

124  
5  
M.B. 124/5

UTILITIES EASEMENT

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENT HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP:  
RIVERSIDE WATER CO., FOR A RIGHT OF WAY FOR THE CONST. & MAINTENANCE OF ALL NECESSARY APPARATUS FOR THE PURPOSE OF IRRIGATION AND DOMESTIC USE. SAID RIGHT OF WAY CANNOT BE LOCATED FROM THE RECORDS.

DATED Feb 23, 1982

EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES  
BY: Ernest C. Ross

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 15474-1

BEING A SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M., IN THE CITY OF RIVERSIDE, CALIFORNIA

JUNE 1981

W. J. MCKEEVER, INC.  
CIVIL ENGINEERING  
RIVERSIDE CALIFORNIA

RECORDER'S CERTIFICATE

FILED THIS 25 DAY OF FEB, 1982  
AT 1:45 PM IN BOOK 124 OF  
MAPS, AT PAGE 5, 5-7, AT  
THE REQUEST OF THE CITY CLERK.

NO: 33192  
FEE: \$70.  
DONALD D. SULLIVAN COUNTY RECORDER

BY: Dellin Am Stogor, DEPUTY  
SUBDIVISION GUARANTEE FIRST AMERICAN TITLE CO.

OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE SOME 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; THAT WE CONSENT TO THE MAKING AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE COLORED BORDER LINE AND THAT WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES,

LOTS "A" THROUGH "D" INCLUSIVE, AND WE FURTHER DEDICATE FOR CONSTRUCTION & MAINTENANCE OF ELECTRICAL FACILITIES AND TREE PLANTING THE EASEMENT DESIGNATED AS "S" R.U.E. & TREE PLANTING ESMNT. AND WE FURTHER DEDICATE THOSE EASEMENTS DESIGNATED AS SLOPE EASEMENT AND 16' STORM DRAIN EASEMENT

Larry E. Pray  
LARRY E. PRAY

A.H. Pray  
A.H. PRAY

Lola Pray  
LOLA PRAY

James W. Goslin  
JAMES W. GOSLIN

Jean L. Goslin  
JEAN L. GOSLIN

Nicholas Diez  
NICHOLAS DIEZ

Mary Ann Diez  
MARY ANN DIEZ

PALM AVENUE CO. a partnership

Jacques S. Yeager

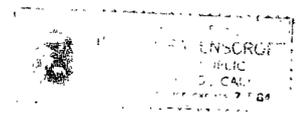
E.E. Yeager

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE, SS

ON JANUARY 25, 1982 BEFORE ME, IRENE J. RAVENSCROFT NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED LARRY E. PRAY; A.H. PRAY; LOLA PRAY; JAMES W. GOSLIN; JEAN L. GOSLIN; NICHOLAS DIEZ; AND MARY ANN DIEZ

KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT they EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES July 7, 1984



Irene J. Ravenscroft  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

ON JANUARY 25, 1982, BEFORE ME IRENE J. RAVENSCROFT, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JACQUES S. YEAGER AND E.E. YEAGER

KNOWN TO ME TO BE BOTH 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. MY COMMISSION EXPIRES July 7, 1984



Irene J. Ravenscroft  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

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. 15474, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON APRIL 3, 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 UTILITY PURPOSES AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS DRAINAGE WORKS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOOD HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAVE BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT 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 SUB-DIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATED: February 23, 1982

ROBERT C. WALES, B.C.E. 10793  
DIRECTOR OF PUBLIC WORKS

Robert C. Wales

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: 2/1, 1982

H.E. BREWER  
CITY TREASURER

BY: W.A. Hansen

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF THREE (3) SHEETS RE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 15474-1, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS "C" AND "D" WHICH ARE HEREBY ACCEPTED AS 1" BARRIER STRIPS TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOTS "A" AND "B." 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 THEREON.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 23rd DAY OF February 1982.



ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare

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 JUNE, 1981, THAT ALL MONUMENTS OF THE CHARACTER AND LOCATIONS 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: 11-2, 1981

WILLIAM J. MCKEEVER  
R.C.E. 22502

BY: William J. McKeever

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 AND SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED: 2-3, 1982

DONNA BOUER BABCOCK  
COUNTY TAX COLLECTOR  
BY: Larry Karwala

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 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: Feb 23, 1982

EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES

BY: John K. Tide

TAX BOND CERTIFICATE

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 ONLY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: \_\_\_\_\_ 19\_\_

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

BY: \_\_\_\_\_ DEPUTY

SIGNATURE OMISSION

PURSUANT TO SECTION 66430 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNER HAVE BEEN OMITTED.

NETTIE A. WISHART - OWNER OF AN EASEMENT FOR ACCESS & PUBLIC UTILITIES PER INST. NO. 113048 DEC. DEC. 22, 1967 D.R. RIVERSIDE CO. CALIF.

A.H. WISHART - OWNER OF AN EASEMENT FOR ROAD PURPOSES PER INST. RECORDED IN BOOK 1922 PAGE 273 ON JUNE 6, 1956, D.R. RIV. CO. CALIF.

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 7th DAY OF AUGUST 1981, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953 BY: C.H.L. MATERIALS LABORATORY, INC.

M.B. 124/5

ENGINEER'S NOTES:

BASE OF BEARINGS TAKEN FROM EAST LINE OF SEC. 12, T. 3 S., R. 5 W., S.B.M. PER A.S. 24/56 RECORDS OF RIV. CO. - BEING N. 00° 19' 40" W

( ) INDICATES RECORD INFORMATION PER A.S. 24/56 RECORDS OF RIV. CO.

[ ] INDICATES RECORD INFORMATION PER M.B. 94/03 04 RECORDS OF RIV. CO.

● INDICATES MONUMENTS FOUND AS NOTED.

○ INDICATES SET 1" I.P. FLUSH, TAGGED A.C.E. 22502 UNLESS NOTED OTHERWISE. \* L.S. 3712 (PER C.C. - 51)

THIS TRACT CONTAINS 7.91 ACRES.

SET NAIL AND A.C.E. 22502 TAG IN TOP OF CURB AT THE PROLONGATION OF ALL SIDE LOT LINES.

SET 1" I.P. FLUSH AT ALL LOT CORNERS, ANGLE POINTS, AND LOT LINES UNLESS NOTED OTHERWISE.

R.S. 24/57

FOUND 2" I.P. UP 0.7', TAGGED A.C.E. 0979, PER A.S. 24/56 N. 1/4 CORNER SEC. 12, T. 3 S., R. 5 W.

(N. 09° 44' 40" W. 2020.11')  
(N. 09° 44' 40" W. 2020.11')

FOUND 3/4" I.P. FLUSH W/NAIL, NO TAG PER M.B. 94/03-04 SET A.C.E. 22502 TAG

FOUND SPIKE & WASHER, TAGGED L.S. 3419 PER M.B. 94/03-04

FOUND 3/4" I.P. FLUSH, TAGGED L.S. 3419 PER M.B. 94/03-04

FOUND 2" I.P. SET IN CONC. TAGGED A.C.E. 0979 FOR N.E. CORNER SEC. 12 T. 3 S. R. 5 W. PER A.S. 24/56

{ R=600.00'  
A=20° 54' 00"  
T=154.03'  
L=302.00' } CALCD.

FOUND 3/4" I.P. DN. 0.0' TAGGED L.S. 1025, FOR 1/16 COR. SEC. 12, T. 3 S., R. 5 W. PER A.S. 24/56

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT NO. 15474-1

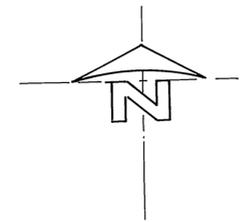
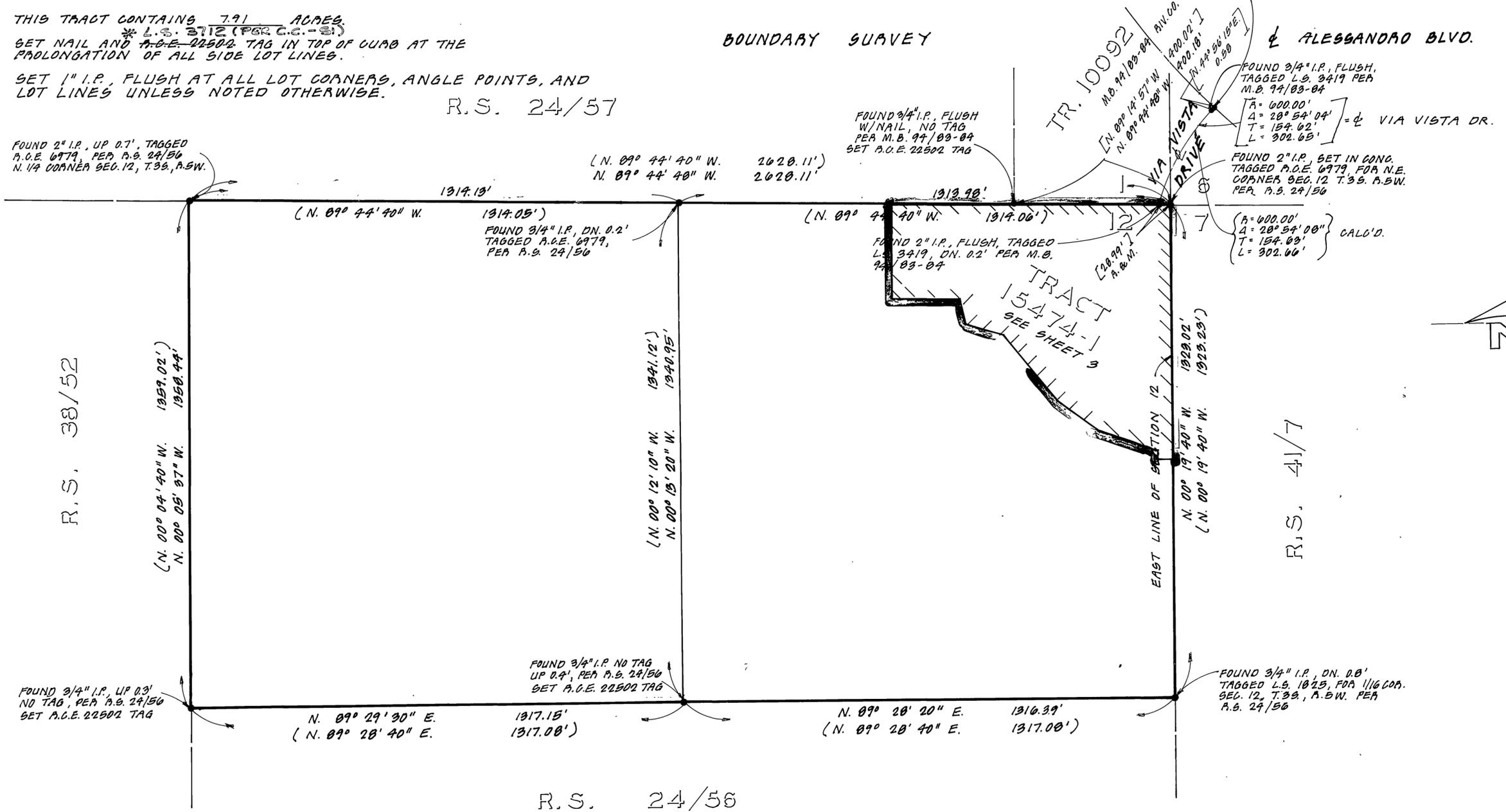
BEING A SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M., IN THE CITY OF RIVERSIDE, CALIFORNIA

JUNE 1981

SCALE 1"=200'

W. J. MCKEEVER, INC.  
CIVIL ENGINEERING  
RIVERSIDE CALIFORNIA

## BOUNDARY SURVEY



C.C. 51  
CERTIFICATE OF CORRECTION  
REC. JAN 17, 1982 INSTR. NO. 12282

M.B. 124/6

M.B. 124/7

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

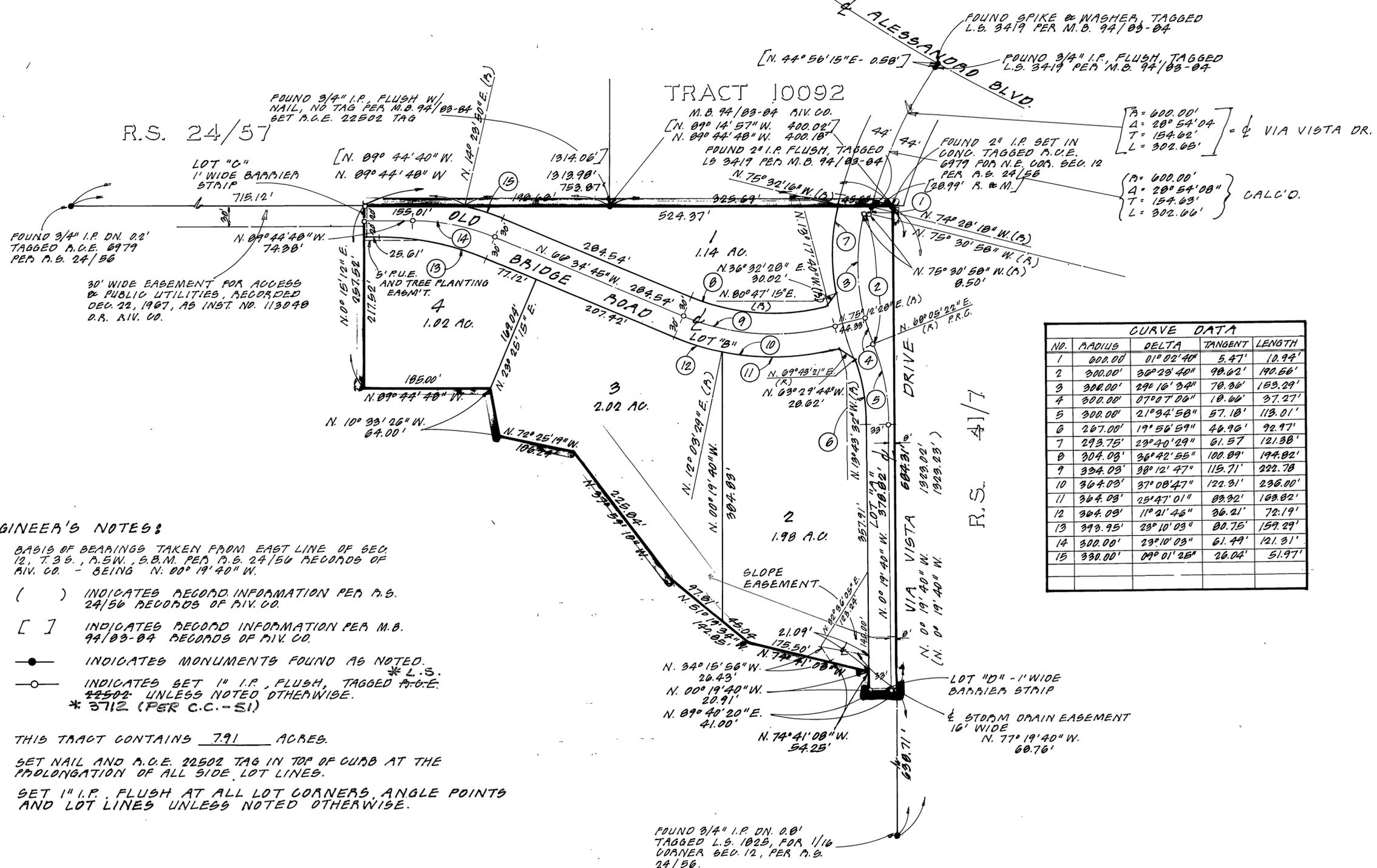
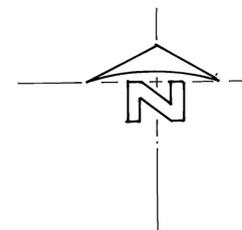
# TRACT NO. 15474-1

BEING A SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. IN THE CITY OF RIVERSIDE, CALIFORNIA

JUNE 1981

SCALE 1" = 100'

W. J. McKEEVER, INC.  
CIVIL ENGINEERING  
RIVERSIDE CALIFORNIA



CURVE DATA				
NO.	RADIUS	DELTA	TANGENT	LENGTH
1	600.00'	01° 02' 40"	5.47'	10.94'
2	300.00'	36° 23' 40"	98.02'	190.56'
3	300.00'	29° 16' 34"	78.86'	153.29'
4	300.00'	07° 07' 06"	18.66'	37.27'
5	300.00'	21° 34' 58"	57.18'	113.01'
6	267.00'	19° 56' 59"	46.96'	92.97'
7	293.75'	23° 40' 29"	61.57'	121.38'
8	304.03'	36° 42' 55"	100.89'	194.82'
9	304.03'	38° 12' 47"	115.71'	222.78'
10	364.03'	37° 08' 47"	122.31'	236.00'
11	364.03'	25° 47' 01"	83.32'	163.82'
12	364.03'	11° 21' 46"	36.21'	72.19'
13	393.95'	23° 10' 03"	80.75'	159.29'
14	300.00'	23° 10' 03"	61.49'	121.31'
15	330.00'	09° 01' 25"	26.04'	51.97'

**ENGINEER'S NOTES:**

- BASIS OF BEARINGS TAKEN FROM EAST LINE OF SEC. 12, T. 3 S., R. 5 W., S.B.M. PER P.S. 24/56 RECORDS OF RIV. CO. - BEING N. 00° 19' 40" W.
- ( ) INDICATES RECORD INFORMATION PER P.S. 24/56 RECORDS OF RIV. CO.
- [ ] INDICATES RECORD INFORMATION PER M.B. 94/03-04 RECORDS OF RIV. CO.
- INDICATES MONUMENTS FOUND AS NOTED.
- INDICATES SET 1" I.P. FLUSH, TAGGED P.C.E. #2502 UNLESS NOTED OTHERWISE.
- \* 3712 (PER C.C.-SI)

THIS TRACT CONTAINS 7.91 ACRES.

SET NAIL AND P.C.E. 22502 TAG IN TOP OF CURB AT THE PROLONGATION OF ALL SIDE LOT LINES.

SET 1" I.P. FLUSH AT ALL LOT CORNERS, ANGLE POINTS AND LOT LINES UNLESS NOTED OTHERWISE.

FOUND 3/4" I.P. DN. 0.0' TAGGED L.S. 1023, FOR 1/16 UPRATER SEC. 12, PER P.S. 24/56.

M.B. 124/7