

M.B. 130/17

IN THE CITY OF RIVERSIDE RIVERSIDE COUNTY, CALIFORNIA

TRACT 17734

BEING A SUBDIVISION OF A PORTION OF LOTS 9, 10, AND 15 IN BLOCK 46 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. APRIL 1982

U. F. DAVIDSON ASSOCIATES RIVERSIDE, CALIFORNIA.

OWNER CERTIFICATE

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 dedicate for public use for street and public utility purposes Lots "A" through "D" inclusive, and for construction and maintenance of electrical facilities the easements designated as "5' P.U.E.", "5' X 30' P.U.E." & "5' X 40' P.U.E.". Further 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, 3, 4, 5, 15 and 16, as shown on the annexed map, on, over, and across INDIANA AVENUE adjoining said lots.

KAUFMAN AND BROAD OF SOUTHERN CALIFORNIA, INC., a California corporation

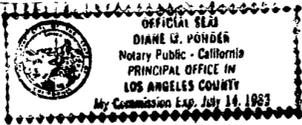
Handwritten signatures: BK, Ken Glantz

NOTARY ACKNOWLEDGEMENT

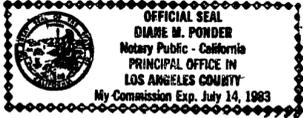
STATE OF CALIFORNIA) COUNTY OF LOS ANGELES) SS

On this 8th day of March, 1983, before me, Diane M. Ponder, a Notary Public in and for said State, personally appeared Bruce Kacetz (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President, and Ken Glantz (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst. Secretary of KAUFMAN AND BROAD OF SOUTHERN CALIFORNIA, INC., a California Corporation, 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.

My commission expires July 14, 1983 Witness my hand and official seal.



Signature of Diane M. Ponder, Notary Public in and for said State



SIGNATURE OMISSIONS

Pursuant to Section 66436(C) (1) of the Subdivision Map Act, the following signatures have been omitted: Southern California Gas Company for a right-of-way, for gas line, per deed recorded May 17, 1977 as Instrument No. 87792, Official Records of Riverside County, California.

PUBLIC UTILITIES EASEMENTS

The City of Riverside being the owner of the below described easement, hereby consents to the making and filing of the annexed map. A right of way over said land for construction and maintenance of all necessary water ditches, pipes for flumes for irrigation or domestic purposes, as granted to Riverside Canal Company and Riverside Water Company, their successors or assigns, in deeds recorded April 26, 1882 in Book 28 page 635 and August 14, 1885 in Book 42 pages 294 and 296, respectively, both of Deeds, Records of San Bernardino County, California, the exact location is not disclosed by the records.

Date March 18, 1983 FRED KRAY Director of Public Utilities

By: Fred Kray

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within map; that the subdivision as shown hereon is substantially the same as it appeared on the tentative map of Tract 17734 which was approved by the Riverside City Planning Commission on Nov. 19, 1981 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 Department of Public Works and that the same have been checked and approved; and that all improvements have been completed in accordance 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 MARCH 22nd 1983

ROBERT C. WALES, R.C.E. 18793 City Engineer

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 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 March 18, 1983

FRED KRAY Director of Public Utilities

By: Fred Kray

CITY TREASURER'S CERTIFICATE

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 March 18, 1983

H. E. BREWER City Treasurer

By: H.E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 31st day of January, 1977, as required by the Health and Safety Code of California, Section 17953 by C.H.I. MATERIALS LABORATORY INC. - 1526 N.E. St. San Bernardino, Ca.

RECORDER'S CERTIFICATE

Filed this 28 day of MARCH, 1983 at 11:30 AM in Book 130 of Maps at Pages 17-19 at the request of the City Clerk.

Fee: \$10.00

WILLIAM E. CONERLY County Recorder

No. 57541

By: Debbie Ann Stager

CALIFORNIA LAND TITLE COMPANY

Subdivision Guarantee

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 17734 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 22nd day of March, 1983.



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

By: Alice A. Hare

TAX COLLECTOR CERTIFICATE

I hereby certify that according to the records of this office, as of this date, there are no liens against the property shown on the within map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes or special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$14,800.00.

Dated 3-16-83

R. WAYNE WATTS County Tax Collector

By: Larry Karola

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$11,800.00 has been executed and filed with the Board of Supervisors of the County of Riverside, State of 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 3-22-83

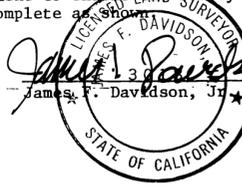
GERALD A. MALONEY Clerk of the Board of Supervisors

By: Nancy Downer Deputy

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of Three (3) sheets correctly represents a survey made under my supervision during February, 1979 and that all monuments shown thereon actually exist and their positions are correctly shown or will be in place within one year from the recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Dated: 3-3-83



James F. Davidson, Jr. L.S. 3018

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APRIL 1982 SCALE 1"=60'
U. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA.

Fd. 1 1/4" I.P. Down
0.2" per C.R.F.B.
9/46/15

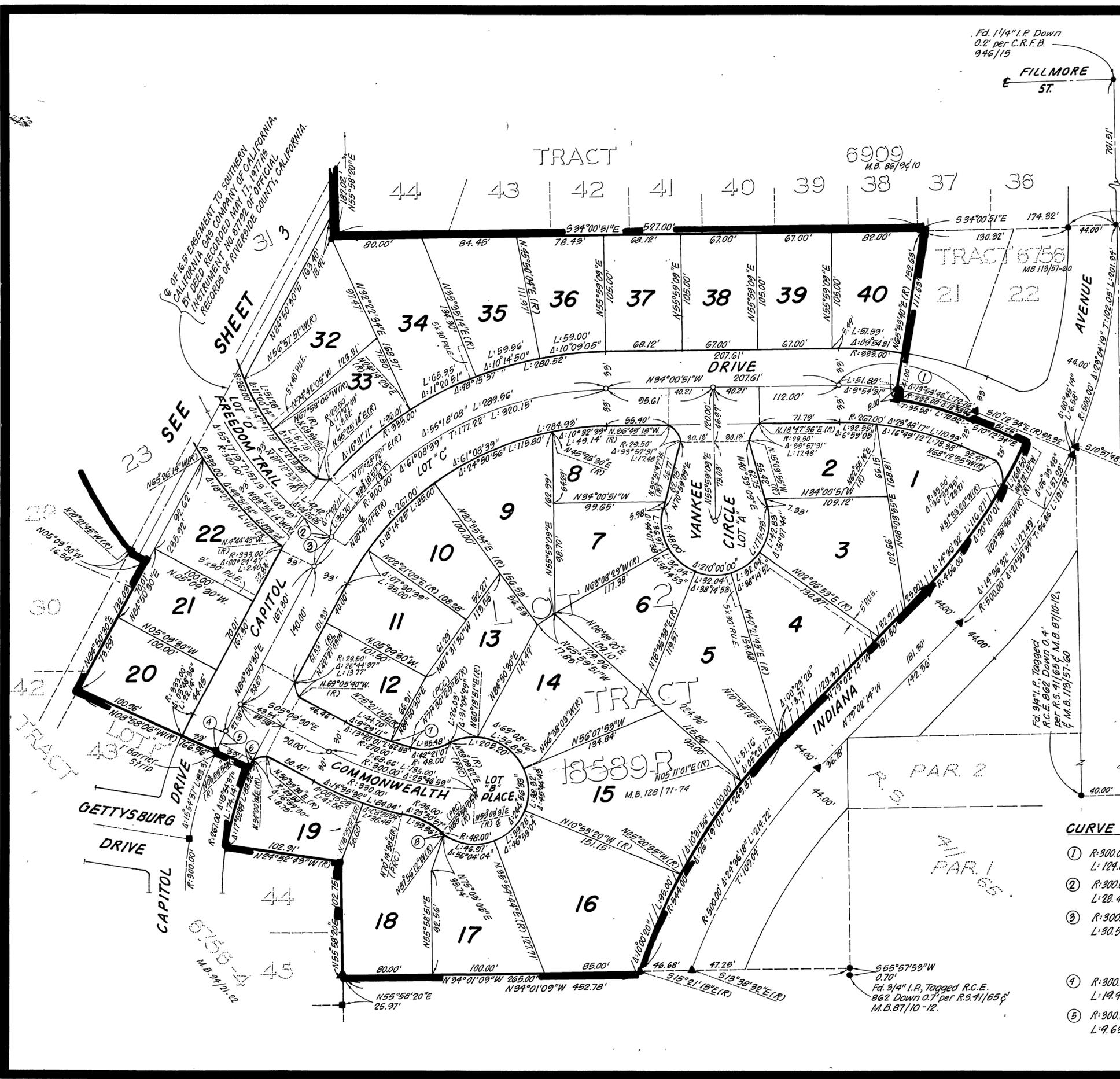
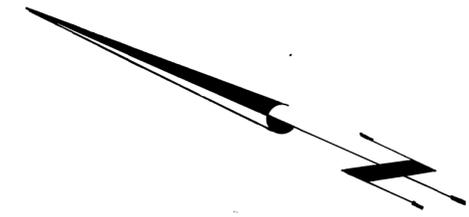
Fd. 3/4" I.P.s, Tagged R.C.E.
862, Flush per M.B. 86/10
& M.B. 119/57-60

SURVEYOR'S NOTES:

1. BASIS OF BEARINGS: Bearings are based on the centerline of Indiana Avenue as shown on map of Tract 6756, recorded in Map Book 119, in Pages 57 through 60 inclusive, Records of Riverside County, California as being N55°57'46"E.
2. Indicates found 3/4" Iron Pipe w/ Plastic Plug stamped L.S. 3018 Flush, per Tract 6756, M.B. 119, Pages 57 through 60 inclusive, unless otherwise noted.
3. Indicates found 3/4" Iron Pipe w/ Plastic Plug stamped R.C.E. 862 Flush per Tract 6756-4, M.B. 94 Pages 21 and 22, unless otherwise noted.
4. Indicates set 1" Iron Pipe w/ Plastic Plug stamped L.S. 3018 Flush.
5. Set 1" Iron Pipe w/ Plastic Plug stamped L.S. 3018, Flush at all rear lot corners and angle points in side lot lines, unless otherwise noted.
6. Set Nail and Tag marked L.S. 3018 in top of curb at the prolongation of side property lines.
7. This Tract contains 10.59 Acres.
8. Indicates Vehicular and Pedestrian Access Rights waived.
9. Indicates Fd. 1" I.P. w/ Plastic Plug stamped L.S. 3018, flush per Tr. 19589-R M.B. 128 / 71-74.

CURVE DATA

①	R: 300.00' Δ: 23° 48' 17"	⑥	R: 267.00' Δ: 01° 58' 12"
	L: 124.64' T: 69.23'		L: 9.18' T: 4.59'
②	R: 300.00' Δ: 05° 25' 45"	⑦	R: 270.00' Δ: 03° 50' 50"
	L: 28.43'		L: 18.13' T: 9.07'
③	R: 300.00' Δ: 05° 50' 31"	⑧	R: 48.00' Δ: 02° 02' 07"
	L: 30.59' T: 15.31'		L: 1.71' T: 0.85'
④	R: 300.00' Δ: 03° 48' 36"		
	L: 14.95' T: 9.98'		
⑤	R: 300.00' Δ: 01° 50' 24"		
	L: 9.69' T: 4.82'		



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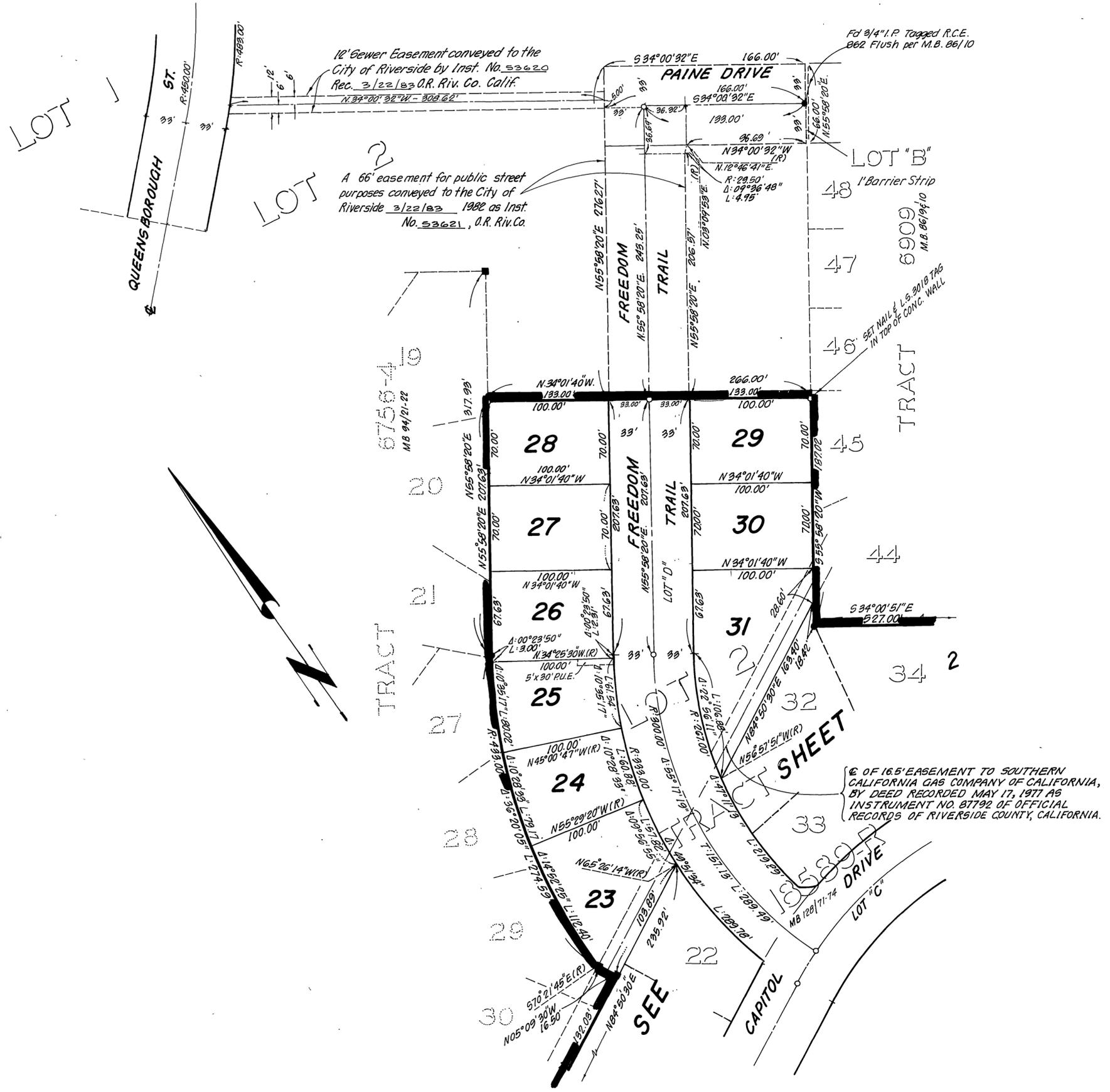
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APRIL 1982 SCALE 1"=60'

U. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA.

SURVEYOR'S NOTES

1. BASIS OF BEARINGS: Bearings are based on the centerline of Indiana Avenue as shown on a map of Tract 6756, recorded in Map Book 113, in Pages 57 through 60 inclusive, Records of Riverside County, California, as being N.55°51'46"E.
2. Indicates found 3/4" Iron Pipe w/ Plastic Plug stamped L.S. 3018 flush, per Tract 6756, M.B. 113, Pages 57 through 60 inclusive, unless otherwise noted.
3. Indicates found 3/4" Iron Pipe w/ Plastic Plug stamped R.C.E. 862 flush, per Tract 6756-4, M.B. 94 Pages 21 and 22, unless otherwise noted.
4. Indicates set 1" Iron Pipe w/ Plastic Plug stamped L.S. 3018 flush, unless otherwise noted.
5. Set 1" Iron Pipe w/ Plastic Plug stamped L.S. 3018 flush at all rear lot corners and angle points in side lot lines, unless otherwise noted.
6. Set nail and tag marked L.S. 3018 in top of curb at the prolongation of side property lines.
7. This Tract contains 10.59 Acres.
8. L.L.L.L. Indicates Vehicular and Pedestrian Access Rights waived.



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