

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 5002

BEING A SUBDIVISION OF PORTIONS OF LOTS 15, 16, 23, J, AND THE WEST HALF OF LOT O OF BIXMILL TRACT AS SHOWN BY MAP ON FILE IN BOOK 16 OF MAPS AT PAGES 28-30 THEREOF AND PORTIONS OF LOTS A, B AND G OF TRACT NO. 5002-1 AS SHOWN BY MAP ON FILE IN BOOK 81 OF MAPS AT PAGES 74-75 BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA  
SEPTEMBER 1975

**FILED**  
ON Jan. 13, 1976

AT 2:15 P. M.  
W.D. BALOGH  
COUNTY RECORDER  
BY: Harold C. Beale  
FEE \$7.00  
NO 4677  
FILED BY City Clerk  
SUBDN C'TEE F. A. T. Co.

MB 84/18

### 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" AND "B", WE ALSO HEREBY OFFER FOR DEDICATION FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL UNDERGROUND FACILITIES THE EASEMENTS DESIGNATED AS 5'X60' R.U.E., AND FURTHER WE THE UNDERSIGNED OWNERS, OUR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE ALL VEHICULAR ACCESS RIGHTS AFFURTEHANT TO LOT 21 AS SHOWN ON THE ANNEXED MAP ON, OVER, AND ACROSS ARLINGTON AVENUE ADJOINING SAID LOT, WE ALSO HEREBY OFFER FOR DEDICATION, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, THE AREA DESIGNATED AS 12' STORM DRAIN EASEMENT.

SOUTHWEST SAVINGS AND LOAN ASSOCIATION,  
A CALIFORNIA CORPORATION.

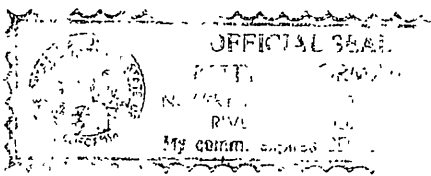
L. H. Hogaborn  
VICE PRESIDENT

Lauren R. Jessor  
VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }  
ON THIS 12 DAY OF December, 1975, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR STATE, PERSONALLY APPEARED L. H. Hogaborn AND Lauren R. Jessor KNOWN TO ME TO BE THE Vice Presidents AND 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.



Betty Norman  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
MY COMMISSION EXPIRES \_\_\_\_\_

### 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 5002, 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 8<sup>th</sup> DAY OF January, 1976.

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 PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED Dec 23, 1975

DONNA BOUER BABCOCK  
COUNTY TAX COLLECTOR

BY: Donna M. Klapp, 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 \_\_\_\_\_, 1975

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

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

### 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 December 15, 1975

H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

### 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 Dec. 16, 1975

EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES

BY: Everett C. Ross

### SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 5<sup>TH</sup> DAY OF DECEMBER, 1972, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17053: BY ACCU-TEST SOIL ENGINEERING CONSULTANTS

### 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 MARCH, 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 November 16, 1975

ERNEST N. WEBB, R.C.E. 9876

BY: Ernest N. Webb

### SIGNATURE OMISSION

PURSUANT TO SECTION 66436 (b) (1) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENTS ARE OMITTED AND CANNOT BE LOCATED FROM RECORD.

EASEMENT FOR ELECTRIC LINES, CONSISTING OF POLES, NECESSARY GUYS AND ANCHORS, CROSS-ARMS, WIRES, AND OTHER FIXTURES AND APPLIANCES, FOR CONVEYING ELECTRIC ENERGY IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY BY DEED RECORDED SEPT. 7, 1949 IN BOOK 1107 PAGE 31 OF O.R. OF RIVERSIDE COUNTY, CALIF.

### 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 5002, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD JAN. 18, 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 HAS 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 DEC. 30, 1975

JAMES F. MARTINEK, R.C.E. 8134  
DIRECTOR OF PUBLIC WORKS

BY: William D. Gardner, RCE 11405

MB 84/19

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

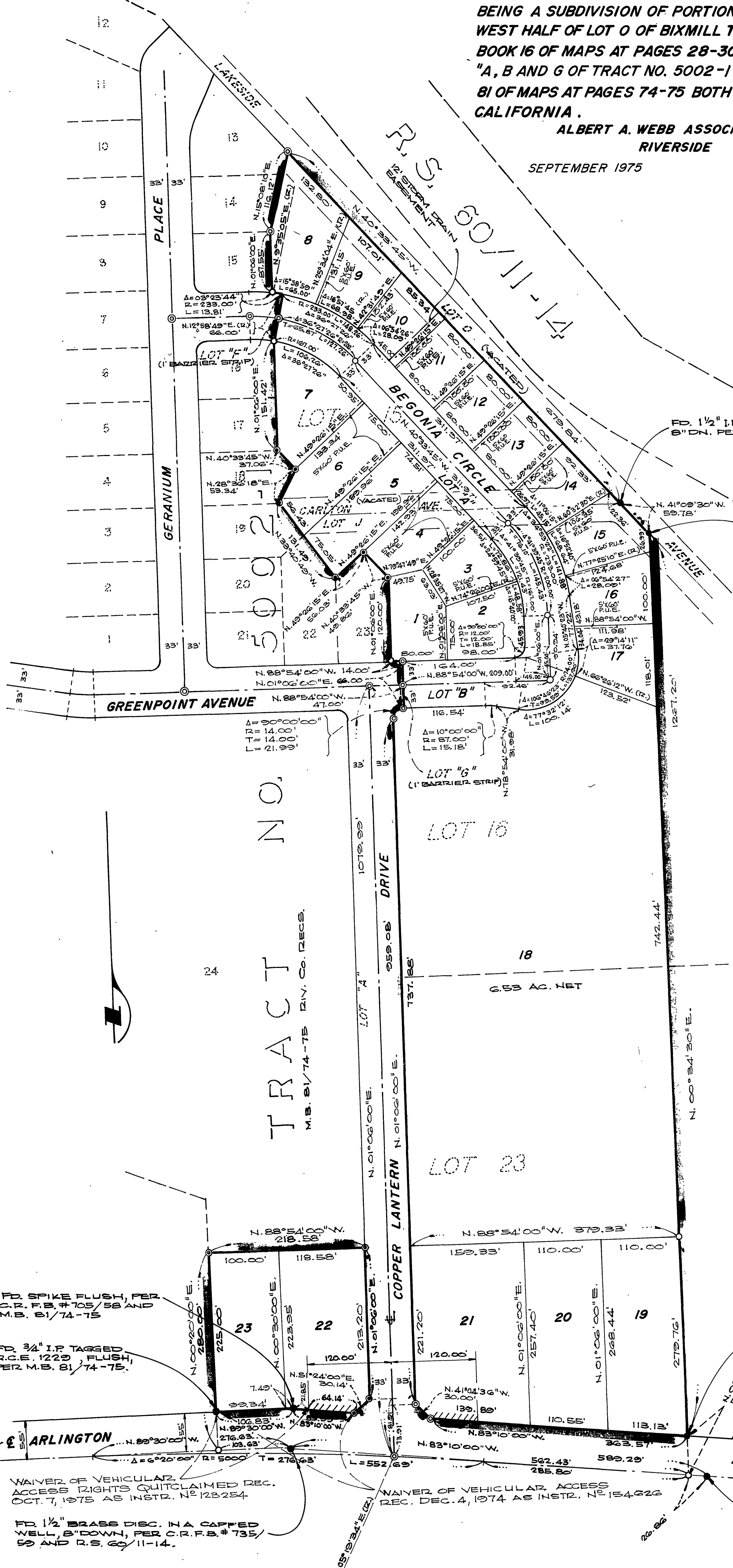
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ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

SEPTEMBER 1975

SCALE: 1"=100'



### ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF COPPER LANTERN DRIVE TAKEN AS N. 01° 06' 00" E. AS SHOWN BY MAP RECORDED IN BOOK 81 OF MAPS AT PAGES 74-75 THEREOF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●.
3. FOUND 1" IRON PIPE TAGGED R.C.E. 9876 FLUSH, PER TRACT NO. 5002-1 M.B. 81/74-75 SHOWN THUS ○.
4. SET 1" IRON PIPE TAGGED R.C.E. 9876 FLUSH, AT ALL POINTS SHOWN THUS ○.
5. SET 1" IRON PIPE TAGGED R.C.E. 9876 FLUSH, AT ALL REAR LOT CORNERS.
6. SET "SURE FIRE" STUPE TAGGED R.C.E. 9876 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
7. THIS TRACT CONTAINS 15.32 ACRES.
8. INDICATES WAIVER OF VEHICULAR ACCESS.

FD. SPIKE FLUSH, PER C.R. F.B. # 705/58 AND M.B. 81/74-75

FD. 3/4" I.P. TAGGED R.C.E. 9876 FLUSH, PER M.B. 81/74-75.

FD. 1/4" I.P. TAGGED R.C.E. 9876 FLUSH, PER M.B. 81/74-75.

WAIVER OF VEHICULAR ACCESS RIGHTS QUITCLAIMED REC. OCT. 7, 1975 AS INSTR. NO. 123254

WAIVER OF VEHICULAR ACCESS REC. DEC. 4, 1974 AS INSTR. NO. 154626

FD. 1/2" BRASS DISC. IN A CAPPED WELL, 8" DOWN, PER C.R. F.B. # 735/59 AND R.S. 60/11-14.

FD. NAIL AND TIN PER M.B. 81/74-75