

FILED
On Feb. 27, 1974
At 9:00 A.M.

W.D. BALOGH
County Recorder
By Harold C. Beale
Deputy
Fee \$7.00
No. 22595
Filed by City Clerk
Sub. G Tee F.A.T.C.

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY CALIFORNIA

TRACT 5347

BEING A SUBDIVISION OF LOTS 9, 15 THRU 21 AND LOT "F"
OF TRACT 2605, M.B. 48, PAGES 9 & 10, RECORDS OF RIVERSIDE
COUNTY, CALIFORNIA LOCATED IN JURUPA RANCHO.

JULY 1973

J. F. DAVIDSON ASSOCIATES

CIVIL ENGINEERS SURVEYORS PLANNERS
P O BOX 493 RIVERSIDE, CALIFORNIA

SIGNATURE OMISSION (Cont)
City of Riverside, successor to Riverside Water Company
as holders of an easement for the construction and
maintenance of all necessary water ditches, pipes, flumes
and apparatus for the purpose of irrigation and domestic
use; the exact location thereof not being disclosed by
the records.

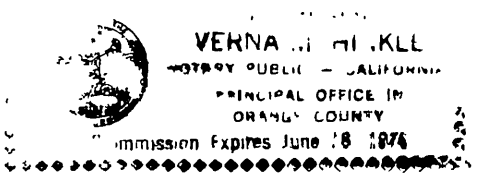
OWNERSHIP

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 hereby consent to the making and filing
of said map and subdivision as shown within the colored border line and
that we hereby offer for dedication for construction and maintenance of
Public Utilities Facilities, Sanitary Sewer Facilities and Water
Facilities, an easement in, upon, over and under Lots 61 and 62.

VISTA DEVELOPMENT COMPANY, a California Corporation
C.K. Knickebocker - President Aug 20, 1973
M.H. Koll - Secretary Aug 20, 1973

ACKNOWLEDGEMENT

State of California } s.s.
County of Orange }
On Aug 20, 1973, before me, the undersigned, a Notary Public in and
for said State, personally appeared C.K. Knickebocker
known to me to be the President, and M.H. Koll
known to me to be the Secretary 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 within instrument pursuant to its by-laws or a
resolution of its board of directors.
WITNESS my hand and official seal.
Signature Terna M. Dinkle



ACKNOWLEDGEMENT

State of California } s.s.
County of _____ }
On _____, before me, the undersigned, a Notary Public in and
for said State, personally appeared _____
known to me to be the _____ President, and
known to me to be the _____ Secretary 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 within instrument pursuant to its by-laws or a
resolution of its board of directors.
WITNESS my hand and official seal.
Signature _____

SIGNATURE OMISSION

In accordance with the provisions of Section 11587(A) of the
Business and Professions Code, the signature of the following
easement holders has been omitted since their interest cannot ripen
into fee.
Pacific Telephone and Telegraph Company, holders of easements for pole lines,
conduits and incidental purposes by Deed recorded February 21, 1964 in
Book 3616, page 276, O.R., Records of Riverside County, California.
(Cont above)

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 5347, which was approved by the
Riverside City Planning Commission at its meeting held June
7, 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 Feb. 14, 1974
JAMES F. MARTINEK, R.C.E. 8134
Director of Public Works
By: William D. Gardner, RCE 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 par-
cels 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 14, 1974
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
H. E. BREWER
City Treasurer
Dated Aug 14, 1973
By: H. E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 19 day of July
1973 as required by the Health and Safety Code of California, Section 17953
by: Accu-Test Soil Engineer Consultants, 1824 East Ball Road, Anaheim, California.

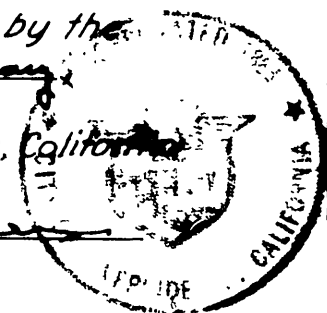
CITY CLERK'S CERTIFICATE

RESOLVED: That this map consisting of Two (2) sheets be, and
the same is hereby accepted as the Final map of TRACT NO. 5347
and the easements are hereby accepted as public
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 19 day of February
1974.

VIRGINIA J. STROHECKER
City Clerk of the City of Riverside, California
By: Virginia J. Strohecker



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, except taxes and special as-
sessments collected as taxes now a lien but not yet payable, which are
estimated to be \$ _____
DONNA BOUER BABCOCK
County Tax Collector
Dated February 14, 1974 By: Kenneth C. Davis 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.
DONALD D. SULLIVAN
County Clerk and ex-officio
Clerk of the Board of Supervisors
Dated _____, By _____ 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 Two (2) sheets correctly
represents a true and complete survey made under my supervision
during June 1973, 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 8-9-73,
Robert S. Kipper
ROBERT S. KIPPER, R.C.E. 13699

TR. 5347
M.B. 80/5

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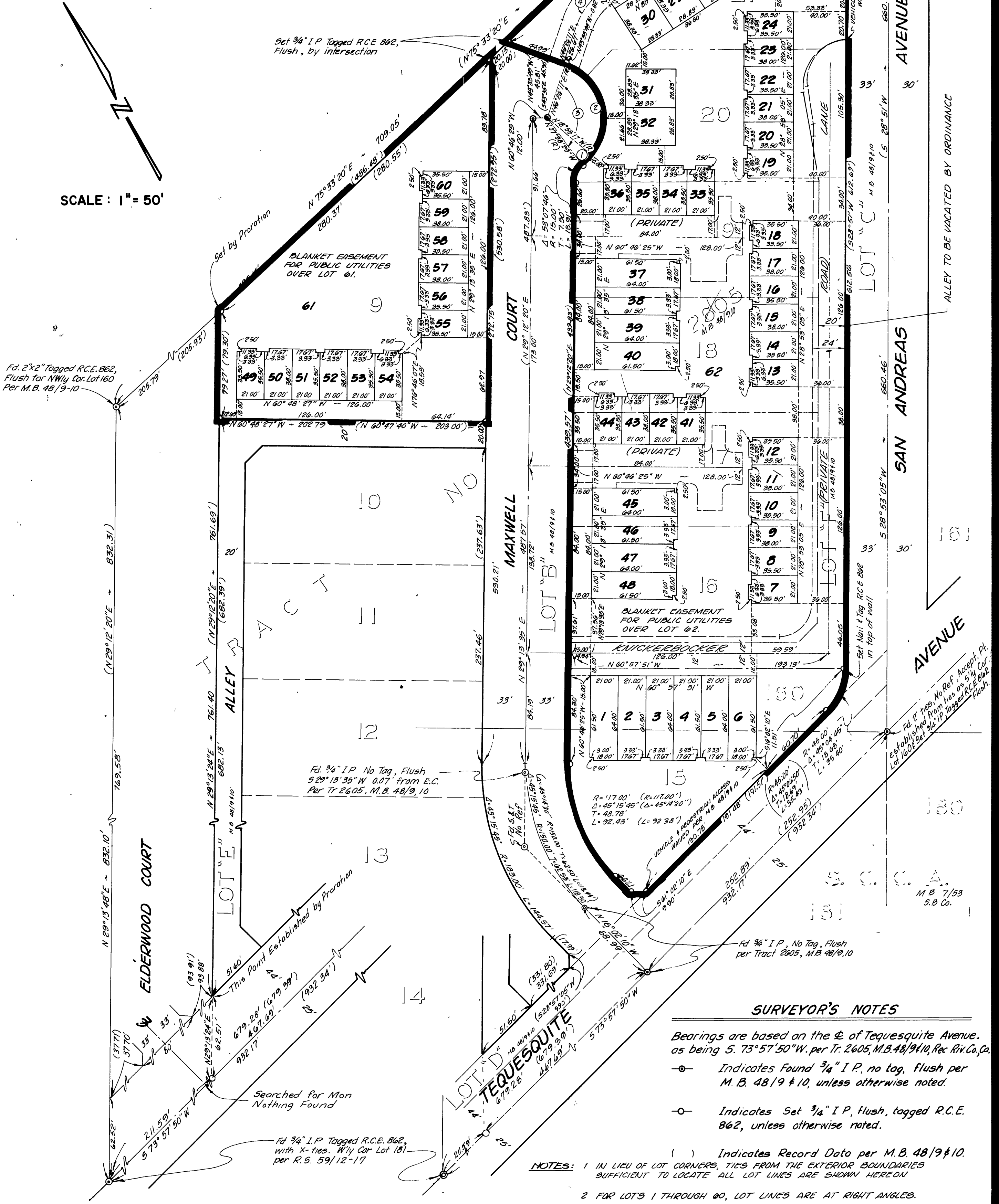
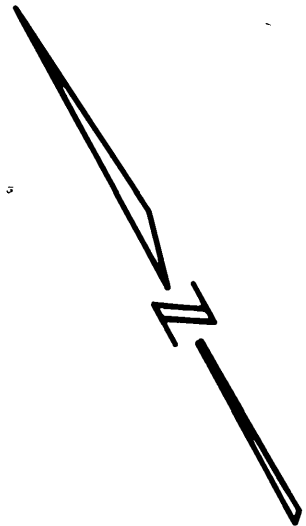
JULY 1973

J. F. DAVIDSON ASSOCIATES
P.O. BOX 493 - RIVERSIDE, CALIFORNIA

CURVE DATA

	R	Δ	T	L
①	45.00'	11° 19' 38"	4.46'	8.90'
②	45.00'	114° 35' 32"	70.08'	90.00'
③	45.00'	125° 55' 10"	88.16'	98.90'
④	50.00'	39° 07' 09"	17.76'	34.14'
⑤	35.00'	35° 19' 45"	10.48'	20.36'

SCALE: 1" = 50'



SURVEYOR'S NOTES

- Bearings are based on the \pm of Tequesquite Avenue, as being $S. 73^{\circ} 57' 50'' W.$ per Tr. 2605, M.B. 48/9/10, Rec. Riv. Co. Co.
- Indicates Found $\frac{3}{4}$ " I.P., no tag, flush per M.B. 48/9 & 10, unless otherwise noted.
- Indicates Set $\frac{3}{4}$ " I.P., flush, tagged R.C.E. 862, unless otherwise noted.
- () Indicates Record Data per M.B. 48/9 & 10.

NOTES: 1 IN LIEU OF LOT CORNERS, TIES FROM THE EXTERIOR BOUNDARIES SUFFICIENT TO LOCATE ALL LOT LINES ARE SHOWN HEREON
2 FOR LOTS 1 THROUGH 60, LOT LINES ARE AT RIGHT ANGLES.

MB80/6