

CITY'S COPY 155

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 19063

BEING A SUBDIVISION OF THE NORTHEAST 1/4, OF THE
NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 1, T.3S., R.5W., S.B.M.

AUGUST, 1984

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

SHEET 1 OF 3 SHEETS

FILED
ON DEC 27, 1985

AT 12:15, P.M.
WILLIAM E. CONERLY
COUNTY RECORDER

BY: Doris S. Jones

FEES 10.00

NO 292436
BOOK 155 PAGES 1-3
FILED BY CITY CLERK

SUB'DN G'TEE TITLE INSURANCE

M.B. 155/1

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 DISTINCTIVE BORDERLINE AND WE HEREBY DEDICATE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "C" INCLUSIVE. WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES, THE EASEMENT DESIGNATED AS 12' STORM DRAIN EASEMENT AND SPECIAL STORM DRAIN EASEMENT.

Larry J. Bonzoumet Pamela J. Bonzoumet
LARRY J. BONZOUMET PAMELA J. BONZOUMET
Richard G. Barton
RICHARD G. BARTON

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } s.s.
COUNTY OF RIVERSIDE }

ON THIS 8th DAY OF March, 1984, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED LARRY J. BONZOUMET, PAMELA J. BONZOUMET AND RICHARD G. BARTON, PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS DESCRIBED IN, AND WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES WITNESS MY HAND AND OFFICIAL SEAL
9-6-88 Dickie Sharp
NOTARY PUBLIC IN AND FOR SAID STATE

SIGNATURE OMISSIONS

UNDER THE PROVISIONS OF SECTION 66436(3) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED.

1. AN EASEMENT RESERVED FOR STREET PURPOSES BY WILL W. BEACH BY DEED RECORDED NOV. 10, 1897 IN BOOK 60, PAGE 61 OF DEEDS, RECORDS OF RIV. CO., CALIFORNIA.
2. AN EASEMENT FOR THE HEREAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIF GAS CO., IN INSTRUMENT REC'D. SEPT. 23, 1930 IN BOOK 1206, PAGE 302, SAID EASEMENT IS FOR PIPELINES.

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 19063, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON AUGUST 18, 1983, 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: Dec. 10, 1985 Robert C. Wales, R.C.E. 18793
DIRECTOR OF PUBLIC WORKS
BY: William D. Gardner
Deputy 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 19 Nov, 1985 FRED KRAY
DIRECTOR OF PUBLIC UTILITIES
BY: Frank [Signature]

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 MM 15, 1984 H.E. Brewer, CITY TREASURER
BY: H.E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 29TH DAY OF OCTOBER 1984, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY LEIGHTON AND ASSOCIATES

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 19063, 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 "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 17th DAY OF December, 1985.

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 \$_____.

DATED November 18, 1985 R. WAYNE WATTS
COUNTY TAX COLLECTOR
BY: Deanna [Signature]
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____
~~BY: Gerald A. Maloney
CLERK OF THE BOARD OF SUPERVISORS~~

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 (3) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING APRIL, 1983; 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 AUG. 29, 1984
BY: A. Hubert Webb
A. HUBERT WEBB R.C.E. 11842

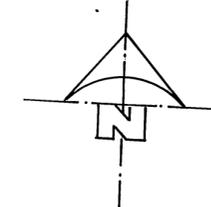
M.B. 155/1

TRACT NO. 19063

BEING A SUBDIVISION OF THE NORTHEAST 1/4,
OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 1,
T.3S., R.5W., S.B.M.

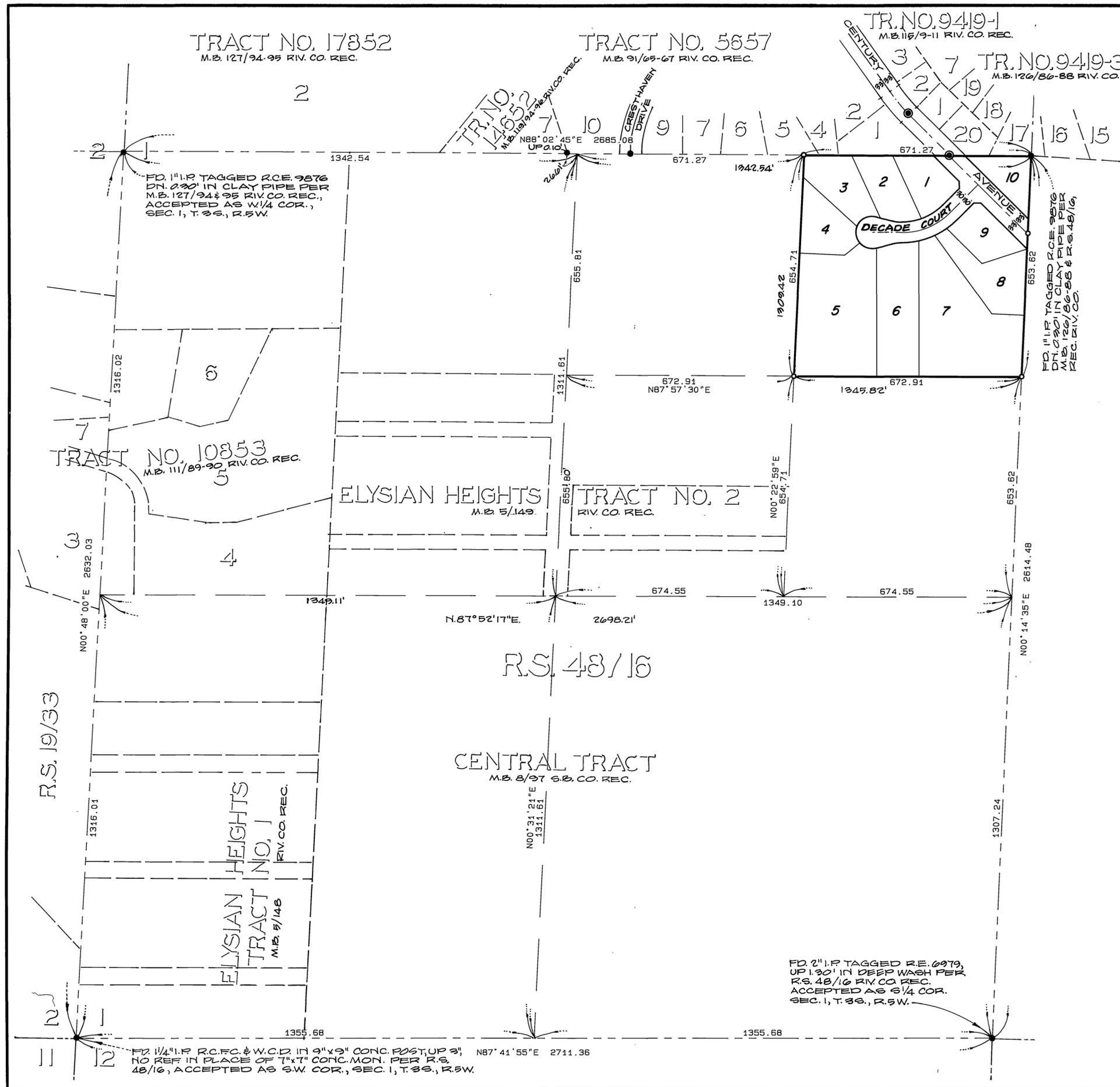
AUGUST, 1984

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
SCALE: 1"=200'



ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE SOUTH LINE OF TRACT NO. 5057 TAKEN AS N. 88° 02' 45" E. AS SHOWN BY MAP ON FILE IN BOOK 91 OF MAPS, AT PAGES 65 THROUGH 67 THEREOF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. —●— INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, PER M.B. 91/65-67, RIVERSIDE CO. RECORDS, UNLESS OTHERWISE NOTED.
3. —●— INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, PER M.B. 115/9-11, RIVERSIDE CO. RECORDS, UNLESS OTHERWISE NOTED.
4. —○— INDICATES SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH.
5. SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
6. SET STEEL PIN IN TOP OF CURB TAGGED R.C.E. 11842 FOR SIDE LOT LINES PROJECTED.
7. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
8. THIS TRACT CONTAINS 12.08 ACRES.



M.B. 155/2

M.B. 155/2

FD 1/4" I.P. R.C.F.C. & W.C.D. IN 9" X 9" CONC. POST, UP 3', NO REF IN PLACE OF 7" X 7" CONC. MON. PER R.S. 48/16, ACCEPTED AS SW COR., SEC. 1, T. 3S., R. 5W.

FD 2" I.P. TAGGED R.E. 6979, UP 1.20' IN DEEP WASH PER R.S. 48/16 RIV. CO. REC. ACCEPTED AS S/4 COR. SEC. 1, T. 3S., R. 5W.

CITY'S COPY

155

3

TRACT NO. 5657
M.B. 91/05-07, REC. RIV. CO.

TRACT NO. 9419-3
M.B. 120/86-88, REC. RIV. CO.

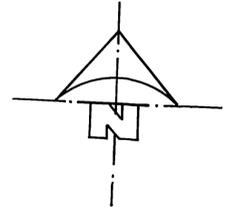
SHEET 3 OF 3 SHEETS
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 19063
BEING A SUBDIVISION OF THE NORTHEAST 1/4,
OF THE NORTHEAST 1/4, OF SECTION 1,
T.3S., R.5W., S.B.M.

AUGUST, 1984

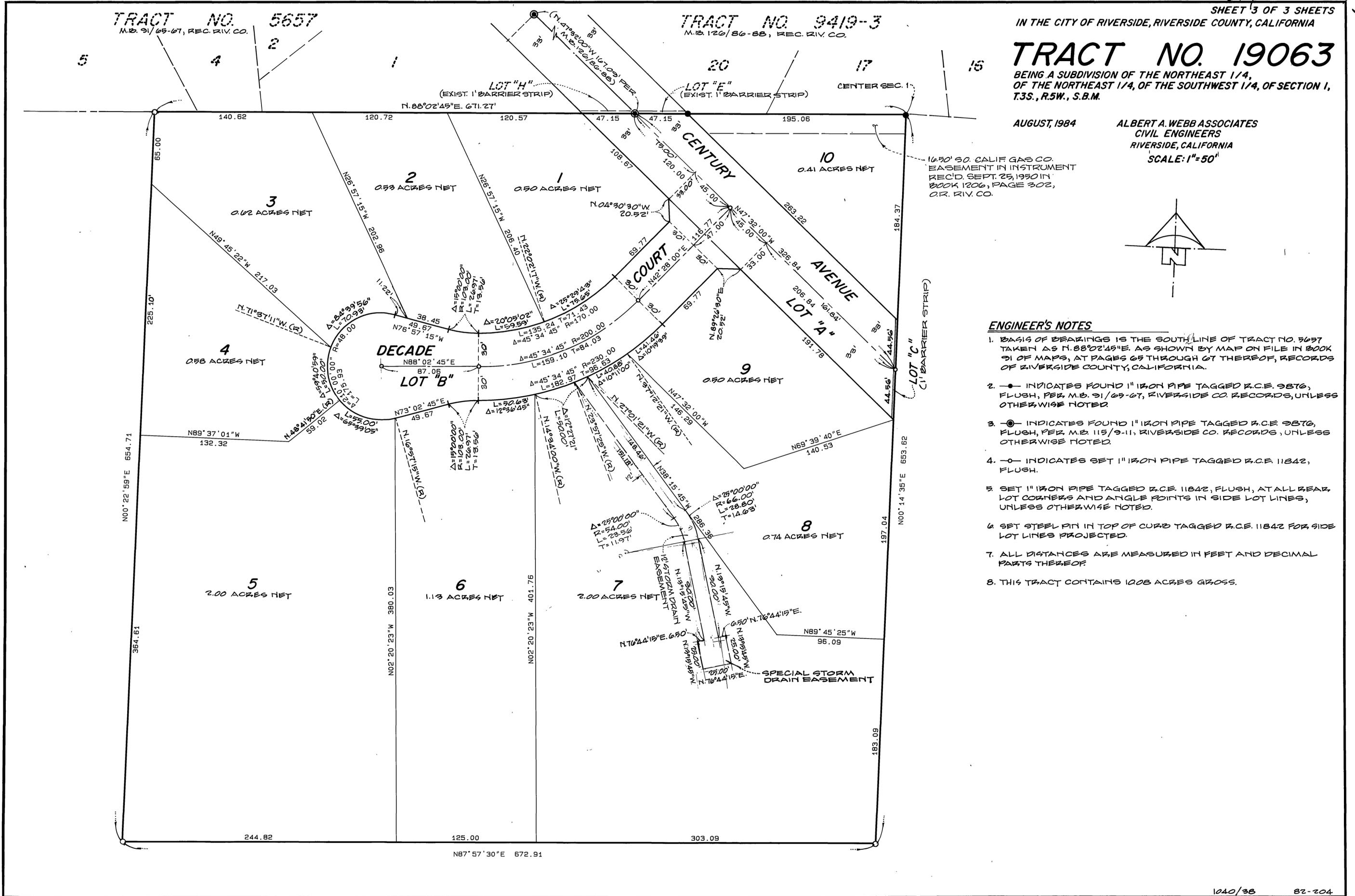
ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
SCALE: 1"=50'

16.50' 90. CALIF. GAS CO.
EASEMENT IN INSTRUMENT
REC'D. SEPT. 25, 1950 IN
BOOK 1206, PAGE 302,
C.R. RIV. CO.



ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE SOUTH LINE OF TRACT NO. 5657 TAKEN AS N. 88°02'45"E. AS SHOWN BY MAP ON FILE IN BOOK 91 OF MAPS, AT PAGES 69 THROUGH 67 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. —●— INDICATES FOUND 1" IRON PIPE TAGGED B.C.E. 9876, FLUSH, PER M.B. 91/05-07, RIVERSIDE CO. RECORDS, UNLESS OTHERWISE NOTED.
3. —●— INDICATES FOUND 1" IRON PIPE TAGGED B.C.E. 9876, FLUSH, PER M.B. 115/9-11, RIVERSIDE CO. RECORDS, UNLESS OTHERWISE NOTED.
4. —○— INDICATES SET 1" IRON PIPE TAGGED B.C.E. 11842, FLUSH.
5. SET 1" IRON PIPE TAGGED B.C.E. 11842, FLUSH, AT ALL BEAR, LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
6. SET STEEL PIN IN TOP OF CURB TAGGED B.C.E. 11842 FOR SIDE LOT LINES PROJECTED.
7. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
8. THIS TRACT CONTAINS 1208 ACRES GROSS.



M.B. 155/3

M.B. 155/3