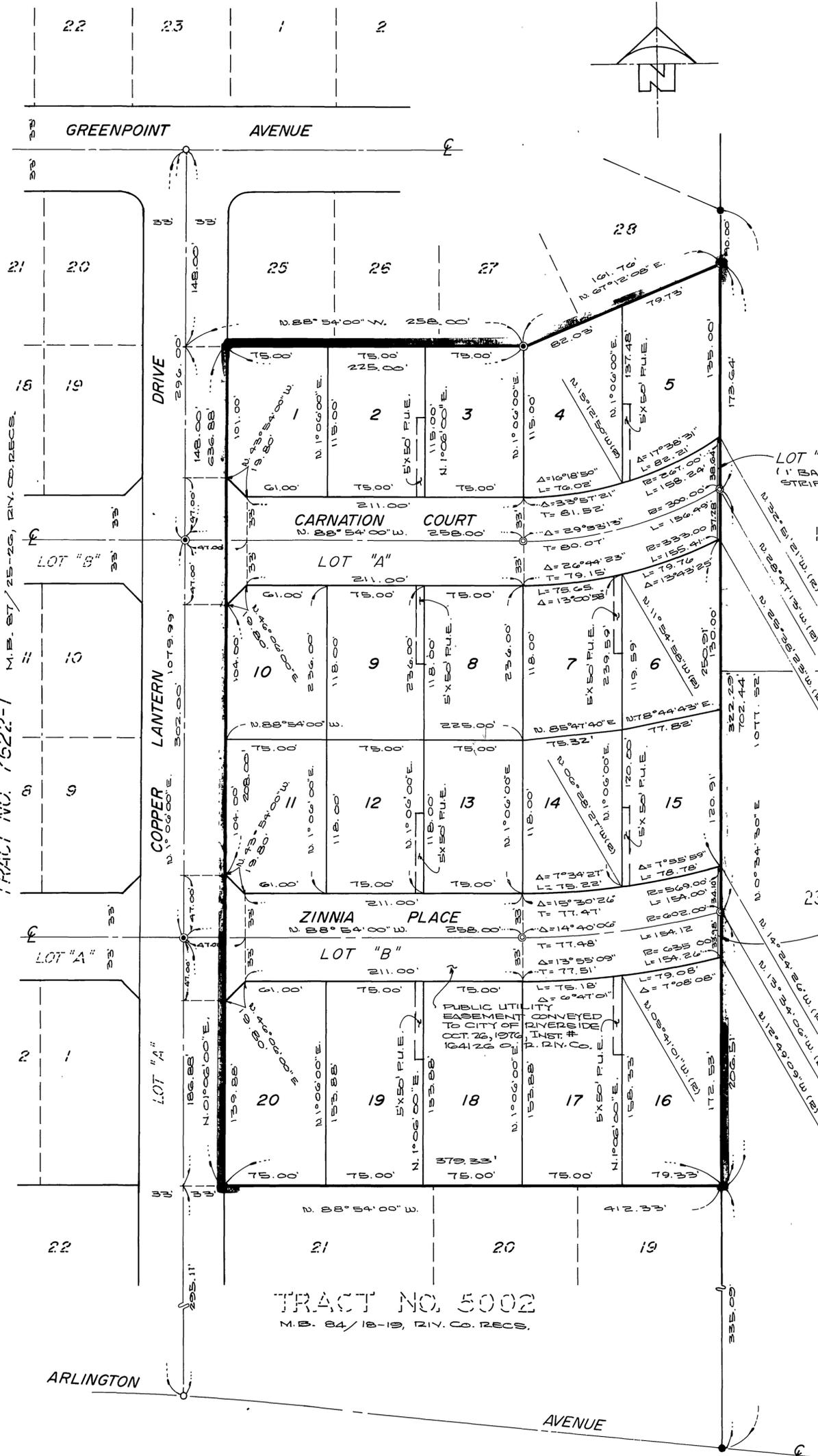
SCALE: 1" = 60'

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

TRACT NO. 5002-1 M.B. 81/74-75, RIV. CO. RECS.
TRACT NO. 5002 M.B. 84/18-19, RIV. CO. RECS.

ENGINEER'S NOTES.

1. BASIS OF BEARINGS IS THE CENTERLINE OF COPPER LANTERN DRIVE TAKEN AS N. 01°06'00"E. AS SHOWN BY MAP RECORDED IN BOOK 81 OF MAPS AT PAGES 74-75 THEREOF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND 1" IRON PIPE TAGGED R.C.E. 9876 FLUSH, PER TRACT NO. 5002-1, M.B. 81/74-75 SHOWN THUS. ●
3. FOUND 1" IRON PIPE TAGGED R.C.E. 9876 FLUSH, PER TRACT NO. 7622-1, M.B. 81/25-26 SHOWN THUS. ●
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, UNLESS OTHERWISE NOTED.
6. SET "SURE FIRE" STUDS TAGGED R.C.E. 9876 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
7. THIS TRACT CONTAINS 5.62 ACRES.
8. FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, PER TR. NO. 5002, M.B. 84/18-19, SHOWN THUS. ●.



TRACT
BIXMILL
TRACT

MB 92/55