

SHEET 1 OF 3 SHEETS

ON April 26, 1976
AT 12:55 P.M.

W. D. BALOGH
COUNTY RECORDER

FILED

BY Harold C. Beale - deputy
FEE \$9.00
NO. 55722
FILED BY City Clerk
SUB. GUAR. BY Safe Co.

TRACT NO. 4915

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
BEING A SUBDIVISION OF PORTIONS OF LOTS 1, 2, 7, AND 8 IN BLOCK 17
OF THE LANDS OF MOULTON AND PRAED AS SHOWN ON MAP RECORDED IN
BOOK 7 PAGE 33 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

FRANK W. RICHARDSON L.S. 2921

MAY, 1975



OWNER'S CERTIFICATE

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 CONSISTING OF THREE (3) SHEETS: 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 PUBLIC USE LOTS A THROUGH L FOR STREET PURPOSES, AND FOR CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES, WATERLINE FACILITIES AND PUBLIC UTILITIES FACILITIES. WE ALSO HEREBY OFFER FOR DEDICATION AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES FACILITIES, IN, UNDER, UPON, OVER AND ALONG THOSE EASEMENTS DESIGNATED AS 5' P.U.E. AND 5x60' P.U.E. AND FURTHER, THE UNDERSIGNED OWNERS, OUR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOTS 1 THROUGH 13 INCLUSIVE AND TO LOT 28 AS SHOWN ON THE ANNEXED MAP ON, OVER AND ACROSS VICTORIA AVENUE ADJOINING SAID LOTS 1 THROUGH 13 INCLUSIVE AND LOT 28.

PACESETTER HOMES, INC., A CALIFORNIA CORPORATION

John W. Klug
PRESIDENT

London M. Exley
ASSISTANT SECRETARY

LICENSED LAND SURVEYOR

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA THAT THIS MAP, CONSISTING OF THREE SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING JULY, 1974; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDING DATE OF THIS MAP AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED Aug 23, 1974

Frank W. Richardson
LICENSED LAND SURVEYOR NO. 2921

CITY ENGINEER 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 4915 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD NOVEMBER 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, IF ANY, FOR SEWERS AND DRAINAGE FACILITIES SHOWN ON SAID MAP ARE CORRECT IN FORM AND CONTENTS 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 April 14, 1976

James F. Martinek
DIRECTOR OF PUBLIC WORKS

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 ANY PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED April 13, 1976

Everett C. Ross
DIRECTOR OF PUBLIC UTILITIES

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 AGAINST SAID PROPERTY.

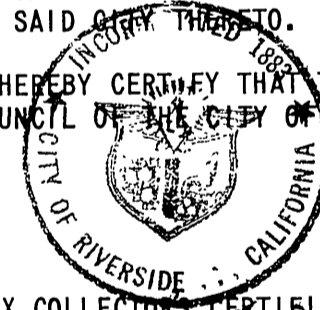
DATED April 12, 1976

H. E. Brewer
CITY TREASURER

CITY CLERK

RESOLVED: THAT THIS MAP CONSISTING OF THREE SHEETS BE, AND THE SAME IS HEREBY ACCEPTED, AS THE FINAL MAP OF TRACT NO. 4915, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS 1 THRU 8 INCLUSIVE, WHICH ARE ACCEPTED AS 1' BARRIER STRIPS TO DENY ACCESS TO ADJOINING PRIVATE PROPERTY, 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.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 20th DAY OF April 1976.



Alice A. Hare
CITY CLERK OF THE CITY OF RIVERSIDE

TAX COLLECTORS CERTIFICATE

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 NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 500.00.

DATED April 12, 1976

COUNTY TAX COLLECTOR
Donna Bouer Babcock

BY Harold M. Larsen
DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 5000.00 HAS BEEN FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF 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 April 20, 1976

Donald D. Sullivan
COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS

BY Nancy Romero
DEPUTY

STATE OF CALIFORNIA } s.s.
COUNTY OF ORANGE

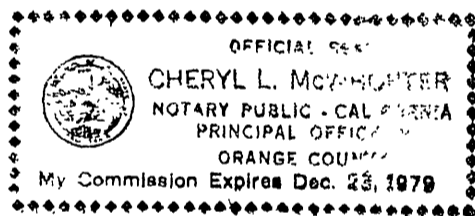
ON THIS 26th DAY OF April, 1976, BEFORE ME, CHERYL L. MCWHORTER A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOHN W. KLUG, KNOWN TO ME TO BE PRESIDENT, AND LONDON M. EXLEY, KNOWN TO ME TO BE ASSISTANT SECRETARY OF PACESETTER HOMES, INC., A CALIFORNIA CORPORATION, THE CORPORATION 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.

WITNESS MY HAND AND OFFICIAL SEAL:

Cheryl L. McWhorter
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY COMMISSION EXPIRES:

12-23-79



SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY ACCU TEST SOIL ENGINEERING LAB ON JULY 17, 1974, AS REQUIRED BY THE HEALTH AND SAFETY CODE, SECTION 17953.

SIGNATURE OMISSIONS:

1. THE SIGNATURES OF SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY HOLDERS OF RIGHT OF WAY FOR PIPE LINE PURPOSES BY DEEDS RECORDED AUGUST 25, 1947 AS INSTRUMENT NO. 3058 AND FEBRUARY 10, 1948, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (b) (1), OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

~~THE SIGNATURE JOHN FLECHTER MOULTON HOLDER OF RIGHT OF WAY FOR IRRIGATION AND DOMESTIC WATER DITCHES, PIPES, FLUMES AND APPARATUS THAT MAY BE REQUIRED, TOGETHER WITH THE RIGHT TO PERPETUALLY MAINTAIN, RENEW AND REPAIR ALL SUCH IRRIGATING AND DOMESTIC WATER DITCHES, PIPES, FLUMES AND APPARATUS, TOGETHER WITH THE PERPETUAL RIGHT OF ENTRY UPON AND OVER SUCH PORTIONS OF SAID LAND AS MAY BE NECESSARY AND CONVENIENT FOR THE PROPER EXERCISE OF SAID RESERVED RIGHTS, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (b) (2), OF THE SUBDIVISION MAP ACT, SINCE BY REASON OF CHANGED CONDITION, LONG DISUSE, OR LACHES SAID INTEREST APPEARS TO BE NO LONGER OF PRACTICAL USE AND VALUE AND SAID SIGNATURE IS IMPOSSIBLE OR IMPRACTICAL TO OBTAIN.~~

~~THE SIGNATURE OF DALY WATER COMPANY HOLDER OF RIGHT OF WAY FOR WATER CONDUITS AND PIPES, TOGETHER WITH THE RIGHT OF ENTRY FOR THE PURPOSE OF RENEWING, MAINTAINING AND REPAIRING THE SAME HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (b) (2), OF THE SUBDIVISION MAP ACT, SINCE BY REASON OF CHANGED CONDITION, LONG DISUSE, OR LACHES SAID INTEREST APPEARS TO BE NO LONGER OF PRACTICAL USE AND VALUE AND SAID SIGNATURE IS IMPOSSIBLE OR IMPRACTICAL TO OBTAIN.~~

2. THE SIGNATURE OF THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES AS ASSIGNED BY ASSIGNMENT RECORDED APRIL 11, 1975 AS INSTRUMENT NO 41664, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (b) (1) INASMUCH AS THE INTEREST CANNOT RIPEN INTO A FEE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

SCALE 1" = 60'

NO. LOTS : 73

TRACT NO. 4915

SHEET 2 OF 3 SHEETS

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. BEING A SUBDIVISION OF PORTIONS OF LOTS 1, 2, 7 AND 8 IN BLOCK 17 OF THE LANDS OF Moulton AND PRAED AS SHOWN ON MAP RECORDED IN BOOK 7, PAGE 33 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

FRANK W. RICHARDSON L.S. 2921

MAY, 1975

BASIS OF BEARINGS:

THE BEARING N. 55° 35' 00" E FOR THE NW'LY LINE OF VICTORIA AVENUE PER RECORD OF SURVEY 6/32, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

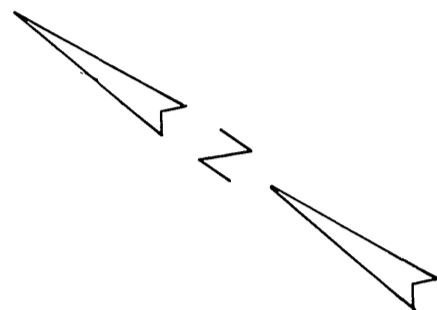


MONUMENT NOTES:

1. SET 1" I.P. TAGGED L.S. 2921 ON STREET CENTERLINES SHOWN THUSLY ● FLUSH
2. SET 1" I.P. TAGGED L.S. 2921 ON ALL LOT CORNERS UNLESS OTHERWISE NOTED, FLUSH
3. SET 1" I.P. TAGGED L.S. 2921, 2.00 FEET OFF LOT CORNERS ON LOT LINE, FLUSH SHOWN THUSLY ○ UNLESS OTHERWISE NOTED, DUE TO BLOCK WALL CONSTRUCTION
4. NO MONUMENTS WILL BE SET AT POINTS SHOWN THUSLY ⊗
5. FOUND MONUMENTS AS NOTED SHOWN THUSLY △
6. SET 1" I.P. TAGGED L.S. 2921 ON TRACT PERIMETER SHOWN THUSLY ● FLUSH
7. CSFB IS RIVERSIDE COUNTY SURVEYOR'S FIELD BOOK.
8. THIS TRACT CONTAINS 19.72 ACRES.
9. *CC-25 CERTIFICATE OF CORRECTION

NOTE:

||||| INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED.



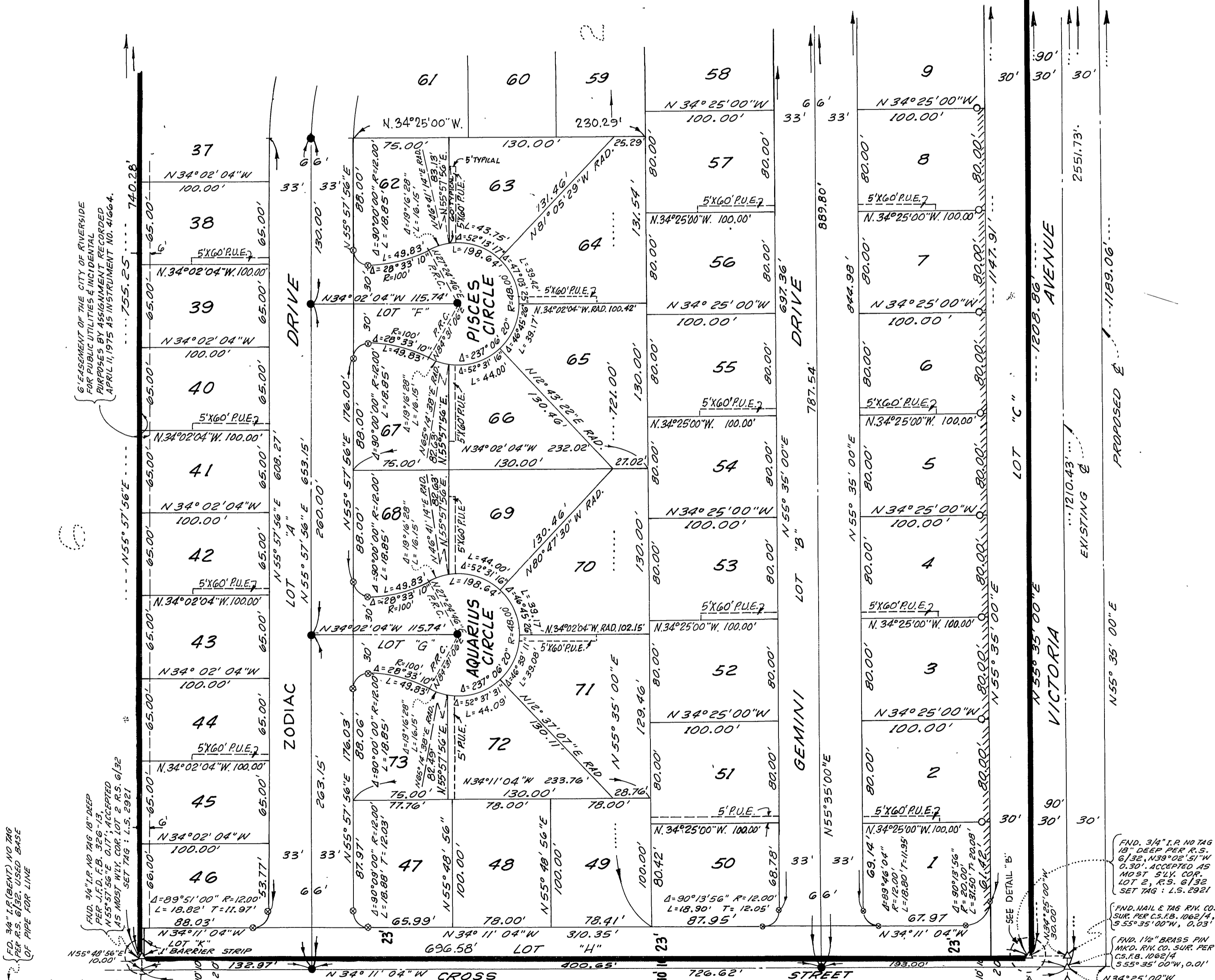
BLOCK 17

SEE

SHEET

NO.

3

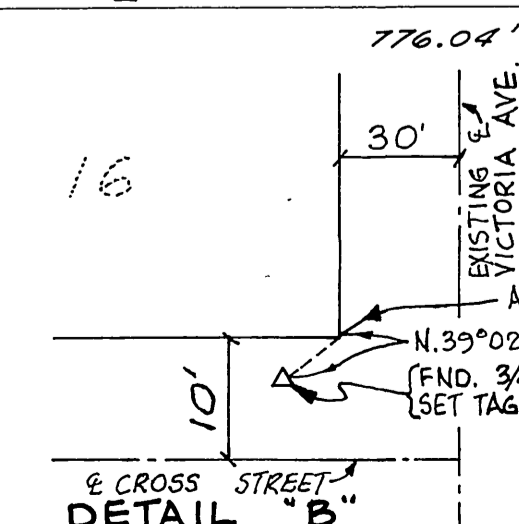
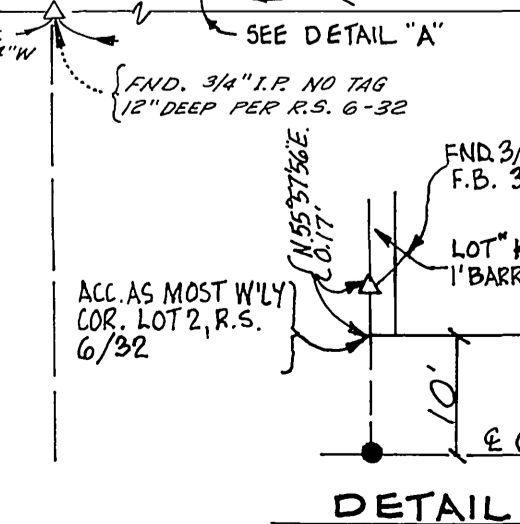


6' EASEMENT OF THE CITY OF RIVERSIDE FOR PUBLIC UTILITIES & INCIDENTAL PURPOSES BY ASSIGNMENT RECORDED APRIL 11, 1975 AS INSTRUMENT NO. 41664.

FND. 3/4" I.P. NO TAG 18" DEEP PER J.F.D. F.B. 326-13, ACCEPTED AS MOST SLY. COR. LOT 2, R.S. 6/32 SET TAG: L.S. 2921

FND. 3/4" I.P. NO TAG 18" DEEP PER R.S. 6/32, ACCEPTED AS MOST SLY. COR. LOT 2, R.S. 6/32 SET TAG: L.S. 2921

FND. MAIL & TAG RIV. CO. SUR. PER C.S.F.B. 1062/4, 5 55° 35' 00" W, 0.03'



SCALE 1" = 60'

NO. LOTS : 73

TRACT NO. 4915

SHEET 3 OF 3 SHEETS

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BEING A SUBDIVISION OF PORTIONS OF LOTS 1, 2, 7 AND 8 IN BLOCK 17 OF THE
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FRANK W. RICHARDSON L.S. 2921

MAY, 1975

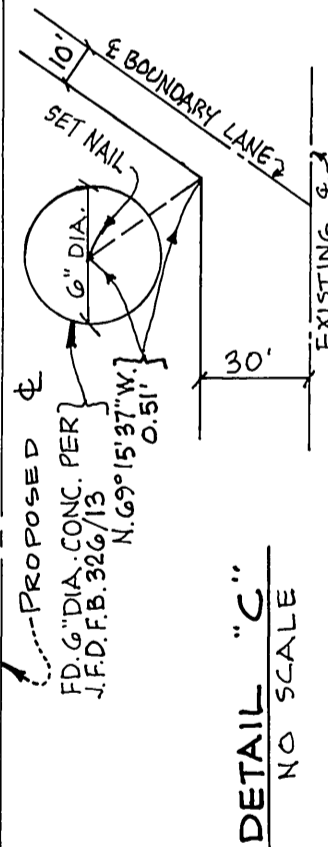
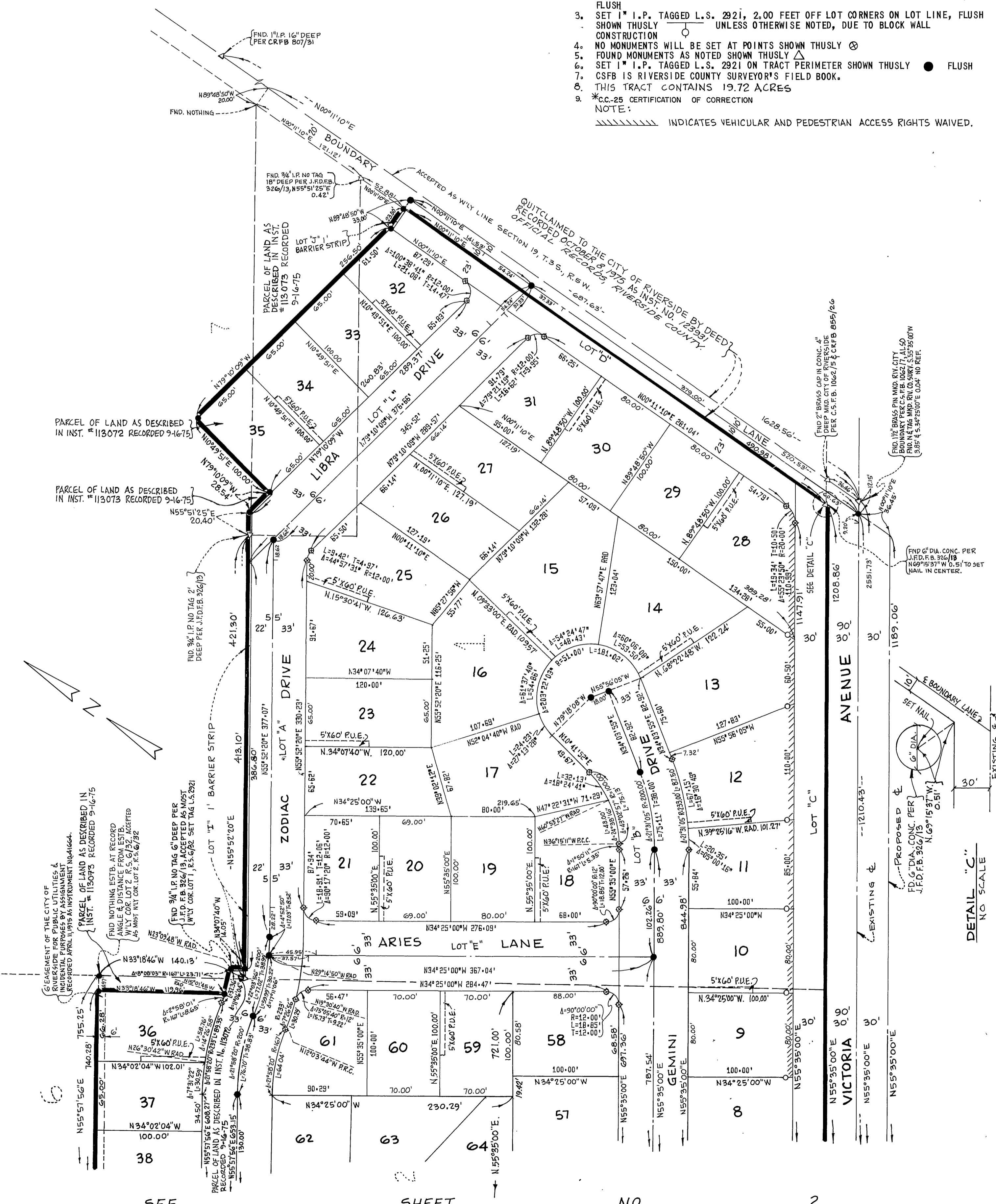
BASIS OF BEARINGS:

THE BEARING N. 55° 35' 00" E. FOR THE NW¹/₄ LY LINE OF VICTORIA AVENUE PER RECORD OF SURVEY 6/32, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



MONUMENT NOTES:

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 8. THIS TRACT CONTAINS 19.72 ACRES
 9. *C.C.-25 CERTIFICATION OF CORRECTION
- NOTE: INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED.



SEE SHEET NO. 2 BLOCK 17