

TRACT NO. 10071-1

BEING A SUBDIVISION OF A PORTION OF LOT 19 AND THE E. 1/2 OF LOT 20 IN SECTION 19, T2S, R4W, S.B.M.  
EAST RIVERSIDE LAND COMPANY PER M.B. 6/44 SAN BERNARDINO COUNTY RECORDS.

TERRA CIVIL ENGINEERS INC., ANAHEIM, CALIF  
MAY 1982

FILED  
ON DEC 17, 1982

AT 11:40 A.M.

WILLIAM E. CONERLY  
COUNTY RECORDER

BY Dellie Ann Stoger  
DEPUTY

FEE \$10.00

NO. 218625

FILED BY: CITY CLERK

SUBD'N G'TEE SAFECO

M.B. 128/45

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 DEDICATE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS A, B, C AND D INCLUSIVE, WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES THE AREAS DESIGNATED AS 5'x20' P.U.E., 5'x25' P.U.E., 6' P.U.E. AND 8' P.U.E.

FREDRICKS DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION

BY: James White VICE PRESIDENT  
BY: Charlotte Yoder ASSISTANT SECRETARY

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) S.S.

ON THIS 2nd DAY OF November, 1982, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED James D. White AND Charlotte Yoder KNOWN TO ME TO BE THE Vice President AND Asst. 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.

Kathlyn Strople  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES 3/29/83



SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 (c)(1) OF THE SUBDIVISION MAP ACT, THE SIGNATURE OF THE HOLDER OF AN EASEMENT FOR ALL PURPOSES APPERTAINING TO IRRIGATION AND DOMESTIC WATER DITCHES, PIPES, FLUMES AND APPARATUS BY DOCUMENT IN FAVOR OF FRANKLIN T. PEMBER HAS BEEN OMITTED AS SAID EASEMENT CANNOT RIPEN INTO A FEE.

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. 10071, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD JUNE 23, 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 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 Nov 30, 1982  
ROBERT C. WALES, R.C.E. 18793  
DIRECTOR OF PUBLIC WORKS

BY: Robert C. Wales

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 November 29, 1982  
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 22, 1982  
H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

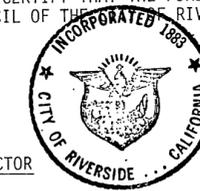
SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 3RD DAY OF OCTOBER, 1977, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY EARTH RESEARCH ASSOCIATES, INC. DAVE DERING R.C.E. 10106.

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. 10071-1, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS EXCEPT LOT "D" WHICH IS HEREBY ACCEPTED AS A 1' BARRIER STRIP TO DENY ACCESS FROM ADJACENT PRIVATE PROPERTY TO LOT "C", 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 7th DAY OF December, 1982.



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.

DATED 11-15, 1982  
DONNA BOUER BABCOCK  
COUNTY TAX COLLECTOR

BY: Larry Knowles  
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\_\_  
GERALD A. MALONEY  
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 Three SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING MAY, 1982; 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 October 6, 1982  
EVERETT KJERULFF, R.C.E. 23056

BY: Everett Kjerulff



M.B. 128/45

IN THE CITY OF RIVERSIDE  
COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT NO. 10071-1

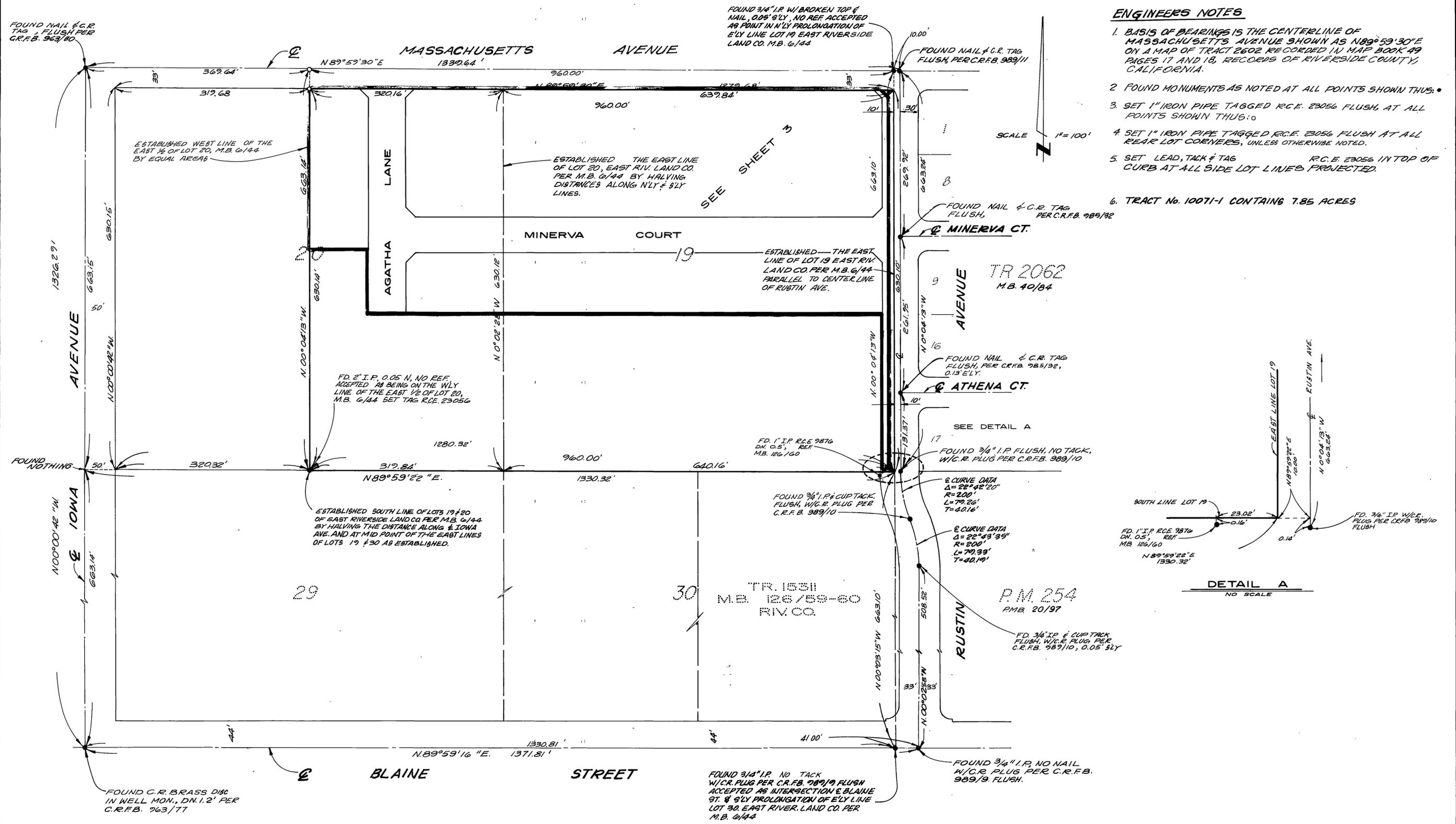
BEING A SUBDIVISION OF A PORTION OF LOT 19 AND THE E. 1/2 OF LOT 20 IN SECTION 19, T2S, R4W, S.B.M.,  
EAST RIVERSIDE LAND COMPANY PER M.B. 6/44 SAN BERNARDINO COUNTY RECORDS.

TERRA CIVIL ENGINEERS INC., ANAHEIM, CALIF  
MAY 1982

### ENGINEERS NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF MASSACHUSETTS AVENUE SHOWN AS  $N89^{\circ}59'30''E$  ON A MAP OF TRACT 2602 RECORDED IN MAP BOOK 49 PAGES 17 AND 18, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS: •
3. SET 1" IRON PIPE TAGGED R.C.E. 23056 FLUSH AT ALL POINTS SHOWN THUS: ○
4. SET 1" IRON PIPE TAGGED R.C.E. 23056 FLUSH AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
5. SET LEAD, TACK & TAG R.C.E. 23056 11" TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. TRACT No. 10071-1 CONTAINS 7.85 ACRES

SCALE 1" = 100'



M.B. 128/46

M.B. 128/46

IN THE CITY OF RIVERSIDE  
COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT NO. 10071-1

BEING A SUBDIVISION OF A PORTION OF LOT 19 AND THE E. 1/2 OF LOT 20 IN SECTION 19, T2S, R4W, S.B.M.,  
EAST RIVERSIDE LAND COMPANY PER M.B. 6/44 SAN BERNARDINO COUNTY RECORDS.

TERRA CIVIL ENGINEERS INC., ANAHEIM, CALIF  
MAY 1982

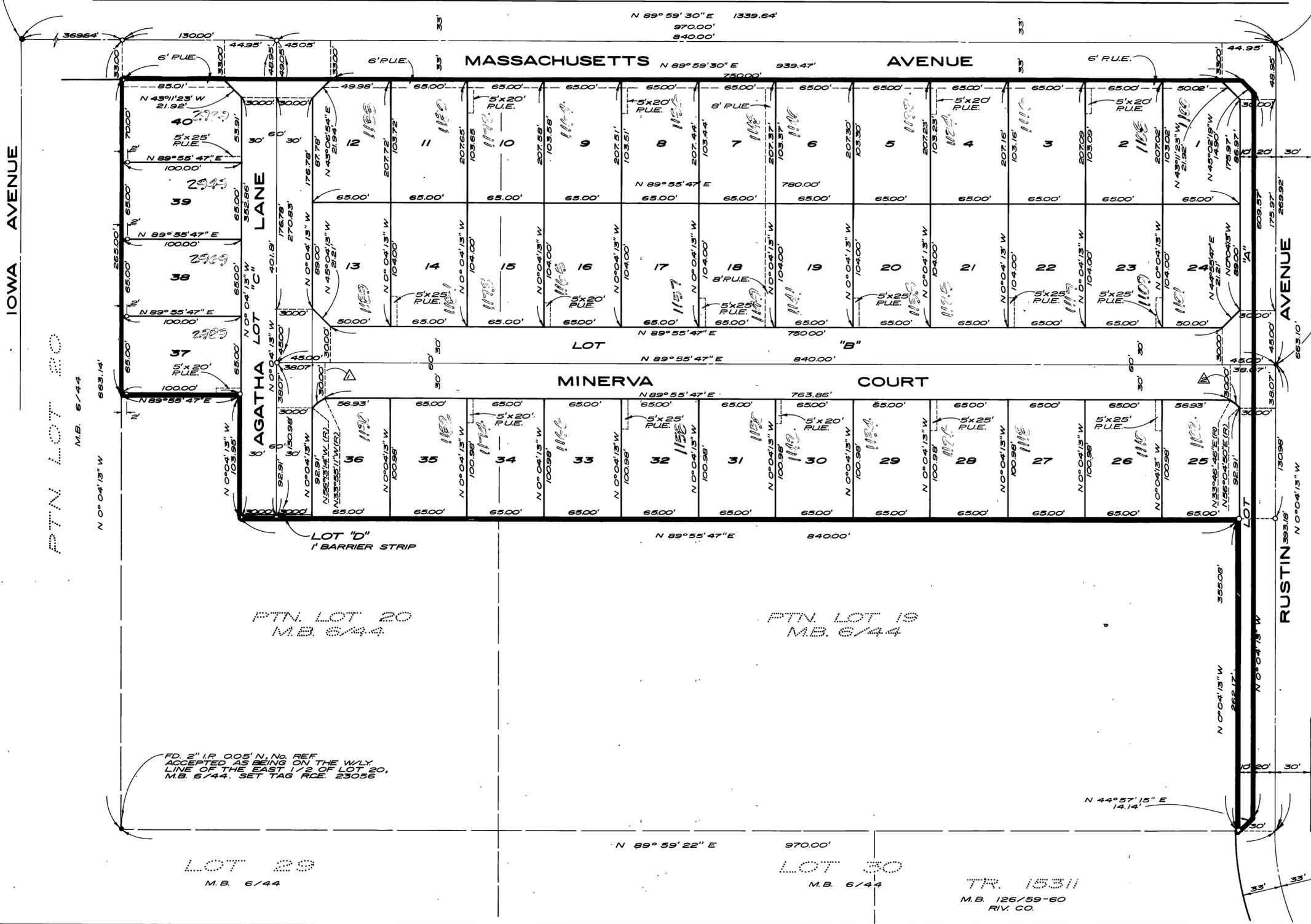
### ENGINEERS NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF MASSACHUSETTS AVENUE SHOWN AS N 89°59'30" E ON A MAP OF TRACT 2602 RECORDED IN MAP BOOK 49 PAGES 17 AND 18, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS: ●
3. SET 1" IRON PIPE TAGGED R.C.E. 23056 FLUSH, AT ALL POINTS SHOWN THUS: ○
4. SET 1" IRON PIPE TAGGED R.C.E. 23056 FLUSH, AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
5. SET LEAD, TACK & TAG R.C.E. 23056 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. TRACT No. 10071-1 CONTAINS 7.85 ACRES.

FD. NAIL & CR. TAG,  
FLUSH, PER C.R.F.B. 963/80

FD. NAIL & CR. TAG,  
FLUSH, PER C.R.F.B. 989/11

FD. NAIL & CR. TAG,  
FLUSH, PER C.R.F.B. 985/32



SCALE 1" = 60'

CURVE DATA				
No.	Δ	R	L	T
▲	22°18'03"	29.50'	11.48'	5.81'
▲	22°18'04"	29.50'	11.48'	5.81'

M.B. 128/47

M.B. 128/47