

FILED
On July 23, 1976
At 3:00 P.M.

W. D. PALOGH
County Recorder
By: Harold C. Beale
Deputy
Fee: \$ 7.00
No. 107988
Filed by: City Clerk
SUBDN. GTEE. TITLE INSURANCE CO.

PUBLIC UTILITY EASEMENTS:

The City of Riverside, as successor in interest to the Riverside Canal Company, being the owner of the below described easement, hereby consents to the making and filing of the annexed map:

- 1) An easement for canals and water ditches, as disclosed in an instrument recorded in Book 21, page 379 of Deeds, Records of San Bernardino County, California, and which cannot be located from record.

EVERETT C. ROSS
Director of Public Utilities
By: Everett C. Ross

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 5823

BEING A SUBDIVISION OF A PORTION OF LOT 8 IN BLOCK 74 OF THE LANDS OF W.T. SAYWARD & S.C. EVANS AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 2 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
APRIL 1976 SCALE: 1" = 40'

J. F. DAVIDSON ASSOCIATES
3426 TENTH STREET, RIVERSIDE, CALIFORNIA

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 public use for street purposes Lots "A" and "B" and further the undersigned owners, our successors and assigns in interests, hereby release and relinquish to the City of Riverside, All Vehicular and Pedestrian Access Rights appurtenant to Lots 1 thru 8 inclusive as shown on the annexed map, on over and across Lincoln Avenue adjoining said Lots 1 thru 8; and we further hereby offer for dedication for construction and maintenance of underground Electrical Distribution facilities those Easements designated as 5' P.U.E. and 5'x50' P.U.E. as shown on the annexed map; and we further hereby offer for construction and maintenance of sanitary sewer facilities that certain easement designated as 10' Sewer Easement as shown on the annexed map.

H.M.S. CONSTRUCTION CORPORATION, a California Corporation,
James M. Hunter PRESIDENT
Rosa Hunter SECRETARY
FIRST AMERICAN TITLE INSURANCE CO., a California Corporation, Trustee under Deed of Trust, Recorded April 8, 1976, as Instrument No 46768 of Official Records of Riverside County, California.
BY: James M. Hunter ASST. V.P.
BY: Sandy Korman ASST. SEC.

ACKNOWLEDGEMENTS:

STATE OF CALIFORNIA) ss.
COUNTY OF RIVERSIDE)
On this 16th day of July, 1976, before me, the undersigned, a Notary Public, in and for said County and State, personally appeared James M. Hunter known to me to be the President and Rosa Hunter known to me to be the Secretary of H.M.S. Construction, Corp., 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 said Corporation executed the within instrument pursuant to its By-Laws or a resolution of its Board of Directors.
WITNESS: my hand and official seal
My Commission Expires 5/21/77
Signature Robert Lombard
Notary Public in and for said County and State

STATE OF CALIFORNIA) ss.
COUNTY OF RIVERSIDE)
On this 16th day of July, 1976, before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Robert W. Johnston known to me to be the Asst. V. President and Sandy Korman known to me to be the Secretary of FIRST AMERICAN TITLE INSURANCE CO., a Calif. 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 said Corporation executed the within instrument pursuant to its By-Laws or a resolution of its Board of Directors.
WITNESS: my hand and official seal
My Commission Expires 5/21/77
Signature Robert Lombard
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 shown hereon is substantially the same as it appeared on the tentative map of TRACT 5823, which was approved by the Riverside City Planning Commission at its meeting held February 7, 1974, 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, 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 July 19, 1976
JAMES F. MARTINEK - R.C.E. 8134
Director of Public Works
BY: Jim Martinek

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 July 16, 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 July 19, 1976
H.E. BREWER
City Treasurer
BY: H.E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 10 day of January 1976 as required by the Health and Safety Code of California, Section 17953 by: DAVE DERING P.E., R.C.E. 10106.

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. 5823 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 26th day of July, 1976.

ALICE A. HARE
City Clerk of the City of Riverside, California
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 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 assessments collected as taxes now a lien but not yet payable, which are estimated to be. \$ 1,775.00
Dated July 15th, 1976 By Donna Bouer Babcock Deputy
County Tax Collector

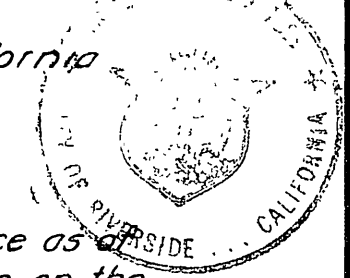
TAX BOND

I hereby certify that a bond in the sum of \$ 1,775.00 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 JULY 20, 1976
DONALD D. SULLIVAN
County Clerk and ex-officio
Clerk of the Board of Supervisors
By: Signe Hughes 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 MARCH, 1976, that all monuments of the character and locations 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 JUNE, 1976 BY: J.F. Davidson
J.F. DAVIDSON R.C.E. 882



M.B. 86/19

M.B. 86/19

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

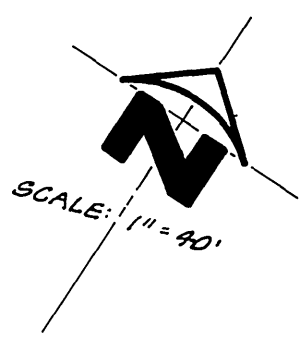
TRACT NO. 5823

BEING A SUBDIVISION OF A PORTION OF LOT 8 IN BLOCK 74 OF
THE LANDS OF W.T. SAYWARD & S.C. EVANS AS SHOWN BY MAP ON
FILE IN BOOK 3, PAGE 2 OF MAPS, RECORDS OF SAN BERNARDINO
COUNTY, CALIFORNIA.

APRIL 1976

J.F. DAVIDSON ASSOCIATES
3426 TENTH STREET, RIVERSIDE, CALIFORNIA

SCALE: 1" = 40'



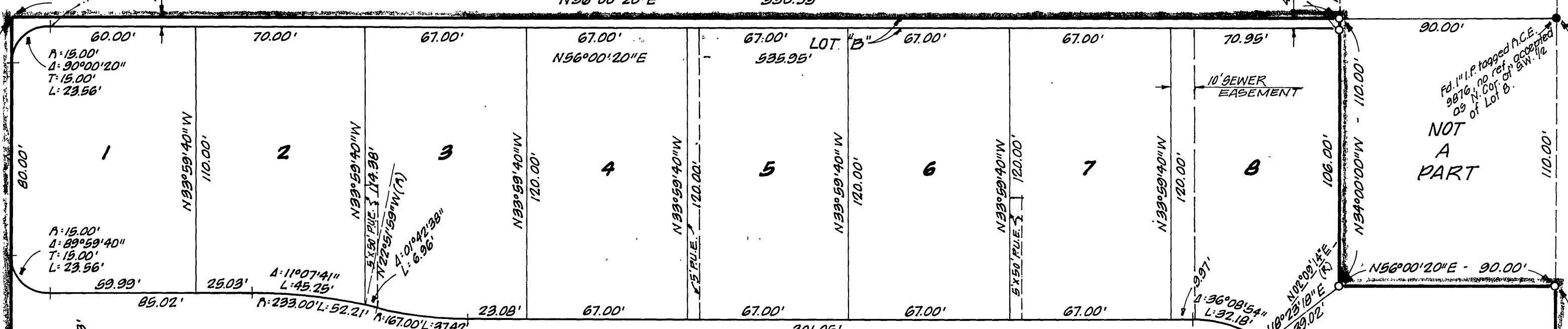
Fd. Brass Disc Set in Conc. & Stamped
City of Riverside, Flush per C.R.F.B.
703/38 & M.B. 88/32 & 33

Fd. 1" I.P. in
Capped Mon.
per C.R.F.B. 937/59

LINCOLN AVENUE

N56°00'20"E 1361.90'
680.95'

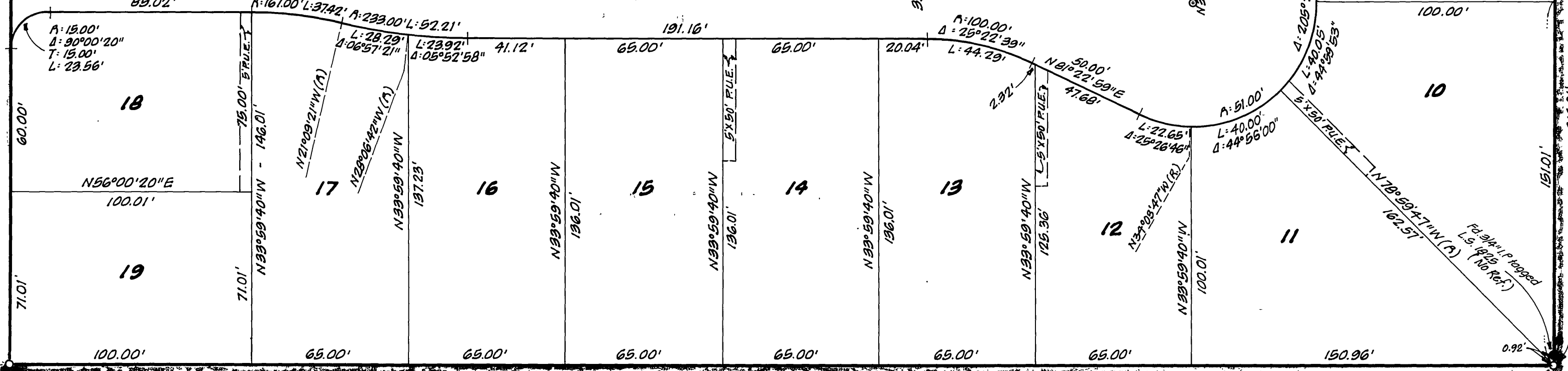
VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED
N56°00'20"E 550.95'



LOT "A"

SHALIMAR PLACE

N56°00'20"E 301.05'



VICTORIA AVENUE

N56°00'09"E 680.96'
1361.92'

VICTORIA AVENUE

N56°00'02"E 680.97'
1361.94'

NO. 4763

TRACT NO. 88/32

M.B. 86/19

ENGINEERS NOTES:

- (1) BASIS OF BEARING IS THE CENTERLINE OF GRATTON STREET SHOWN AS N34°00'W PER TRACT NO. 4763 RECORDED IN MAP BOOK 83, PAGES 32 & 33, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- (2) ● INDICATES FOUND MONUMENT AS NOTED.
- (3) ○ INDICATES SET 3/4" IRON PIPE TAGGED R.C.E. 862, FLUSH UNLESS OTHERWISE NOTED.
- (4) SET NAIL WITH R.C.E. 862 TAG IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
- (5) SET 2"x2" REDWOOD STAKE, PAINTED YELLOW AND TAGGED R.C.E. 862 - FLUSH - AT ALL REAR LOT CORNERS.
- (6) THIS SUBDIVISION CONTAINS 4.570 ACRES.

Fd. City of Riverside Tag
& 603 Spike, Flush
per C.R.F.B. 936/43

Fd. 1" I.P. tagged
R.C.E. 9876, No Ref.
accepted as E. for
of S.W. 1/2 of Lot B.

Fd. City of Riv. Tag
& 603 Spike, Flush per Ties
in C.R.F.B. 936/42
Fd. 1 1/2" I.P. w/ Nail,
No Tag, Set Tag
R.C.E. 862
per C.R.F.B. 936/42

Fd. Nail & City Engineers Tag
Flush, per C.R.F.B. 936/43

M.B. 86/19