

IN THE CITY OF RIVERSIDE  
RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 9871

BEING A SUBDIVISION OF LOT 2 OF BALMORAL HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS,  
PAGE 93, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTIONS 18 AND 19, T. 3 S., R. 5 W., S.B.M.

NESTE, BRUDIN & STONE, Incorporated.....CIVIL ENGINEERS.....HEMET, CALIFORNIA

AUGUST, 1977

**RECORDER'S CERTIFICATE**  
Filed this 9 day of November,  
1977, at 3:00 P.M., in Book 93  
of maps at Pages 86-87,  
at the request of the City Clerk.

Fee: \$7.00 W.D. BALOGH  
County Recorder  
No. 224467 By: Harold C. Beale  
Deputy

Subdn. G'fee CHICAGO TITLE INSURANCE CO.

### OWNERSHIP

We hereby certify that we are the owners of or have some 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; that we hereby consent to the making and filing of said map and subdivision as shown within the colored border line and that we hereby offer for dedication for public use for street purposes Lot "A"; Also, 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, 2 and 3 as shown on the annexed map, on over and across Victoria Avenue adjoining said Lots, except for one joint access for a 24' wide driveway between Lots 1 and 2 as shown on said map.

**ANAHEIM SAVINGS AND LOAN ASSOCIATION**, a California Corporation

John W. Ullom Vice President  
Robert Partin Senior Vice President

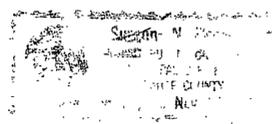
### NOTARYACKNOWLEDGEMENT

State of California } ss.  
County of Orange }

On this 15 day of NOVEMBER, 1977, before me, the undersigned, a Notary Public in and for said County and State, Personally appeared JOHN W. ULLOM, known to me to be the VICE President, and ROBERT PARTIN, known to me to be the SENIOR VICE President of Anaheim Savings and Loan Association, a California Corporation, as Owner, the corporation that executed the within instrument, and known to me to be the persons that executed the within instrument on behalf of the corporation herein 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.

Suzanne N. Flochini  
Notary Public in and for said County and State  
My Commission expires NOVEMBER 20, 1978



### 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. 9871, which was approved by the Riverside City Planning Commission at its meeting held MAY 5, 1977, 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 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 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 November 4<sup>th</sup>, 1977.

**JAMES F. MARTINEK** ~R.C.E. 8134, Director of Public Works

By: James 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 utilities 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 November 2, 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 Nov 6, 1977.

**H.E. BREWER**, City Treasurer

By: H. E. Brewer

### SOIL REPORT

A preliminary soil report was prepared on the 28<sup>th</sup> day of FEBRUARY, 1977, as required by the Health and Safety Code of California, Section 17953, by 2 R ENGINEERING, INC. Costa Mesa, CA.

### 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. 9871 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 8<sup>th</sup> day of November, 1977.

**ALICE A. HARE**, City Clerk of the City of Riverside, California

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 and 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 NOVEMBER 2, 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           , 1977.~~

~~**DONALD D. SULLIVAN**, County Clerk and Ex-Officio Clerk of the Board of Supervisors~~

~~By:           , Deputy~~

### CIVIL ENGINEER

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, 1977; that all monuments of the character and locations shown hereon are in place or will be in place within one year from the recording date of this map; and that said monuments are sufficient to enable the survey to be retraced.

Dated OCTOBER 20, 1977.

**JOHN B. BRUDIN** John B. Brudin R.C.E. 12116

M.B. 93/86

M.B. 93/86

MB 93/86

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AUGUST, 1977

TRACT 5513  
M.B. 80/91-94

17 18

LOT 1

N55°55'08"E 847.19' (N56°00'00"E 847.40')  
425.29' (425.40')

SET 1/4" I.P. TAGGED  
R.C.E. 1211G FLUSH

6

N55°55'08"E 425.33'

5

N55°55'08"E 425.37'

4

N55°55'08"E 425.41'

141.84'

141.84'

141.73'

1

2

3

40' BUILDING SETBACK LINE

WAIVER OF VEHICULAR  
& PEDESTRIAN ACCESS

WAIVER OF VEHICULAR  
& PEDESTRIAN ACCESS

24' WIDE ACCESS FOR DRIVEWAY

LOT "A"

AVENUE

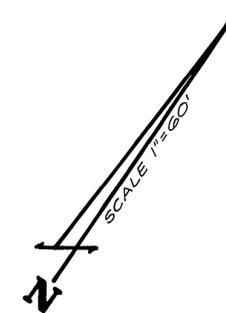
AVENUE

STREET

HARRISON

### ENGINEER'S NOTES:

1. BASIS OF BEARINGS FOR THIS MAP IS THE CENTER LINE OF HARRISON STREET TAKEN AS N33°59'20"W PER TRACT NO. 5513, M.B. 80/91-94, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. -•- DENOTES MONUMENTS FOUND AS NOTED.
3. -O- DENOTES 3/4" IRON PIPE TAGGED R.C.E. 1211G, SET FLUSH, UNLESS OTHERWISE NOTED.
4. SET 2"x2" REDWOOD STAKE TAGGED R.C.E. 1211G FLUSH AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
5. ( ) DENOTES RECORD DATA PER BALMORAL HEIGHTS TRACT, M.B. 11/93, UNLESS OTHERWISE NOTED.
6. THIS TRACT CONTAINS 6.37 ACRES.



R.S. 46/72  
 FD. 3/4" I.P. TAGGED R.E. 862 DN. 24" PER  
 R.S. 46/72. FD. REMAINS OF OLD 2" X 2"  
 AROUND PIPE. SET 2" X 2" TAGGED  
 R.C.E. 1211G FLUSH

BALMORAL HEIGHTS  
 M.B. 11/93

R.S. 38/84

LOT 4

R.S. 26/76

LOT 3

M.B. 93/87

MB 93/87

M.B. 93/87