

TR.5677-1
M.B.83/26

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA TRACT NO. 5677-1

BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 5, BLOCK 20; LOTS 1 AND 6, BLOCK 21; LOTS 2 AND 4, BLOCK 24; LOTS 1 AND 7, BLOCK 25; LOTS 1 AND 6, BLOCK 29, AND A PORTION OF LOT "A-A"(PINGREE AVENUE); LOTS "J" AND "J-J"(GOLDEN AVENUE); LOTS "K" AND "K-K"(HIGGS AVENUE) AND LOT "L-L"(LYON AVENUE), ALL WITHIN LA SIERRA GARDENS, PER MAP BOOK 11, PAGES 42-50, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. - RANCHO LA SIERRA SEPULVEDA
MAY 1975 SCALE 1"=50'

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

FILED
ON Sept. 16, 1975
AT 3:11 P.M.
W.D. BALOGH
COUNTY RECORDER
BY: Harold C. Beale-deputy
FEE \$11.00
NO 113681
FILED BY City Clerk
SUBDN G'TEE. T.I.G.T.CO.

SIGNATURE OMISSION

IN ACCORDANCE WITH SECTION 66436 (b) (1) OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDER HAS BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE:

CITY OF RIVERSIDE AS SUCCESSOR TO CITIZENS DOMESTIC WATER COMPANY BY DEED RECORDED MARCH 18, 1926 AS INSTR. NO 1457 IN BOOK 663 PAGE 591 OF DEEDS.
CITY OF RIVERSIDE BY DEED RECORDED JUNE 25, 1971 AS INSTR. NO 69206 O.R. RIVERSIDE COUNTY, CALIF.
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DIST. BY DEED RECORDED NOV. 10, 1971 AS INSTR. NO 128694 O.R. RIVERSIDE COUNTY CALIF.

OWNERSHIP

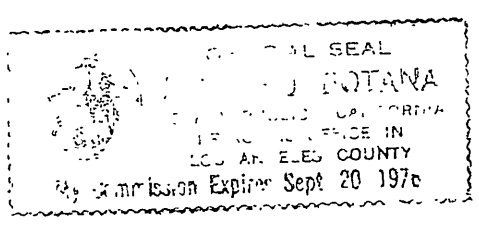
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE COLORED BORDER LINE, AND WE HEREBY OFFER FOR DEDICATION, FOR STREET PURPOSES LOTS "A" THROUGH "K", INCLUSIVE, AND 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, 20, 31, AND 32 AS SHOWN ON THE ANNEXED MAP, ON, OVER, AND ACROSS GOLDEN AVENUE ADJOINING SAID LOTS; AND WE ALSO HEREBY OFFER FOR DEDICATION FOR CONSTRUCTION AND MAINTENANCE OF UNDERGROUND ELECTRICAL DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS 5' X 50' P.U.E. AND 6' P.U.E. AND FOR CONSTRUCTION AND MAINTENANCE OF WATER LINE FACILITIES THE EASEMENT DESIGNATED AS 10' WATER EASEMENT.

MARLBOROUGH DEVELOPMENT CORPORATION
A CALIFORNIA CORPORATION

Ronald S. Lushing - Pres.
Rose E. Rothstein - Sec.

ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
ON THIS 14 DAY OF August, 1975, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RONALD S. LUSHING, PRESIDENT AND ROSE E. ROTHSTEIN SECRETARY OF MARLBOROUGH DEVELOPMENT CORP. 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 ACKNOWLEDGE 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



Joanne L. Botana
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 1976

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 5677, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD NOV. 21, 1973, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF CHAPTER 128 (SUBDIVISION MAP ACT) STATUTES OF CALIFORNIA, 1943, AND ALL OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE, AND ALL AMENDMENTS THERETO HAVE BEEN COMPLIED WITH; AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES SHOWN ON SAID MAP ARE CORRECT IN FORM AND CONTENTS AND ARE APPROVED; THAT THE PLANS AND SPECIFICATIONS FOR DRAINS, SEWERS AND DRAINAGE WORKS SUFFICIENT TO PROTECT ALL LOTS IN SAID SUBDIVISION FROM FLOOD OR OVERFLOW HAVE BEEN APPROVED BY ME; 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 BY ME; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORD WITH 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 Aug. 28, 1975
JAMES F. MARTINEK, R.C.E. 8134
DIRECTOR OF PUBLIC WORKS
BY William P. Gardner, 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 August 21, 1975
EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES
BY Edward 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 August 21, 1975
H.E. BREWER, CITY TREASURER
BY H.E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 31st DAY OF AUGUST, 1975, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY: C.H.J. MATERIALS LABORATORY, INC.

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF FOUR (4) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO 5677-1, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS "H", "I", "J", & "K" WHICH ARE ACCEPTED AS "BARRIER STRIPS" TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOTS "B", "C", "F", "E", "G", 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 2nd DAY OF September, 1975.
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 AUGUST 22, 1975
DONNA BOUER BABCOCK
COUNTY TAX COLLECTOR
BY Harold M. Larsen
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 Sept. 10, 1975
DONALD D. SULLIVAN
COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS.
BY Regina Hughes
DEPUTY

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF FOUR (4) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING APRIL, 1975, THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN ONE (1) YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED MAY 16TH, 1975
ERNEST N. WEBB, R.C.E. 9876
BY Ernest N. Webb

TR.5677-1
M.B.83/26

MB 83/26

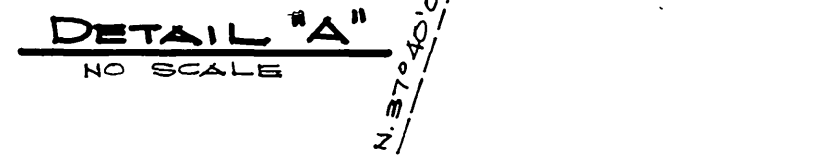
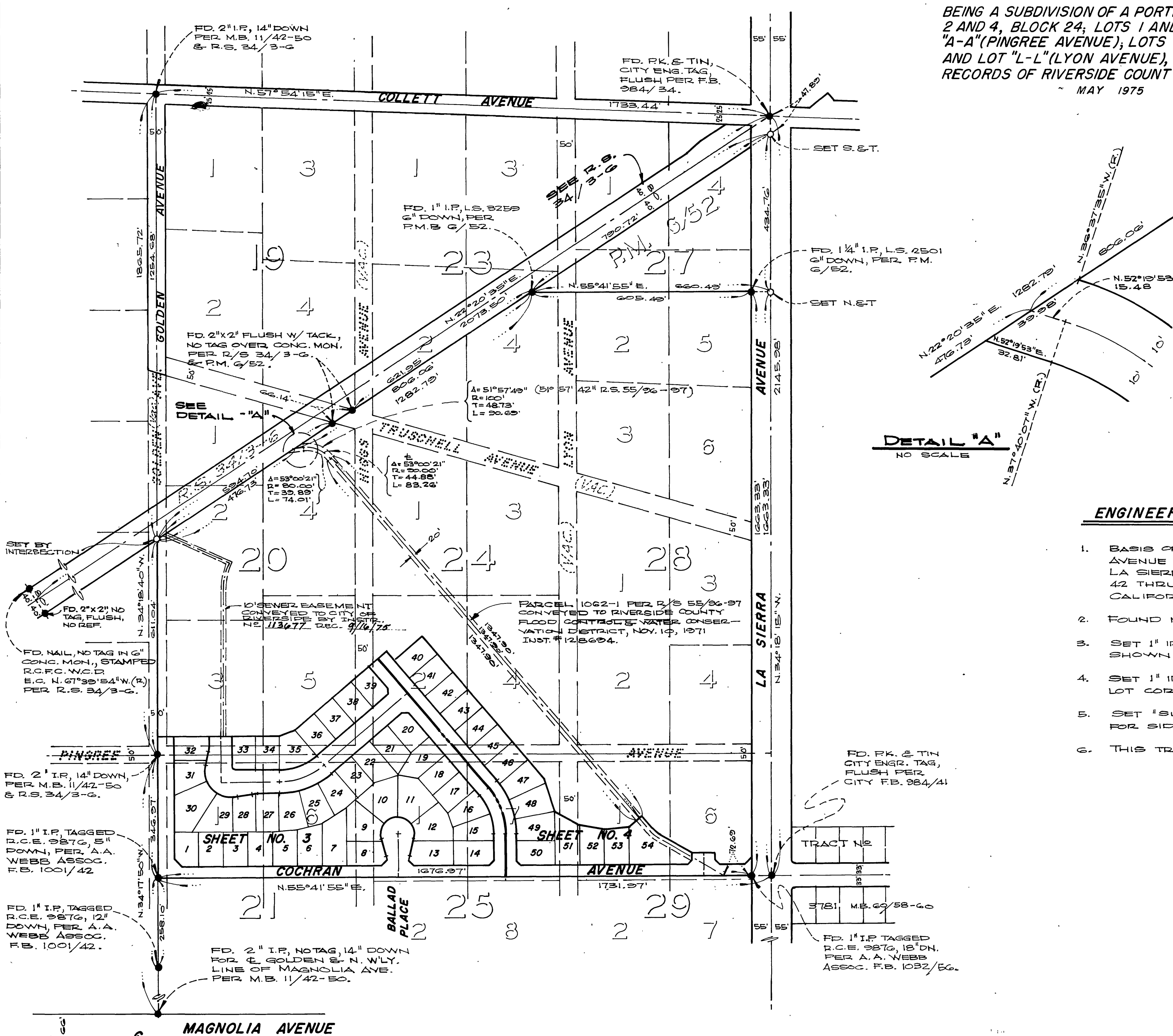
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 5677-1

BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 5, BLOCK 20; LOTS 1 AND 6, BLOCK 21; LOTS 2 AND 4, BLOCK 24; LOTS 1 AND 7, BLOCK 25; LOTS 1 AND 6, BLOCK 29, AND A PORTION OF LOT "A-A" (PINGREE AVENUE); LOTS "J" AND "J-J" (GOLDEN AVENUE); LOTS "K" AND "K-K" (HIGGS AVENUE) AND LOT "L-L" (LYON AVENUE), ALL WITHIN LA SIERRA GARDENS, PER MAP BOOK 11, PAGES 42-50, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. - RANCHO LA SIERRA SEPULVEDA

MAY 1975
SCALE 1"=200'

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA



ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF LA SIERRA AVENUE TAKEN AS N. 34° 18' 15" W. AS SHOWN ON MAP OF LA SIERRA GARDENS ON FILE IN BOOK 11 OF MAPS, AT PAGES 42 THRU 50 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ● .
3. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS 0 .
4. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS.
5. SET "SURE FIRE" STUDS TAGGED R.C.E. 9876 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 13.53 ACRES.

FD. R.K. & TIN
CITY ENGR. TAG,
FLUSH PER
CITY FB. 984/41

TRACT NO

3781 M.B. 60/58-60

FD. 1" I.P. TAGGED
R.C.E. 9876, 18" DN.
PER A.A. WEBB
ASSOC. F.B. 1032/EG.

MAGNOLIA AVENUE

SHEET NO. 3

SHEET NO. 4

COCHRAN AVENUE

AVENUE

BALLAD PLACE

25

2

7

2

29

2

3

2

7

2

7

2

7

2

7

2

7

2

7

TR5677-1

TR.5677-1

M.B.83/27

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 5677-1

BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 5, BLOCK 20; LOTS 1 AND 6, BLOCK 21; LOTS 2 AND 4, BLOCK 24; LOTS 1 AND 7, BLOCK 25; LOTS 1 AND 6, BLOCK 29, AND A PORTION OF LOT "A-A" (PINGREE AVENUE); LOTS "J" AND "J-J" (GOLDEN AVENUE); LOTS "K" AND "K-K" (HIGGS AVENUE) AND LOT "L-L" (LYON AVENUE), ALL WITHIN LA SIERRA GARDENS, PER MAP BOOK 11, PAGES 42-50, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.- RANCHO LA SIERRA SEPULVEDA
MAY 1975 SCALE 1"=50'

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

ENGINEER'S NOTES

- 1.- BASIS OF BEARINGS IS THE CENTERLINE OF LA SIERRA AVENUE TAKEN AS N. 34° 18' 15" W. AS SHOWN ON MAP OF LA SIERRA GARDENS ON FILE IN BOOK 11 OF MAPS, AT PAGES 42 THRU 50 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 2.- FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●.
- 3.- SET 1" IRON PIPE TAGGED R.C.E. 9876 FLUSH, AT ALL POINTS SHOWN THUS ○.
- 4.- SET 1" IRON PIPE TAGGED R.C.E. 9876 FLUSH, AT ALL REAR LOT CORNERS.
- 5.- SET "SURE FIRE" STUDS TAGGED R.C.E. 9876 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
- 6.- THIS TRACT CONTAINS 13.53 ACRES.

BLK. 16

BLK. 20

BLK. 24

LA SIERRA GARDENS

BLK. 17

BLK. 25

GOLDEN AVENUE

DRIVE

GRIMSBY

LANE

COCHRAN AVENUE

BALLAD PLACE

BLK. 17

BLK. 16

BLK. 17

BLK. 17

BLK. 16

BLK. 17

BLK. 17

Fd. 2" I.P., 14" down per M.B. 11/42-50 & R.S. 34/3-6

10' SEWER EASEMENT CONVEYED TO CITY OF RIVERSIDE LANE 25, 1071, INSTR. # 99206.

Fd. 1" I.P. tagged R.C.E. 9876, 5" down per A.A. Webb Assoc. F.B. 1001/42

PARCEL CONVEYED TO CITY OF RIVERSIDE DATED 9/16/75 INSTR. # 113676

TR. 5677-1

M.B. 83/28

M.B. 83/28

TR. 5677-1

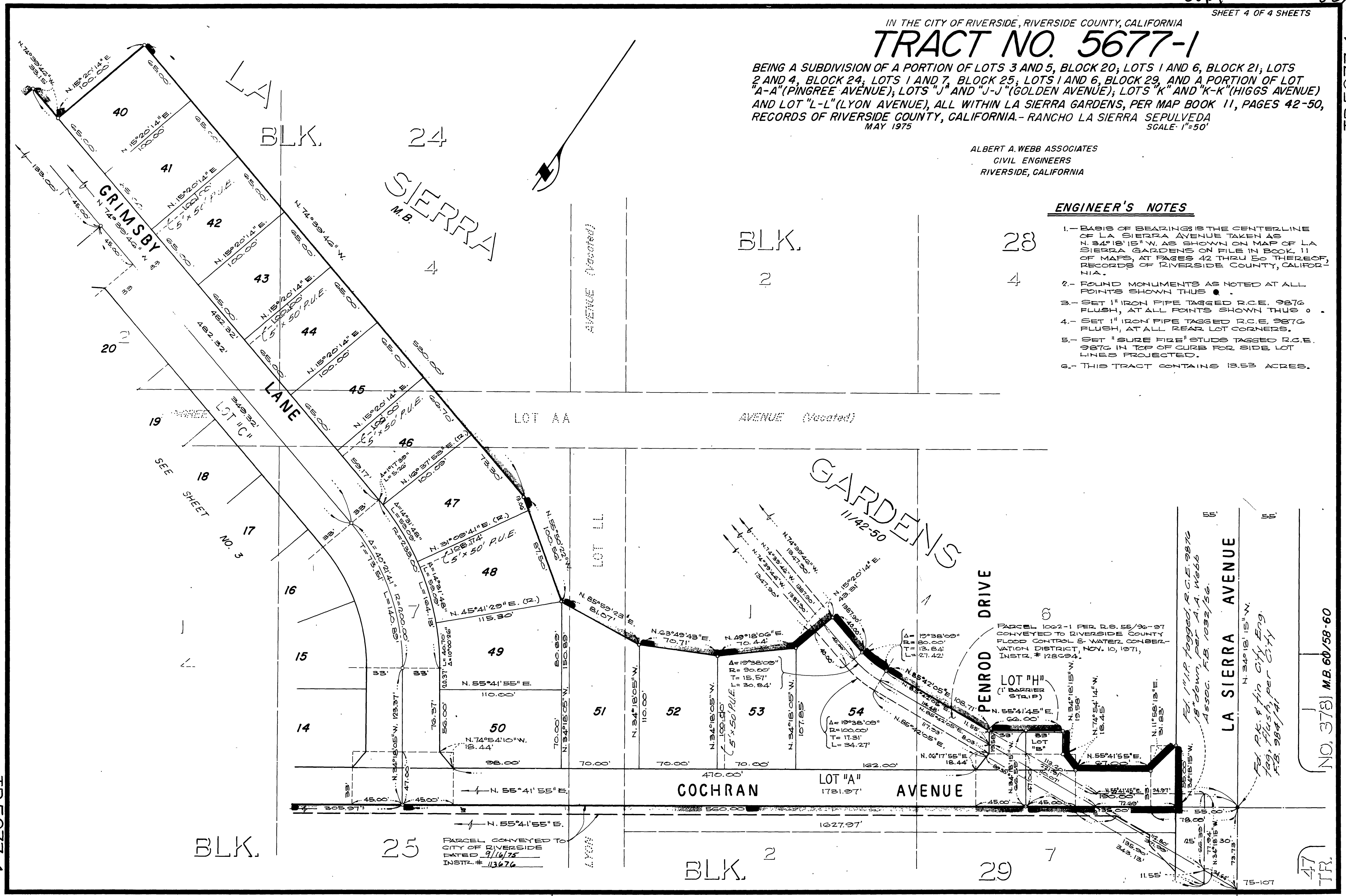
TRACT NO. 5677-1

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 5, BLOCK 20; LOTS 1 AND 6, BLOCK 21; LOTS 2 AND 4, BLOCK 24; LOTS 1 AND 7, BLOCK 25; LOTS 1 AND 6, BLOCK 29, AND A PORTION OF LOT "A-A" (PINGREE AVENUE); LOTS "J" AND "J-J" (GOLDEN AVENUE); LOTS "K" AND "K-K" (HIGGS AVENUE) AND LOT "L-L" (LYON AVENUE), ALL WITHIN LA SIERRA GARDENS, PER MAP BOOK 11, PAGES 42-50, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. - RANCHO LA SIERRA SEPULVEDA
MAY 1975
SCALE: 1"=50'

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF LA SIERRA AVENUE TAKEN AS N. 34°18'15" W. AS SHOWN ON MAP OF LA SIERRA GARDENS ON FILE IN BOOK 11 OF MAPS, AT PAGES 42 THRU 50 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●.
3. SET 1" IRON PIPE TAGGED R.C.E. 9876 FLUSH, AT ALL POINTS SHOWN THUS ○.
4. SET 1" IRON PIPE TAGGED R.C.E. 9876 FLUSH, AT ALL REAR LOT CORNERS.
5. SET "SURE FIRE" STUDS TAGGED R.C.E. 9876 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 13.53 ACRES.



PARCEL CONVEYED TO CITY OF RIVERSIDE DATED 9/16/75 INSTR. # 113676

PARCEL 1062-1 PER D.S. 55/96-97 CONVEYED TO RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT, NOV. 10, 1971, INSTR. # 128694.

Ed. 1" IR. Tagged R.C.E. 9876 18" down, per A.A. Webb 1/5/50, F.B. 1032/56.

Ed. Pk. 8" in City Eng. Tag, Flush, per City F.B. 984/41.

(NO. 378) M.B. 60/58-60

47 TR.

TR. 5677-1
M.B. 83/29

M.B. 83/29

TR. 5677-1

MB 83/29