

UTILITIES EASEMENT

THE CITY OF RIVERSIDE BEING THE OWNERS OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP: AN EASEMENT FOR WATERLINE FACILITIES, BY DEED RECORDED OCTOBER 22, 1978 AS INSTR. NO 140625, RECORDS OF RIVERSIDE COUNTY.

EVERETT C. ROSS DIRECTOR OF PUBLIC UTILITIES

DATED: Sept. 10, 1980 BY: Don Campbell for E. Ross

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA TRACT NO. 9419-2

BEING A SUBDIVISION OF A PORTION OF LOTS 7, 9 AND 10 OF TEQUESQUITE HEIGHTS PER MAP BOOK 10 PAGE 31, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA IN SECTION 1, T.3.S., R.5W., S.B.B & M.

JANUARY 1980

ALBERT A.WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE CALIFORNIA

SIGNATURE OMISSION

IN ACCORDANCE WITH SECTION 66436 (C)(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.

THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY AS TO AN EASEMENT FOR COMMUNICATION PURPOSES BY DEED RECORDED MAY 25, 1978 AS INSTR. NO 10602T, O.R. DIV. CO. CALIF.

FILED ON Sept 11, 1980

AT 4:00 P.M.

DONALD D. SULLIVAN COUNTY RECORDER

BY: Debbie Ann Stager

FEE \$7.00

NO 171723

FILED BY PATCO

SUB'DN G'TEE FIRST AMERICAN TITLE INSURANCE CO.

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 "C", INCLUSIVE

SUNSET HEIGHTS LTD., A LIMITED PARTNERSHIP GENERAL PARTNER JAY A. ANDREWS CONSTRUCTION CO. INC., A CALIF. CORP.

Jay A. Andrews, PRES.

SARECO TITLE INSURANCE COMPANY, A CALIFORNIA CORP. SUCCESSOR IN INTEREST TO SECURITY TITLE INSURANCE COMPANY, AS TRUSTEE

VICE PRESIDENT ASSIST. SECRETARY

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 9419, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON MARCH 17 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 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. 10, 1980 ROBERT C. WALES, R.C.E. 18793 DIRECTOR OF PUBLIC WORKS

BY: Robert C. Wales

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 9419-2, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT "C" WHICH IS ACCEPTED AS "1' BARRIER STRIP" TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "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 16th DAY OF Sept., 1980

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 \$400.00.

DATED AUGUST 18th, 1980

DONNA BOUER BABCOCK COUNTY TAX COLLECTOR

BY: Harold M. Jensen DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$400.00 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 9-16, 1980

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

BY: Nancy Pomeroy

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 JANUARY 14, 1980

ERNEST N. WEBB, R.C.E. 2676

BY: Ernest N. Webb

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF RIVERSIDE S.S.

ON THIS 10th DAY OF Sept, 1980, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAY A. ANDREWS, KNOWN TO ME TO BE THE PRESIDENT OF JAY A. ANDREWS CONSTRUCTION CO. INC., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, SAID CORPORATION BEING KNOWN TO ME TO BE ONE OF THE PARTNERS OF SUNSET HEIGHTS LTD., THE 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.

Kathleen M. ... NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES 5-4-84

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF RIVERSIDE S.S.

ON THIS 10th DAY OF Sept, 1980, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ... KNOWN TO ME TO BE THE VICE PRESIDENT, AND ... KNOWN TO ME TO BE ASSIST. SECRETARY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, 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.

NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES

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 Sept. 10, 1980

EVERETT C. ROSS DIRECTOR OF PUBLIC UTILITIES

BY: Don Campbell for E. 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.

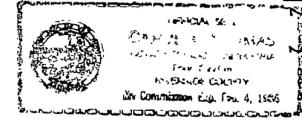
DATED Aug. 18, 1980

H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 12th DAY OF JULY, 1980, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: C.H.J. MATERIALS LABORATORY INC.



M.B.115/7

M.B.115/7

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIF.

TRACT NO. 9419-2

BEING A SUBDIVISION OF A PORTION OF LOTS 7, 9 AND 10 OF TEQUESQUITE HEIGHTS PER MAP BOOK 10, PAGE 31, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA IN SECTION 1, T.3S., R.5W., S.B.B. & M.

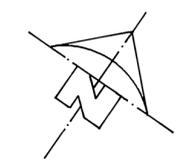
JANUARY 1980

SCALE: 1" = 50'

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF TRAFALGAR AVENUE TAKEN AS N. 81°30'00"E. AS SHOWN ON MAP OF TRACT NO. 4270 ON FILE IN BOOK 76 OF MAPS, AT PAGES 27 THROUGH 30 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. SET 1" IRON PIPE TAGGED R.C.E. 9876 FLUSH, AT ALL POINTS SHOWN THUS ○
3. SET 1" IRON PIPE TAGGED D.C.E. 9876 FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
4. SET STEEL PIN TAGGED R.C.E. 9876 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
5. FOUND 1" IRON PIPE, FLUSH, TAGGED D.C.E. 9876, AT ALL POINTS SHOWN THUS ●, PER TRACT NO. 9419-1, M.B. _____, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, UNLESS OTHERWISE NOTED.
6. FOUND 1" IRON PIPE, FLUSH, TAGGED R.C.E. 9876, AT ALL POINTS SHOWN THUS ⊙, PER TRACT NO. 4270, M.B. 78/27-30, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
7. THIS TRACT CONTAINS 3.96 ACRES.



WATERLINE EASEMENT
CONVEYED TO CITY OF
RIVERSIDE OCT. 26, 1978
AS INSTR. NO. 140695 O.P.
RIV. CO. CALIF.

TRACT NO. 9275

M.B. 91/6-8 RIV. CO. REC.

23' EASEMENT CONVEYED
TO PACIFIC TELEPHONE
AND TELEGRAPH CO.
MAY 25, 1978 PER INSTR.
NO. 106027 O.P. RIV. CO. CA.

TRACT NO. 4270

M.B. 78/27-30 RIV. CO. REC.

