

UTILITIES EASEMENT

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP: CITY OF RIVERSIDE AS SUCCESSOR TO TWIN BUTTES WATER COMPANY BY DEED RECORDED AUGUST 11, 1919 IN BOOK 506, PAGE 101 OF DEEDS, AND AS SUCCESSOR TO CITIZENS DOMESTIC WATER COMPANY BY DEED RECORDED MARCH 18, 1920 IN BOOK 663, PAGE 591 OF DEEDS, ALL RECORDS OF RIVERSIDE CO. CALIF. FOR WATER, DITCHES, CANALS, PIPELINES, FLUMES AND CONDUITS FOR CONVEYING AND DISTRIBUTING WATER FOR DOMESTIC AND IRRIGATION PURPOSES.

DATED 9-28, 1977

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

BY: E. W. 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" AND "B", FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES THE AREAS DESIGNATED AS EX 40' P.U.E., AND FOR CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES THE AREA DESIGNATED AS 12' SEWER EASEMENT.

NEALCO A GENERAL PARTNERSHIP CONSISTING OF TEN-31 CORP. AND B.J.T. CORP., BOTH CALIFORNIA CORPORATIONS

BY: TEN-31 CORP., GENERAL PARTNER

BY: James N. Stivers Jr.
JAMES N. STIVERS JR.
PRESIDENT

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

ON THIS 11 TH DAY OF JULY, 1977, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES N. STIVERS JR., KNOWN TO ME TO BE THE PRESIDENT OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED SAID INSTRUMENT ON BEHALF OF SAID CORPORATION SAID CORPORATION BEING KNOWN TO ME TO BE ONE OF THE PARTNERS OF NEALCO, THE GENERAL PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH PARTNER AND THAT SUCH PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.



Alice A. Floodine
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 9-16-80

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 (C) (3) OF THE CALIFORNIA GOVERNMENT CODE, THE SIGNATURES OF THE FOLLOWING OWNERS OF OIL AND MINERAL RIGHTS ARE HEREBY OMITTED: HAYDEN WORTHINGTON, BETTY WORTHINGTON, RAY C. FREWITT, LOUISE D. FREWITT, DAVIS FARMS, INC., AND ABBOT-KINNEY CO. BY DEED RECORDED AUGUST 5, 1958 AS INSTRUMENT NO 52084 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND EDITH C. BRICKER BY DEED RECORDED AUGUST 5, 1958 AS INSTRUMENT NO 56085 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SINCE SUCH OWNERSHIP DOES NOT INCLUDE A RIGHT OF SURFACE ENTRY ON THE SURFACE OF THE LAND.

IN ACCORDANCE WITH SECTION 66436 (C) (1) OF THE CALIFORNIA GOVERNMENT CODE, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDER HAS BEEN OMITTED, SINCE ITS INTEREST CANNOT RIPEN INTO FEE: LA SIERRA HEIGHTS WATER COMPANY BY DEED RECORDED MAY 17, 1911 IN BOOK 327, PAGE 277 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FOR THE PURPOSE OF CONSTRUCTING WATER DITCHES, CANALS, PIPELINES, FLUMES AND CONDUITS FOR WATER PURPOSES.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 6301-2

BEING A SUBDIVISION OF A PORTION OF SECTION 9, T.3S., R.6W., OF THE RANCHO LA SIERRA PER MAP BOOK 6, PAGE 70 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

JANUARY 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 6301, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON OCTOBER 17, 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 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. 28, 1977

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

BY: William D. Gardner R.C.E. 11405

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 9-28, 1977

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

BY: E. W. 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. 21, 1977

H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 14 TH DAY OF JUNE, 1977, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17053: BY PACIFIC FOUNDATION ENGINEERS INC.

FILED
ON Oct. 14, 1977

AT 1:15, P. M.
W.D. BALOGH
COUNTY RECORDER

BY: Harold C. Paala
FEE \$ 7.00 deputy

NR 203938

FILED BY: City Clerk
SUB'DN G'TEE F.A.T. Cr.

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 6301-2, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT "B" 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 4 TH DAY OF October, 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 \$ _____.

DATED SEPTEMBER 28, 1977

DONNA BOUER BABCOCK
COUNTY TAX COLLECTOR

BY: Renatha C. Xirin
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 _____, 1977

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 NOVEMBER, 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 14, 1977

ERNEST N. WEBB, R.C.E. 2872

BY: Ernest N. Webb

MB 93/19

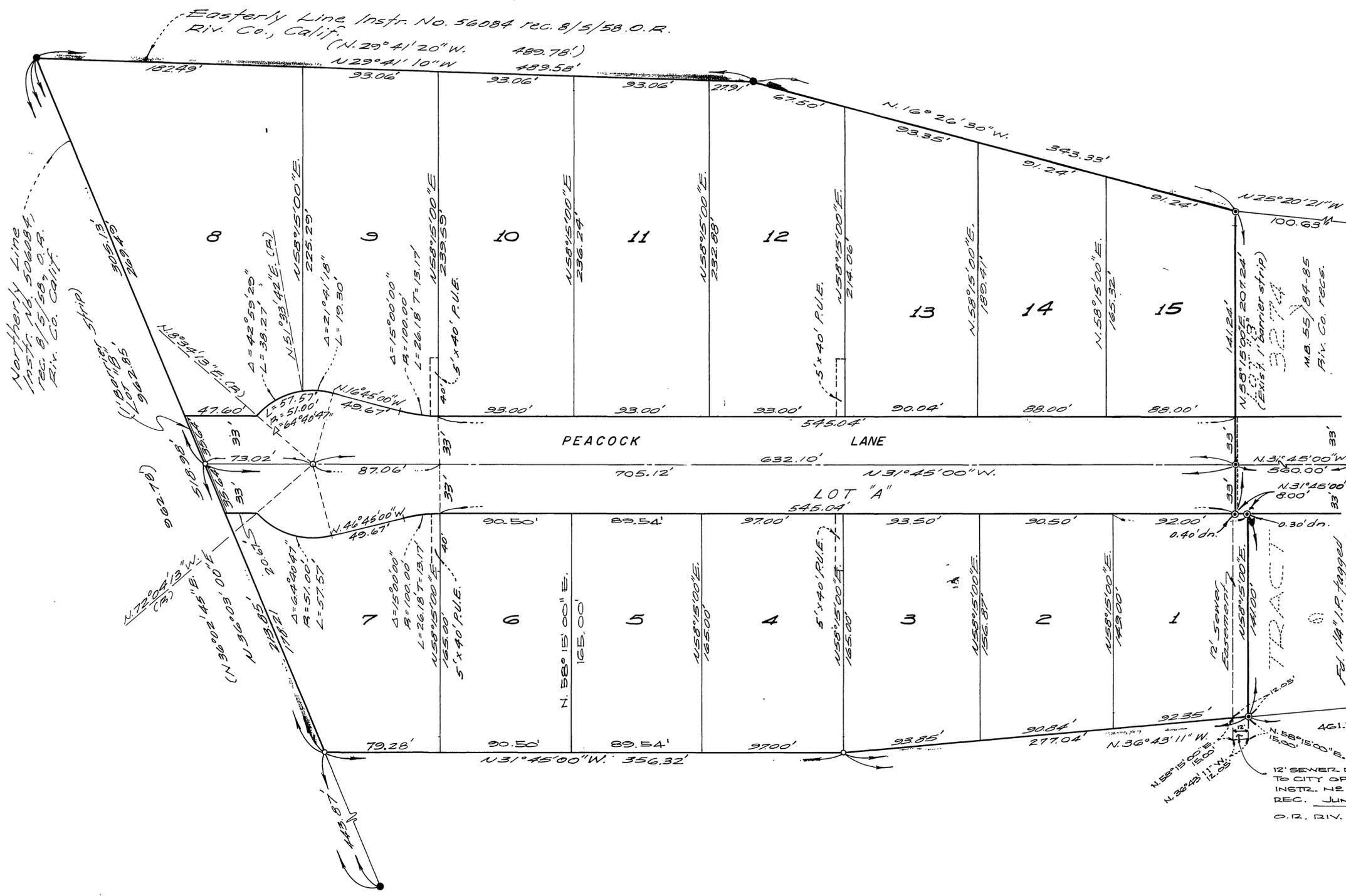
M.B. 93/19

M.B. 93/19

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT No 6301-2
BEING A SUBDIVISION OF A PORTION OF SEC. 4, T.3S, R.6W.
OF THE RANCHO LA SIERRA PER MAP BOOK 6, PAGE 70
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Albert A. Webb Associates
Civil Engineers
Riverside — California
JANUARY 1977

Scale: 1"=50'



ENGINEER'S NOTES

1. Basis of Bearings is the centerline of Peacock Lane taken as N31°45'W as shown on Tract No 3274 recorded in Map Book 55 Pages 84-85 Riverside County Records.
2. Found 1" I.P. tagged R.C.E. 9876, flush at all points shown, thus accepted as angle points in the boundary line per Instr. No. 56084 rec. 8/5/58, O.R. Riv. Co., Calif.
3. Found 3/4" I.P. tagged R.C.E. 9876, flush at all points shown, thus accepted as angle points in the boundary line per Tract No 3274 M.B. 55/84-85, unless otherwise noted.
4. Set 1" I.P. tagged R.C.E. 9876, at all points shown, thus unless otherwise noted.
5. Set 1" I.P. tagged R.C.E. 9876, flush at all rear lot corners, angle points in side lot lines, and B.C.'s and E.C.'s in front lot lines.
6. Set "Sure-Fire" studs in top of curb at all side lot lines projected.
7. This Tract contains 7.34 Acres.
8. () Indicates Record Data per Instr. No. 56084, rec. 8/5/58 O.R. Riverside Co., Calif.

Northerly Line
Instr. No. 56084,
rec. 8/5/58, O.R.
Riv. Co., Calif.

Easterly Line Instr. No. 56084 rec. 8/5/58 O.R.
Riv. Co., Calif.
(N. 29° 41' 20" W. 489.78')
(N. 29° 41' 10" W. 489.58')

141.24'
N. 58° 15' 00" E. 207.24'
(Evid. 1" banner strip)
32.74'
M.B. 55/84-85
Riv. Co. Recs.

12' Sewer
Equipment
TRACT
141.00'
N. 58° 15' 00" E.
150.00'

FD. 1/4" I.P. tagged
R.C.E. 9876, flush
per M.B. 55/84-85
O.R. Riv. Co., Calif.

12' SEWER BASEMENT CONVEYED
TO CITY OF RIVERSIDE BY
INSTR. NO. 107390
REC. JUNE 10, 1977
O.R. RIV. CO.

Approx. south line of Sec. 4 per M.B. 55/84-85

M.B. 93/10

M.B. 93/10