

MB. 86/66

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IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 5061

BEING A SUBDIVISION OF LOTS 7 & 8 AND A PORTION OF LOTS 9, 10, AND 11 IN BLOCK 9 OF R. L. & I. CO. LANDS, PER MAP BOOK 1, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

APRIL 1976

SHEET 1 OF 3 SHEETS

FILED
ON Sept 10, 1976

AT 3:00 P.M.

W.D. BALOGH
COUNTY RECORDER

BY: Harold C. Beala

FEE \$9.00

NO. 135161

FILE BY City Clerk

SUBN GTEE Calif. Id. Cr.

SIGNATURE OMISSION

IN ACCORDANCE WITH SECTION 66436 (b) (1) OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDER HAS BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE:
AN EASEMENT FOR PUBLIC UTILITIES, AND INCIDENTAL PURPOSES, AS GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH CO., IN DEED RECORDED FEB. 9, 1959 AS INSTRUMENT NO 10849, R.E., RIV. CO.

OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE RIGHT TITLE OR INTEREST IN THE LAND INCLUDED WITH 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" THROUGH "I", INCLUSIVE, AND FUTHER 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 54 THROUGH 58, INCLUSIVE, AS SHOWN ON THE ANNEXED MAP ON, OVER, AND ACROSS JACKSON STREET, ADJOINING SAID LOTS 54 THROUGH 58, INCLUSIVE; WE ALSO HEREBY OFFER FOR DEDICATION FOR CONSTRUCTION AND MAINTENANCE OF SEWER AND STORM DRAIN FACILITIES THE EASEMENTS DESIGNATED AS 12' SEWER EASEMENT AND 12' STORM DRAIN EASEMENT; WE ALSO HEREBY OFFER FOR DEDICATION FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC ELECTRICAL UNDERGROUND DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS 5' P.U.E. AND 5' X 60' P.U.E.

WOODHAVEN DEVELOPERS, INC.

BY: David Miller
DAVID D. MILLER, PRESIDENT

Pete DeGroot
PETE DEGROOT, TRUSTEE OF THE DEGROOT FAMILY TRUST OF 1973

ACKNOWLEDGEMENTS

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

ON THIS 24th DAY OF AUGUST, 1976, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID D. MILLER, KNOWN TO ME TO BE THE PRESIDENT OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSON 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.

OFFICIAL SEAL
JOHN L. NEAL
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY
My Commission Expires January 9, 1978

John L. Neal
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 1-9-1978

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

ON THIS 13 DAY OF August, 1976, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PETE DEGROOT, KNOWN TO ME TO BE THE TRUSTEE OF THE TRUST THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

OFFICIAL SEAL
RAY A. CHILLARD
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires February 1, 1980

Ray Chillard
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 2-1-80

UTILITIES EASEMENT

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENT HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP: CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO THE RIVERSIDE WATER COMPANY, BY DEED RECORDED AUGUST 14, 1885 IN BOOK 42, PAGE 296 OF DEEDS REC. OF S.B. CO. CALIF.

DATED August 31, 1976

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

BY: Donald C. Ross

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 5061, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD MARCH 22, 1973, 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 FLOOR OR OVERFLOW HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAVE BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; 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 August 31, 1976

JAMES F. MARTINEK, D.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 August 31, 1976

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

BY: Donald 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 August 30, 1976

H. E. BREWER, CITY TREASURER.

BY: H. E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 5th DAY OF AUGUST, 1976, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY PACIFIC FOUNDATION ENGINEERS

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 5061, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS EXCEPT LOT "I" WHICH IS ACCEPTED AS "1' BARRIER STRIP" TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "B", 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 7th DAY OF September, 1976.

ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Karen E. Oakley
Assistant City Clerk

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 NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 7,800.00.

DATED August 30th, 1976

DONNA BOUER BABCOCK
COUNTY TAX COLLECTOR

BY: Kenneth C. Kerin

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 7,800.00 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 September 7, 1976

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

BY: Nancy Powers
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 THREE (3) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING APRIL, 1976, 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 June 23, 1976

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

BY: Ernest N. Webb

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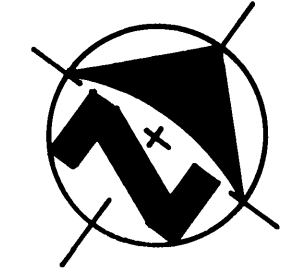
TRACT NO. 5061

BEING A SUBDIVISION OF LOTS 7 AND 8 AND A PORTION OF LOTS 9, 10 AND 11 IN BLOCK 9 OF R.L. & I. CO. LANDS, PER MAP BOOK 1, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

APRIL 1976

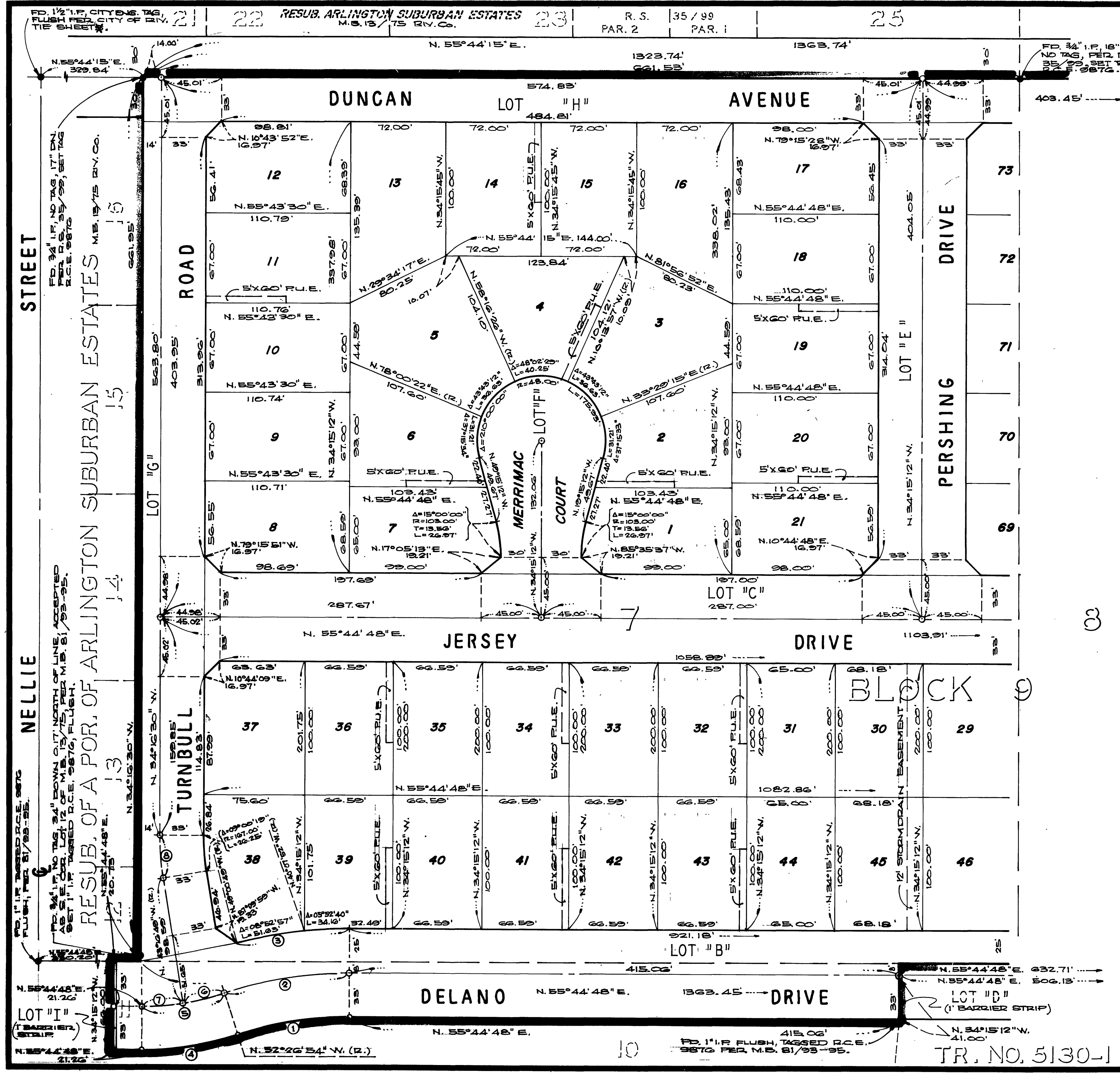
SCALE: 1"=50'



ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF DELANO DRIVE TAKEN AS N. 55°44'48" E. AS SHOWN ON MAP OF TRACT NO. 5130-1, RECORDED IN BOOK 21 OF MAPS, AT PAGES 93-95 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●.
3. SET 1" IRON PIPE TAGGED R.C.E. 9876 FLUSH, AT ALL POINTS SHOWN THUS ○, UNLESS OTHERWISE NOTED.
4. SET STEEL PIN AND TAG R.C.E. 9876 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
5. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS.
6. AREAS ALONG JACKSON STREET SHOWN THUS // INDICATES - VEHICULAR AND PEDESTRIAN ACCESS WAIVED.
7. THIS TRACT CONTAINS 20.78 ACRES.
8. FOUND 1" I.P. TAGGED R.C.E. 9876, FLUSH AT ALL POINTS SHOWN THUS ⊙ PER M.B. 81/93-95.

NO	A	P	T	L
①	18°11'42"	227.00'	—	84.79'
②	18°11'42"	300.00'	48.04'	95.27'
③	14°45'37"	333.00'	—	85.79'
④	18°11'42"	233.00'	—	73.99'
⑤	18°11'42"	200.00'	—	69.51'
⑥	9°10'05"	200.00'	—	52.00'
⑦	9°01'37"	200.00'	—	31.51'
⑧	9°00'19"	200.00'	15.75'	31.43'



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TR. NO. 5130-1 M.B. 81/93-95 R.V. CO.

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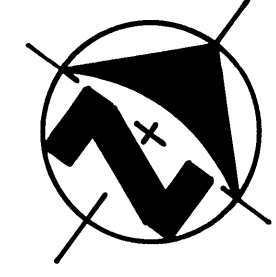
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RIVERSIDE CALIFORNIA

APRIL 1976

SCALE: 1" = 50'



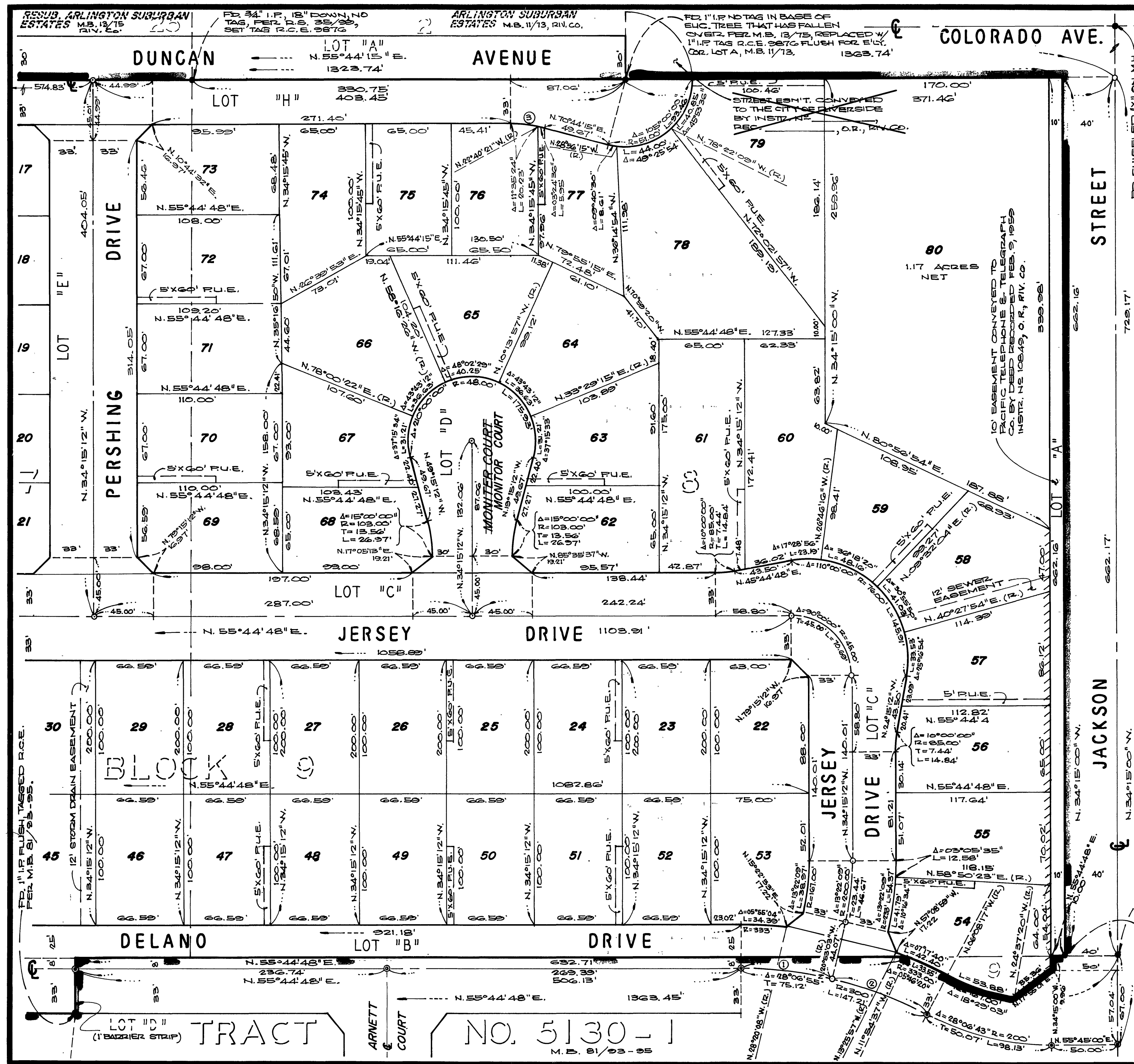
ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF DELANO DRIVE TAKEN AS N. 55° 44' 48" E. AS SHOWN ON MAP OF TRACT NO. 5130-1, RECORDED IN BOOK 81 OF MAPS, AT PAGES 93-95 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THIS ●.
3. SET 1" IRON PIPE TAGGED R.C.E. 9876 FLUSH, AT ALL POINTS SHOWN THIS ○, UNLESS OTHERWISE NOTED.
4. SET STEEL PIN AND TAG R.C.E. 9876 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
5. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS.
6. AREAS ALONG JACKSON STREET SHOWN THIS INDICATES - VEHICULAR AND PEDESTRIAN ACCESS WAIVED.
7. THIS TRACT CONTAINS 20.78 ACRES.
8. FOUND 1" I.P. TAGGED R.C.E. 9876, FLUSH AT ALL POINTS SHOWN THIS ⊙ PER M.B. 81/93-95

Certificate of Correction: C.C.-9 Inst. No. 195321 Dec. 20, 1976

CURVE DATA

NO	Δ	R	T	L
①	13° 22' 09"	300.00'	-	70.00'
②	14° 44' 46"	300.00'	-	77.21'
③	15° 00' 00"	100.00'	13.17'	26.18'



M.B. 86/68

TR 5061

M.B. 86/68

M.B. 86/68

TR 5061

M.B. 86/68

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