

MB. 84/76

TR 5677-2 M.B. 84/76

**SIGNATURE OMISSION**

IN ACCORDANCE WITH SECTION 26436 (b) (1) OF THE SUB-DIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDERS 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 DEEDS RECORDED JUNE 25, 1971 AS INSTR. NO 60206, SEPT. 16, 1975 AS INSTR. NO 113677 AND SEPT. 16, 1975 AS INSTR. NO 113678 ALL O.R. RIVERSIDE COUNTY, CALIF.  
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERV. DIST. BY DEED RECORDED NOV. 10, 1971 AS INSTR. 128694 O.R. RIVERSIDE COUNTY, CALIF.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 5677-2**

BEING A SUBDIVISION OF A PORTION OF LOTS 1,2,3,4 AND 5, BLOCK 20; LOTS 1,2,3, AND 4, BLOCK 24; LOT 4, BLOCK 19, AND A PORTION OF LOT "S-5" (TRUSCHELL AVENUE); LOT "J" (GOLDEN AVENUE); AND LOTS "K" AND "K-A" (HIGGS AVENUE), ALL WITHIN LA SIERRA GARDENS, PER MAP BOOK II, PAGES 42-50, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. - RANCHO LA SIERRA SEPULVEDA.

JULY 1975

SCALE 1"=50'

ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

**FILED**  
ON March 26, 1976

AT 2:40 P. M.

W.R. BALOGH  
COUNTY RECORDER.

BY: Harold C. Beala

FEE \$9.00

NO 40175

FILED BY City Clerk

SUBD'N. G'TEE T.I. & T.CO.

**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 BORDERED LINE AND WE HEREBY OFFER FOR DEDICATION, FOR STREET PURPOSES LOTS "A" THROUGH "G", 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 THROUGH 9 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'X60' R.U.E. AND 5' R.U.E. WE ALSO HEREBY OFFER FOR DEDICATION TO PUBLIC USE FOR STORM DRAIN AND WATER LINE PURPOSES LOT "H", AND FOR CONSTRUCTION AND MAINTENANCE OF WATER LINES THAT EASEMENT SHOWN AS "10' WATERLINE EASEMENT," AND FOR STORM DRAIN PURPOSES THAT EASEMENT SHOWN AS "10' STORM DRAIN EASEMENT."

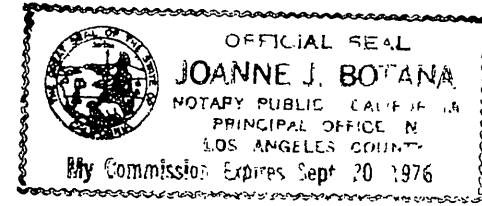
**MARLBOROUGH DEVELOPMENT CORPORATION**  
A CALIFORNIA CORPORATION

Ronald S. Lushing  
RONALD S. LUSHING, PRES.  
Rose E. Rothstein  
ROSE E. ROTHSTEIN, SEC.

**ACKNOWLEDGEMENT**

STATE OF CALIFORNIA } S.S.  
COUNTY OF LOS ANGELES }

ON THIS 26<sup>th</sup> DAY OF February, 1976, 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 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.



Joanne J. Botana  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES 9/20/76

**SOIL REPORT**

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 25<sup>th</sup> DAY OF MAY, 1975, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY PACIFIC FOUNDATION ENGINEERS INC.

**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 MARCH 10, 1976  
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 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 March 4, 1976  
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.

DATED MARCH 4, 1976  
H.E. BREWER, CITY TREASURER  
BY: H.E. Brewer

**CITY CLERK'S CERTIFICATE**

RESOLVED: THAT THIS MAP CONSISTING OF THREE (3) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO 5677-2, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS "F" & "G" WHICH ARE ACCEPTED AS "BARRIER STRIPS" TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOTS "B" & "D", 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 16<sup>th</sup> DAY OF March, 1976.

ALICE A. HAZE  
CITY CLERK OF THE CITY OF RIVERSIDE  
BY: Alice A. Haze

**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 MARCH 3, 1976  
DONNA BOUER BABCOCK  
COUNTY TAX COLLECTOR  
BY: Harold M. Larsen  
DEPUTY

**TAX BOND**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 3,000.00 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 March 23, 1976  
DONALD D. SULLIVAN  
COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS.  
BY: Nancy Romero  
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 (1) YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED OCTOBER 15<sup>th</sup>, 1975  
ERNEST N. WEBB, R.C.E. 9876  
BY: Ernest N. Webb

TR 5677-2 M.B. 84/76

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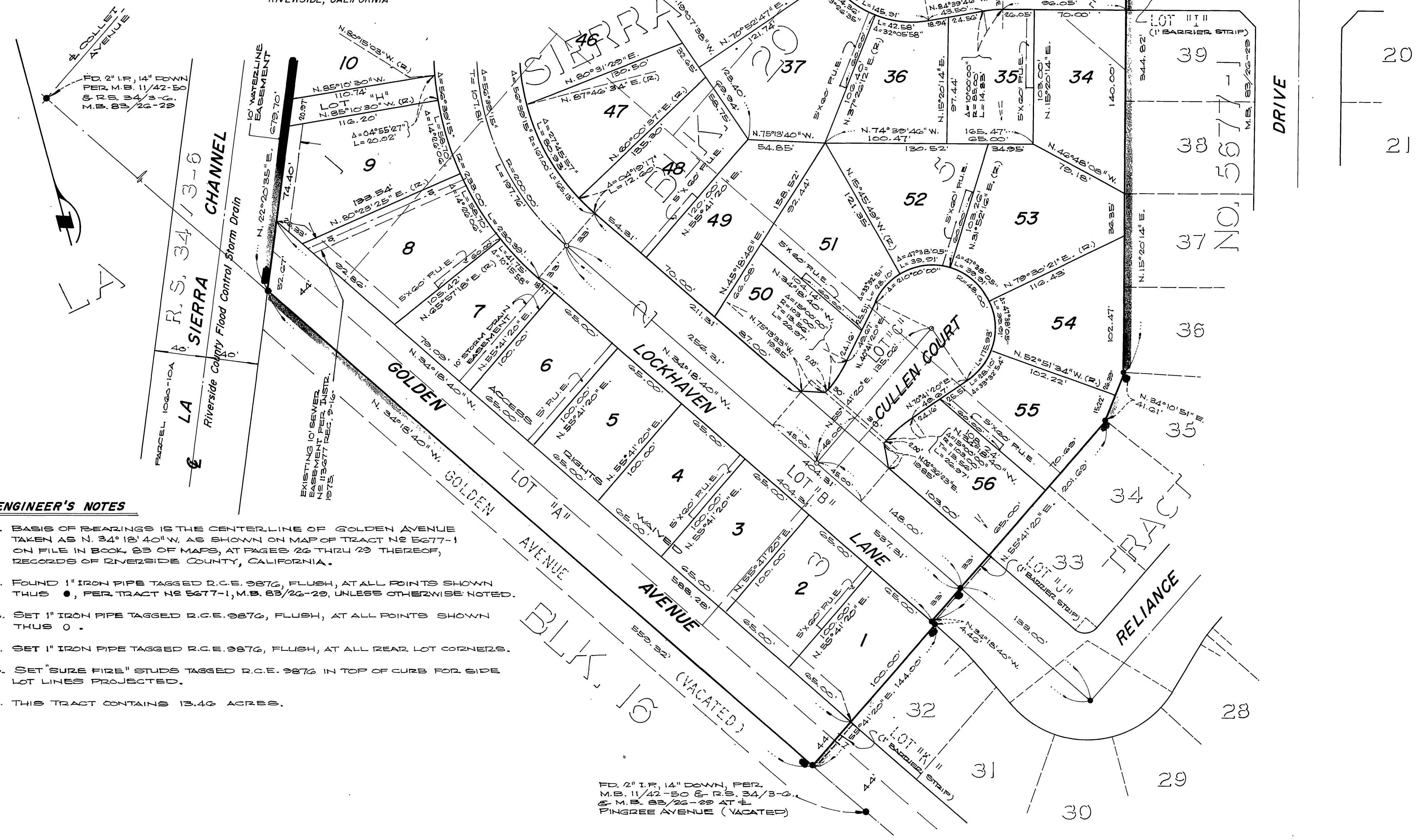
# TRACT NO. 5677-2

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JULY 1975

SCALE 1"=50'

ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA



### ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF GOLDEN AVENUE TAKEN AS N. 34° 18' 40" W. AS SHOWN ON MAP OF TRACT NO 5677-1 ON FILE IN BOOK 23 OF MAPS, AT PAGES 26 THRU 29 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ●, PER TRACT NO 5677-1, M.B. 83/26-29, UNLESS OTHERWISE NOTED.
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 13.46 ACRES.

FD. 2" I.P., 14" DOWN, PER M.B. 11/42-50 & R.S. 34/3-6, M.B. 83/26-29 AT INTERSECTION OF VINGREE AVENUE (VACATED)

M.B. 84/78

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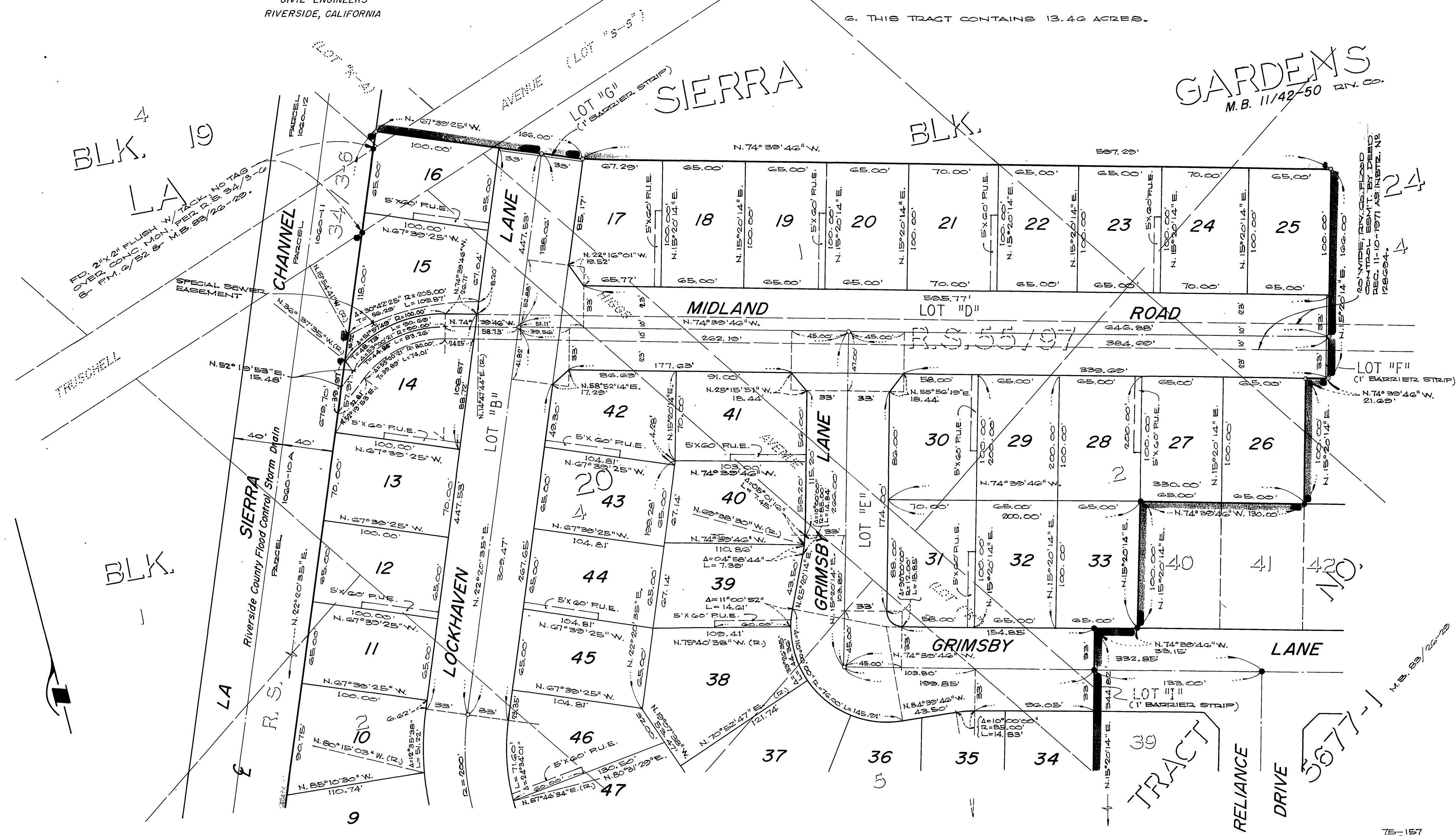
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GARDEMS  
M.B. 11/42-50 R.M. CO.

20' WIDE, IRON, CO. FLOOD CONTROL ESM'T. BY DEED REC. 11-10-1971 AS INSTR. NO. 128694.

TR. 5677-2 M.B. 84/78

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MB 84/78