

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE

TRACT NO. 8660

BEING A SUBDIVISION OF A PORTION OF LOTS 7 AND 8 OF BLOCK 7 OF RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN ON M.B. 1/70 RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

JULY 1977

HAWKINS, ROBERTSON & ASSOCIATES

ENGINEERS • SURVEYORS
RIVERSIDE • CALIFORNIA

FILED
ON Nov. 16, 1977
AT 3:45 P.M.

W.D. BALOGH
COUNTY RECORDER

BY Haned C. Beal

FEE \$7.00

NO. 229302

FILED BY City Clerk
SUB DIV'G'TEE Safe Co.

M.B. 94/46

OWNERS' CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF, OR HAVE SOME 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 AND WE HEREBY DEDICATE TO THE PUBLIC USE FOR STREET PURPOSES LOTS "A" THRU "H" INCLUSIVE AND FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES THOSE AREAS DESIGNATED AS "5' P.U.E.", FOR SEWER PURPOSES THAT AREA DESIGNATED AS "12' SEWER EASEMENT", FOR STORM DRAIN PURPOSES THOSE AREAS DESIGNATED AS "16' STORM DRAIN EASEMENT" AND FOR STORM DRAIN AND SEWER PURPOSES THAT AREA DESIGNATED AS "16' SEWER AND STORM DRAIN EASEMENT", AND FURTHER THE UNDERSIGNED OWNERS HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOT 1 AS SHOWN ON THE ANNEXED MAP, ON, OVER AND ACROSS ADAMS STREET ADJOINING SAID LOT.

R & G INVESTMENTS LIMITED, A LIMITED PARTNERSHIP

Richard C. Ostreich A GENERAL PARTNER
Gerald J. Coley A GENERAL PARTNER

GROVER ESCROW CORPORATION, A CALIFORNIA CORPORATION

Rita Howe AS TRUSTEE
Angeline Levine SECRETARY

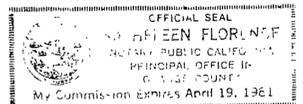
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) 55

ON THIS 27 DAY OF Oct., 1977, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RITA HOWE, KNOWN TO ME TO BE THE PRESIDENT AND ANGELINE LEVINE, KNOWN TO ME TO BE THE SECRETARY OF GROVER ESCROW CORPORATION, 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 SAID CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL

April 19 1981
MY COMMISSION EXPIRES
Kathleen Florence
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.



NOTARY ACKNOWLEDGEMENT

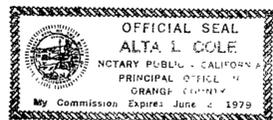
STATE OF CALIFORNIA)
COUNTY OF ORANGE) 55

ON THIS 27 DAY OF Oct., 1977, BEFORE ME THE UNDER SIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RICHARD C. OSTREICH AND GERALD J. COLEY, KNOWN TO ME TO BE TWO OF THE PARTNERS OF THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

Alta L. Cole
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

MY COMMISSION EXPIRES 6-2-79.



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. 8660 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON NOVEMBER 4, 1976, 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 Nov 9, 1977

JAMES F. MARTINEK R.C.E. 2134
DIRECTOR OF PUBLIC WORKS
BY J. Martinek

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 Nov 9, 1977

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES
BY Everett C. Ross

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 100,000.00 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 _____, 19__

DONALD D. SULLIVAN
COUNTY CLERK AND EX OFFICIO CLERK OF THE BOARD OF SUPERVISORS
BY _____ DEPUTY

UTILITIES EASEMENT

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

1) AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE (RIVERSIDE WATER COMPANY) FOR WATER PIPES, DITCHES AND OTHER CONDUITS, RECORDED IN BOOK 42, PAGE 234 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP, CONSISTING OF 2 SHEETS, CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING JANUARY 1977, AND THAT ALL MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN ONE (1) YEAR FROM RECORDING DATE OF THIS MAP, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED.

DATED Sept 19, 1977

Curtis E. Hawkins
LICENSED LAND SURVEYOR
NO. 3163



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 8660 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS F, G AND H WHICH ARE ACCEPTED AS 1 FOOT BARRIER STRIPS TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOTS B, D AND E AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THEREON 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 15 DAY OF November, 1977.



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE
BY Karen E. Oakley
Asst. City Clerk

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY AS 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 AGAINST SAID PROPERTY.

DATED Oct 3, 1977

HE. BREWER
CITY TREASURER
BY H.E. Brewer

TAX COLLECTOR'S CERTIFICATE

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 Nov 9, 1977

DONNA BOVER BABCOCK
COUNTY TAX COLLECTOR
BY Harold M. Jensen DEPUTY

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY PACIFIC FOUNDATION ENGINEERS INC. ON MAY 25, 1977, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

M.B. 94/46

SURVEYOR'S NOTES

BEARINGS ARE BASED ON THE CENTERLINE OF ADAMS STREET BEING N 34° 00' 00" W AS SHOWN ON MAP OF MUELLER TRACT, M.B. 37/26 RECORDS OF RIVERSIDE COUNTY CALIFORNIA
* C.C.-24 CERTIFICATE OF CORRECTION
- INDICATES GET 3/4" I.P. FLUSH, TAGGED L.S. 3163 UNLESS OTHERWISE NOTED.

- INDICATES MONUMENTS FOUND AS NOTED
- INDICATES FOUND 3/4" I.P., TAGGED L.S. 1825 PER M.B. 37/26.

NOTE: GET 3/4" I.P. TAGGED L.S. 3163 AT ALL NEAR LOT CORNERS AND GET NAIL & TAG (L.S. 3163) IN TOP OF CURB AT ALL SIDE LOT LINE PROLONGATIONS.

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JULY 1977

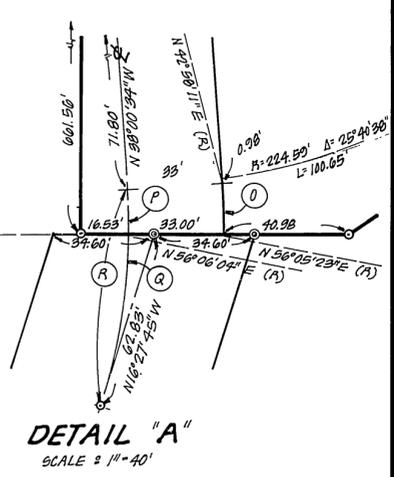
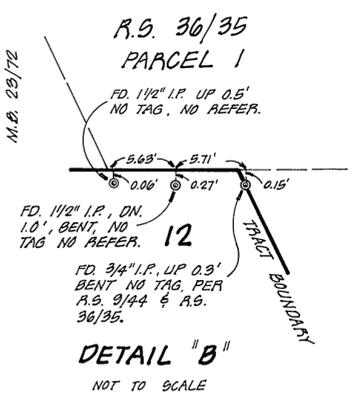
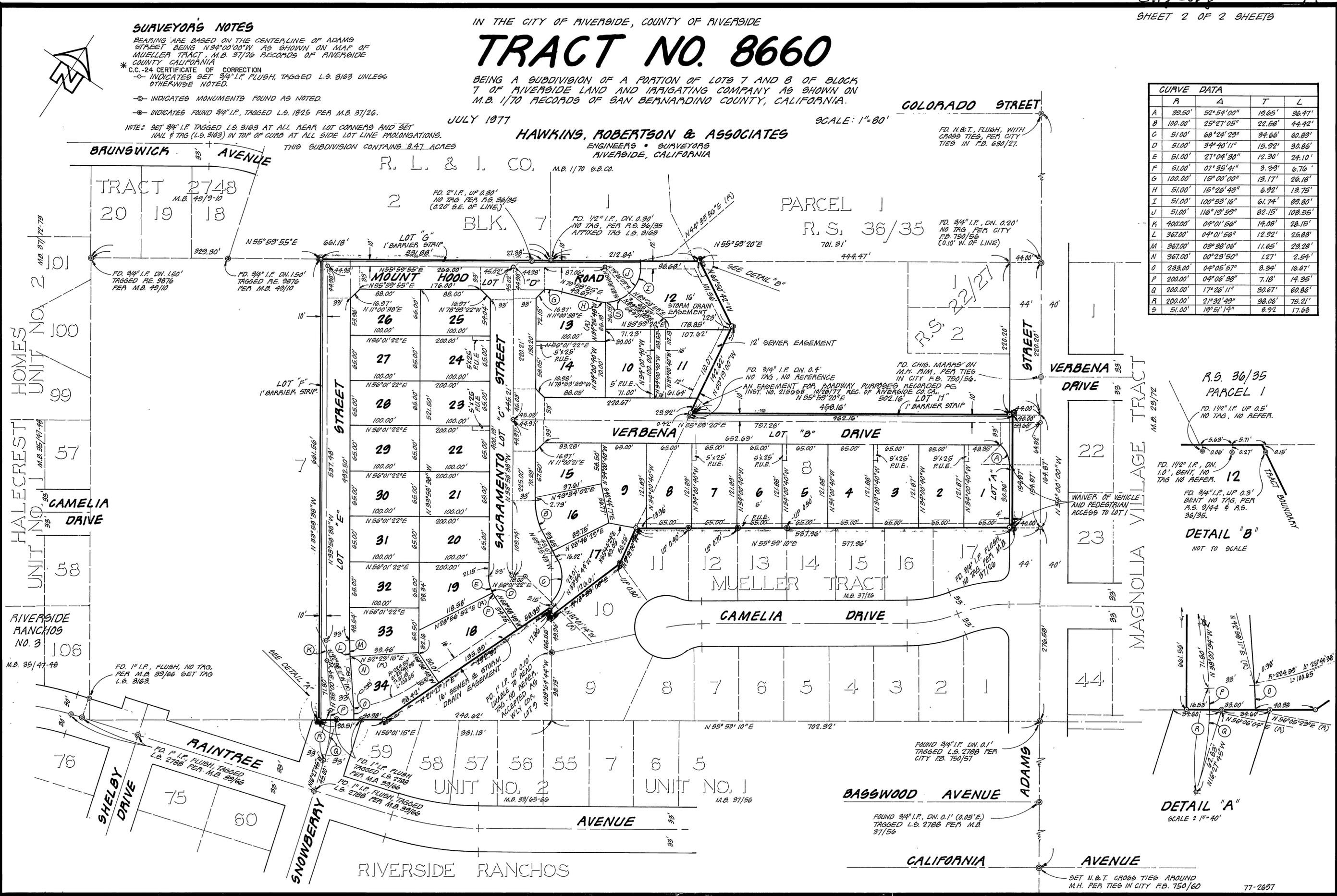
HAWKINS, ROBERTSON & ASSOCIATES
ENGINEERS • SURVEYORS
RIVERSIDE, CALIFORNIA

SCALE: 1" = 80'

COLORADO STREET

FD. N.B.T. FLUSH, WITH CROSS TIES, PER CITY TIES IN F.B. 630/27.

	R	Δ	T	L
A	39.50'	52° 54' 00"	19.65'	36.47'
B	100.00'	25° 27' 05"	22.58'	44.42'
C	51.00'	68° 24' 29"	34.66'	60.89'
D	51.00'	34° 40' 11"	15.92'	30.86'
E	51.00'	27° 04' 30"	12.30'	24.10'
F	51.00'	07° 35' 41"	3.39'	6.76'
G	100.00'	15° 00' 00"	13.17'	28.18'
H	51.00'	15° 26' 43"	6.92'	13.75'
I	51.00'	100° 53' 16"	61.74'	89.80'
J	51.00'	116° 10' 59"	82.15'	109.55'
K	400.00'	04° 01' 56"	14.08'	28.15'
L	367.00'	04° 01' 56"	12.92'	25.83'
M	367.00'	03° 38' 06"	11.65'	23.28'
N	367.00'	00° 23' 50"	1.27'	2.54'
O	233.00'	04° 05' 57"	8.34'	16.67'
P	200.00'	04° 06' 38"	7.18'	14.35'
Q	200.00'	17° 26' 11"	30.67'	60.86'
R	200.00'	21° 32' 49"	38.06'	75.21'
S	51.00'	19° 51' 14"	8.92'	17.88'



M.B. 94/147

M.B. 94/147