

113/53
M.B. 113/53

FILED
ON JUNE 5, 1980

AT 3:15 P.M.
DONALD D. SULLIVAN
COUNTY RECORDER
BY: Debbie Ann Stager
FEE \$7.00
NR 104017
FILED BY

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

UTILITIES EASEMENTS

THE CITY OF RIVERSIDE BEING OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP.

1. AN EASEMENT OVER SAID LAND FOR THE HEREIN-AFTER SPECIFIC PURPOSES AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, IN INSTRUMENT RECORDED SEPT. 12, 1969 AS INSTRUMENT NO 93852 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR PUBLIC UTILITIES.

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

DATED: May 27, 1980 BY: Everett C. Ross

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"
WE HEREBY FURTHER OFFER FOR DEDICATION FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES, IN, UNDER, UPON, OVER, AND ALONG LOT 1, THE EASEMENT DESIGNATED AS "BLANKET P.U.E.", RESERVING, HOWEVER, TO THE UNDERSIGNING OWNERS, OUR SUCCESSORS AND ASSIGNS IN INTEREST, THE RIGHT TO CONSTRUCT IMPROVEMENTS ON SAID LOT 1; PROVIDED, HOWEVER THAT SUCH EASEMENTS SHALL NOT INTERFERE WITH THE USE AND ENJOYMENT OF LOT 1 AND THE IMPROVEMENTS HEREON, BY OWNERS IN SAID LAND DIVISION, AND PROVIDED FURTHER, HOWEVER, THAT NO SUCH IMPROVEMENTS SHALL BE CONSTRUCTED UPON SAID LOT 1, UNLESS SAME HAVE BEEN APPROVED AS TO THE LOCATION BY THE CITY OF RIVERSIDE, CALIFORNIA, SO AS NOT TO INTERFERE WITH THE AFORESAID EASEMENTS HEREBY OFFERED FOR DEDICATION, WHICH SUCH APPROVAL BY SAID CITY OF RIVERSIDE, CALIFORNIA SHALL NOT BE UNREASONABLY WITHHELD.

RAY L. HUFFMAN CONSTRUCTION, INC., A CALIFORNIA CORP.
Ray L. Huffman PRES.
Carolyn C. Huffman SEC. TRES.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) S.S.
ON THIS 19th DAY OF May, 1980, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RAY L. HUFFMAN AND CAROLYN C. HUFFMAN KNOWN TO ME BE THE PRESIDENT AND SEC. TRES 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 SAME, 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.



Arden M. Taylor
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES Feb. 17, 1984

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 15909

BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 4 OF MONTE VISTA TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 20, THEREOF, RECORDS OF RIVERSIDE CO., CALIF. AND A PORTION OF LOTS 7, 9, 10, 11, 12, 16, 17, C, & D OF LA COLINA TRACT AS SHOWN BY MAP ON FILE IN BOOK 9 OF MAPS AT PAGES 31 AND 32 THEREOF, RECORDS OF RIVERSIDE CO., CALIF., IN SECTION 31, T.2S., R.4W., S.B.B. & M.

FOR CONDOMINIUM PURPOSES
ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

MARCH 1980

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 15909, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON FEBRUARY 21 1980, 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: May 27, 1980 ROBERT C. WALES, R.C.E. 18793
DIRECTOR OF PUBLIC WORKS

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 May 27, 1980 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 May 21, 1980 H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 6TH DAY OF JULY, 1977, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY ROBERT PRATER ASSOCIATES.

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 15909, 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 3rd DAY OF June, 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 \$ 3,000.00.

DATED MAY 22ND, 1980

DONNA BOUER BABCOCK
COUNTY TAX COLLECTOR

BY: Harold M. Larson
DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 3,000.00 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 June 3, 1980

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

BY: DeWana Waples

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 FEBRUARY, 1980; 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 APRIL 4, 1980

ERNEST N. WEBB, R.C.E. 9676

BY: Ernest N. Webb

M.B. 113/53

TRACT NO. 15909

BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 4 OF MONTE VISTA TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 20, THEREOF, RECORDS OF RIVERSIDE CO., CALIF., AND A PORTION OF LOTS 7, 9, 10, 11, 12, 16, 17, C & D OF LA COLINA TRACT AS SHOWN BY MAP ON FILE IN BOOK 9 OF MAPS AT PAGES 31 AND 32 THEREOF, RECORDS OF RIVERSIDE CO., CALIF., IN SECTION 31, T.2S., R.4W., S.B.B. & M.

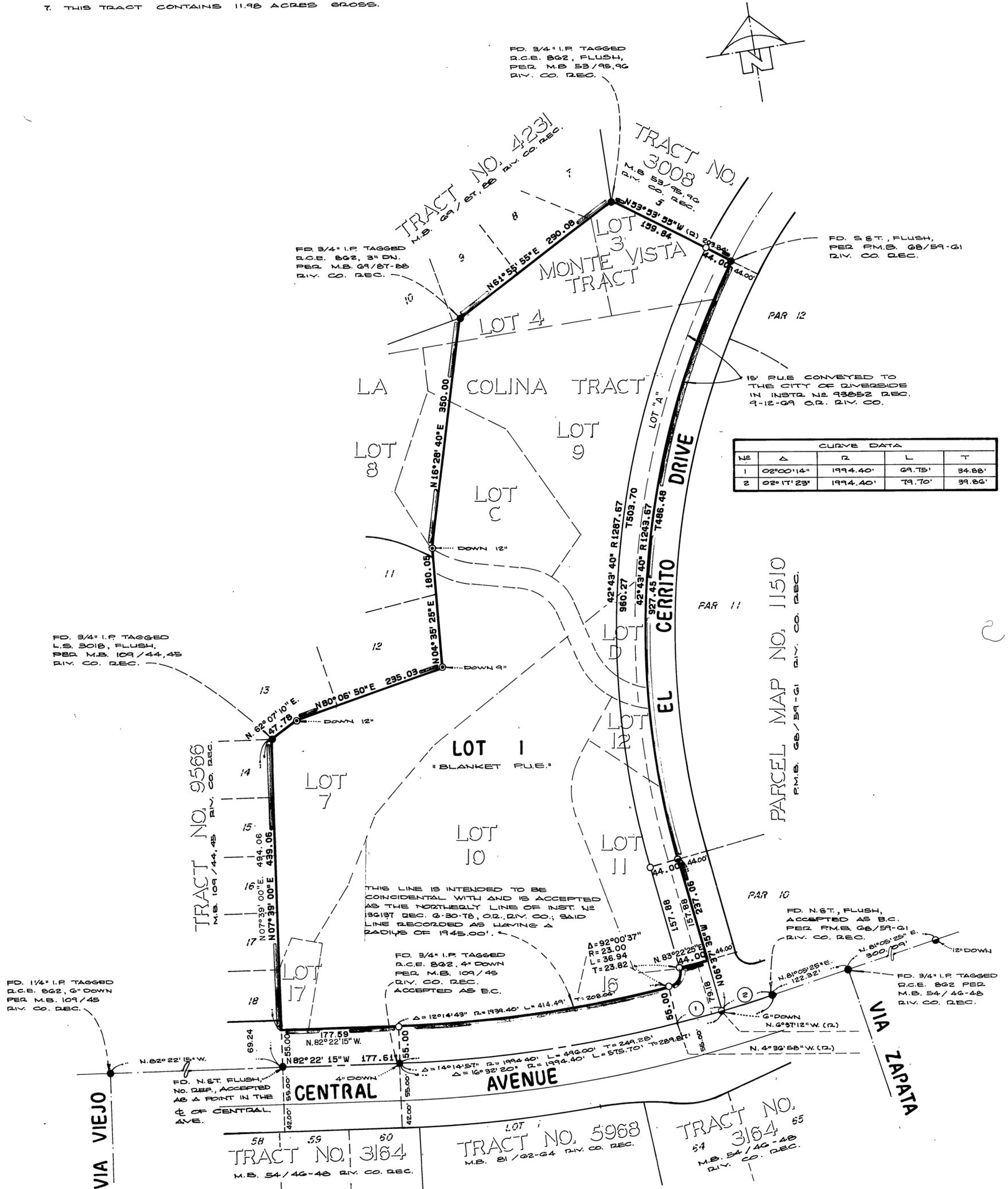
FOR CONDOMINIUM PURPOSES
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS

MARCH 1980

SCALE: 1" = 100'

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF EL CERRITO DRIVE TAKEN AS N. 06° 37' 35" W. AS SHOWN BY PARCEL MAP NO. 11510 ON FILE IN BOOK 6 OF PARCEL MAPS AT PAGES 59-61 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. INDICATES FOUND 3/4" IRON PIPE, TAGGED R.C.E. 862, PER M.B. 109 / 44-48 R.I.V. CO. REC.
3. INDICATES FOUND 3/4" IRON PIPE, FLUSH, TAGGED R.C.E. 862, PER M.B. 68 / 59-61 R.I.V. CO. REC.
4. INDICATES FOUND MONUMENTS AS NOTED.
5. INDICATES SET 1" IRON PIPE, FLUSH, TAGGED R.C.E. 987G.
6. SET STEEL PIN TAGGED R.C.E. 987G IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
7. THIS TRACT CONTAINS 11.98 ACRES GROSS.



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CITY'S COPY

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