

City Copy 205 47

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 22575

BEING A SUBDIVISION OF PORTIONS OF LOTS 6 AND "M" IN BLOCK 74 OF LA SIERRA HEIGHTS TRACT NO. 2, AS SHOWN ON MAP FILED IN BOOK 7, PAGE 66, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN THE RANCHO LA SIERRA SEPULVEDA. (LOCATED IN SEC. 3, T. 3 S., R. 6 W.)

CSL ENGINEERING, INC., CORONA, CA. MARCH, 1989
DAVID E. CORYELL, R.C.E. 31574

SHEET 1 OF 2 SHEETS

RECORDER'S STATEMENT
FILED THIS 15th DAY OF August 1989
AT 2:00 PM IN BOOK 205 OF
MAPS AT PAGES 47-48 AT THE
REQUEST OF THE CITY CLERK
NO. 276282 FEE \$8.00
WILLIAM E. CONERLY, COUNTY RECORDER
BY: Gina Huntley, DEPUTY
SUBDIVISION GUARANTEE: FIRST AMERICAN
TITLE INSURANCE COMPANY

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE LAND SUBDIVIDED AS SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "D" INCLUSIVE.
WE HEREBY DEDICATE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND SEWER FACILITIES, THE EASEMENT DESIGNATED AS "DRAINAGE AND SEWER EASEMENT". WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES, THE EASEMENT DESIGNATED AS "5' P.U.E." FURTHER, WE THE UNDERSIGNED OWNERS AND OUR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR ACCESS RIGHTS APPURTENANT TO LOTS 1 AND 24 OVER AND ACROSS LA SIERRA AVENUE, ADJOINING SAID LOTS.

ORANGE CREST DEVELOPMENT, INC.

B. Tony Chaves, PRESIDENT

CIVIL ENGINEER'S STATEMENT:

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF (2) TWO SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING MARCH, 1989; THAT ALL MONUMENTS SHOWN HEREON 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 RE-TRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED April 19, 1989 David E. Coryell
DAVID E. CORYELL, R.C.E. 31574, EXP. 12-31-92.



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 NO. 22575 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON SEPT. 3, 1987 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT THE 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 July 7, 1989

BARRY BECK R.C.E. 20900
CITY ENGINEER
LIC. EXP. 9-30-89

BY Barry Beck

NOTARY ACKNOWLEDGEMENTS:

STATE OF CALIFORNIA)
COUNTY OF Riverside) SS
ON THIS 7th DAY OF March, 1989, BEFORE ME, Linda S. Cafford, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED B. TONY CHAVES, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PRESIDENT OF ORANGE CREST DEVELOPMENT, INC., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSON 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 RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND:

Linda S. Cafford

NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.
MY COMMISSION EXPIRES March 30, 1990

CITY CLERK'S CERTIFICATE:

RESOLVED: THAT THIS MAP, CONSISTING OF TWO SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 22575 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS EXCEPT LOT "D" WHICH IS HEREBY ACCEPTED AS A ONE FOOT BARRIER STRIP TO DENY ACCESS FROM ADJOINING 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 8th DAY OF August, 1989.

ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY Alice A. Hare



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 5-30-89

BARBARA J. STECKEL
CITY TREASURER

BY Barbara Steckel

TAX COLLECTOR'S STATEMENT:

I HEREBY STATE 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 \$7,400.00. This certification excludes any supplemental tax assessment not yet extended.
DATED June 21, 1989

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY Carolyn Wallace

TAX BOND STATEMENT:

I HEREBY STATE THAT A BOND IN THE SUM OF \$7,400.00 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 8-10-1989

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND
R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY Maria Brooks, DEPUTY

SIGNATURE OMISSION:

PURSUANT TO SECTION 66436 (a) (3) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED.

AN EASEMENT FOR WATER LINES AND POLE LINES IN FAVOR OF C.W. LANE AND JANET LANE RECORDED APRIL 28, 1959 AS INSTRUMENT NO 35670 OF OFFICIAL RECORDS.

UTILITIES EASEMENT CERTIFICATE:

THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW DESCRIBED EASEMENT, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

- 1. RIGHTS OF WAY AND WATER RIGHTS OF THE LA SIERRA HEIGHTS WATER COMPANY, TOGETHER WITH THE RIGHT OF ENTRY FOR THE PURPOSE OF LAYING, MAINTAINING AND CONSTRUCTING WATER DITCHES, CANALS, PIPELINES, FLUMES AND CONDUITS, FOR CONVEYING AND DISTRIBUTING WATER FOR DOMESTIC AND IRRIGATION PURPOSES. SAID RIGHTS OF WAY CANNOT BE PLOTTED. RECORDED MAY 11, 1911 IN BOOK 327, PAGE 227 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED: JULY 7, 1989

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY Dieter P. Witzfeld

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 LOTS 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 JULY 7, 1989

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY Dieter P. Witzfeld

SOIL REPORT:

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 15th DAY OF JULY, 1988, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953; BY: GEOWEST

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA.

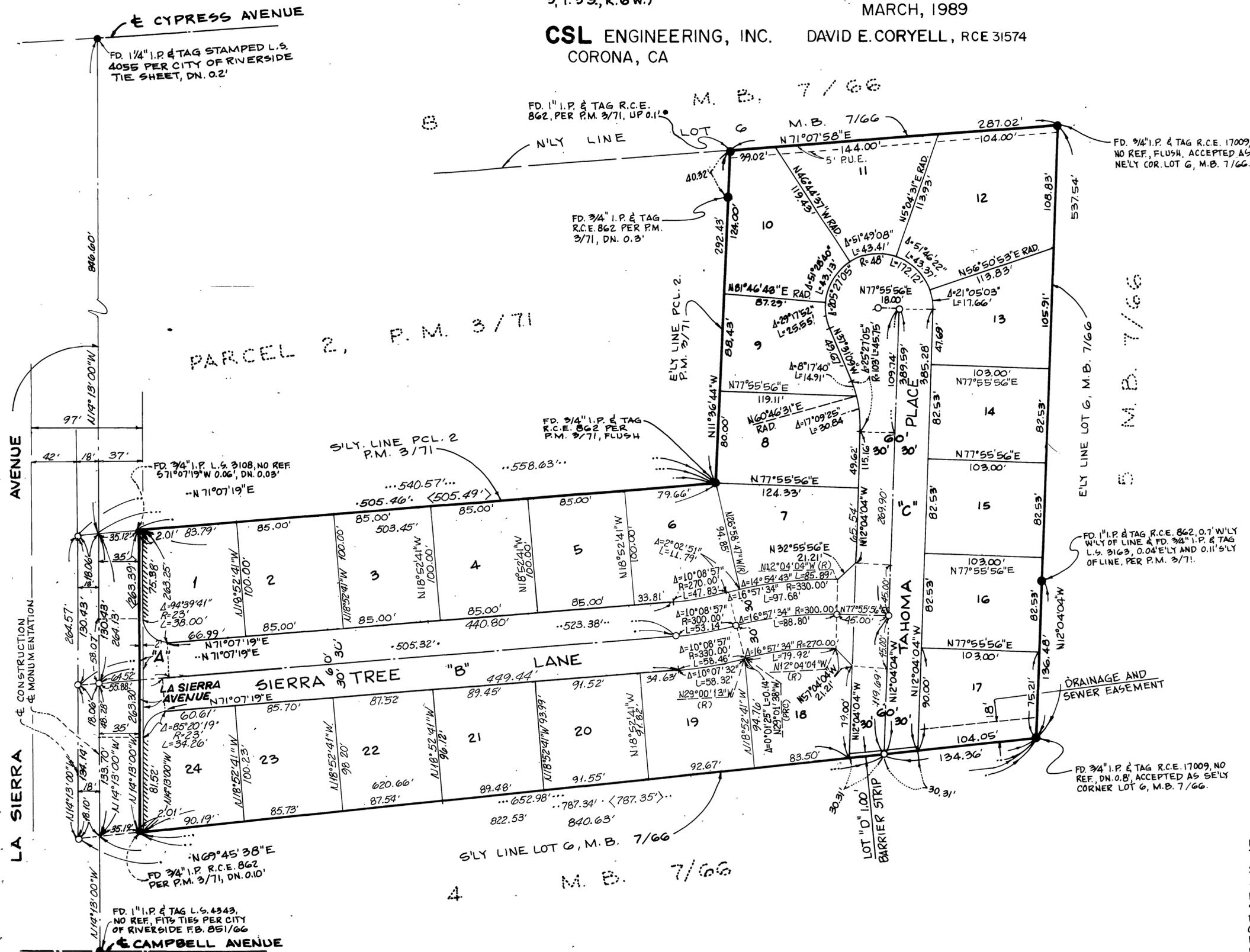
TRACT NO. 22575

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MARCH, 1989

CSL ENGINEERING, INC. DAVID E. CORYELL, RCE 31574
CORONA, CA

SCALE: 1" = 60'



ENGINEER'S NOTES

BEARINGS ARE BASED UPON THE CENTER LINE OF LA SIERRA AVENUE AS SHOWN ON P.M.B. 3/71, AS BEING N 14°13'00" W.

● INDICATES FOUND MONUMENT AS NOTED.

○ INDICATES SET 1" I.P. TAGGED R.C.E. 31574, FLUSH.

SET 1" I.P. TAGGED R.C.E. 31574, AT ALL REAR LOT CORNERS, FLUSH, UNLESS OTHERWISE NOTED.

SET LEAD & TAG R.C.E. 31574" IN TOP OF CURB ON PROLONGATION OF SIDE LOT LINES.

THIS TRACT CONTAINS 6.509 ACRES.

||||| INDICATES VEHICULAR ACCESS RIGHTS WAIVED.

< > INDICATES RECORD DATA PER P.M. 3/71.

POTENTIAL LIQUEFACTION:

ALL OR A PORTION OF THE PROPERTY INCLUDED WITHIN THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO LIQUEFACTION SHOULD GROUND SHAKING OCCUR. TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT A GEOLOGIC INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMIT.

M.B. 205/48

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