

MB. 87/10

TR. 6756-1

M.B. 87/10

FILED on Nov. 1, 1976 At 2:40 P.M.

W.D. BALOGH County Recorder By Howard C. Seala Deputy Fee \$9.00 No. 167756 Filed by City Clerk Subst. G'ees FIRST AMERICAN TITLE

TRACT NO. 6756-1

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF A PORTION OF LOTS 5, 6, & 12 IN BLOCK 46 AS SHOWN ON MAP OF RIVERSIDE LAND AND IRRIGATING COMPANY ON FILE IN M.B. 1/70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, IN RANCHO EL SOBRANTE DE SAN JACINTO. OCTOBER 1976

J. F. DAVIDSON ASSOCIATES

RIVERSIDE, CALIFORNIA

SIGNATURE OMISSIONS

Pursuant to Section 66426(b)(1) of the Subdivision Map Act, the signatures of the following have been omitted: 1. Southern California Gas Company and Southern Counties Gas Company, tenants in common for a right of way per deed recorded March 6, 1948, as Instrument no. 1086, Official Records of Riverside County.

OWNERSHIP

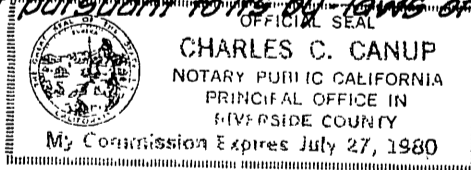
We hereby certify that we are the owners of or have some right, title or interest in the land included within the subdivision shown on the annexed map that we are the only persons whose consent is necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the colored border line and that we hereby offer for dedication for public use for street purposes Lots "A" through "G", and for construction and maintenance of sanitary sewer facilities, water-line facilities and public utilities facilities; further, we hereby offer for dedication for construction and maintenance of underground electrical distribution facilities, those easements designated as 5'x60' P.U.E.; 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 Lot 1 and Lots 37 thru 46 inclusive as shown on the annexed map on, over and across PIERCE ST. adjoining said Lot 1 and Lots 37 thru 46 inclusive.

MURRAY DEVELOPMENT CORPORATION, a California Corporation

Paul Murray, President Margaret A. Murray, Secretary

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } COUNTY OF RIVERSIDE } S.S. On this 20th day of October, 1976, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Paul F. Murray known to me to be the President and MARGARET A. MURRAY known to me to be the Secretary of Murray Development Corporation the corporation that executed the within instrument, 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 and a resolution of its board of directors.



Witness my hand and official seal. My Commission expires July 27, 1980. Charles C. Canup Notary Public in and for said County & State

UTILITIES EASEMENT

The City of Riverside, being the owner of the following described easement, hereby consents to the preparation and recordation of the annexed map: The City of Riverside, successor to the Riverside Water Company, owner of an easement for ditches, flumes, pipes and incidental purposes by a deed recorded in Book 42, Page 296 of Deeds, Records of San Bernardino County, California.

EVERETT C. ROSS Director of Public Utilities By Everett C. Ross Dated Oct. 20, 1976.

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 6756-1, which was approved by the Riverside City Planning Commission at its meeting held JUNE 9, 1975, and any approved alterations thereof; that all provisions of the Subdivision Map Act (Division 2 of Title 7 of the California Government Code) and Title 18 of the Riverside Municipal Code applicable at the time of the approval of the tentative map 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 have been 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; 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; and that all improvements have been completed in accordance 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 Oct. 21, 1976.

JAMES F. MARTINEK Director of Public Works By James F. 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 Oct. 20, 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 Oct. 20, 1976.

H. E. BREWER City Treasurer By H. E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 19 day of September 1976 as required by the Health and Safety Code of California, Section 17953 by: DON P. HARRINGTON, R.C.E. 18181

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. 6756-1 and the streets and easements are hereby accepted as public streets and easements, except Lots "F" and "G", which are accepted as 1' barrier strips to deny access from adjoining private property, to Lots "B" and "C" 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 24th day of October, 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.

Dated OCTOBER 20th, 1976.

DONNA BOUER BABCOCK County Tax Collector By Kenneth L. Kwin

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 \_\_\_\_\_, 197\_.

DONALD D. SULLIVAN County Clerk and ex-officio Clerk of the Board of Supervisors

By \_\_\_\_\_ 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 OCTOBER 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 Oct. 20, 1976.

J. F. Davidson J. F. Davidson, R.C.E. 862

M.B. 87/10

TR. 6756-1

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SCALE 1" = 300'

# TRACT NO. 6756-1

SHEET 2 OF 3 SHEETS

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. BEING A SUBDIVISION OF A PORTION OF LOTS 5, 6, AND 12 IN BLOCK 46 AS SHOWN ON MAP OF RIVERSIDE LAND AND IRRIGATING COMPANY ON FILE IN M.B. 1/70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, IN RANCHO EL SOBRENTE DE SAN JACINTO.

OCTOBER 1976

SCALE: 1" = 300'

J.F. DAVIDSON ASSOCIATES  
RIVERSIDE, CALIFORNIA

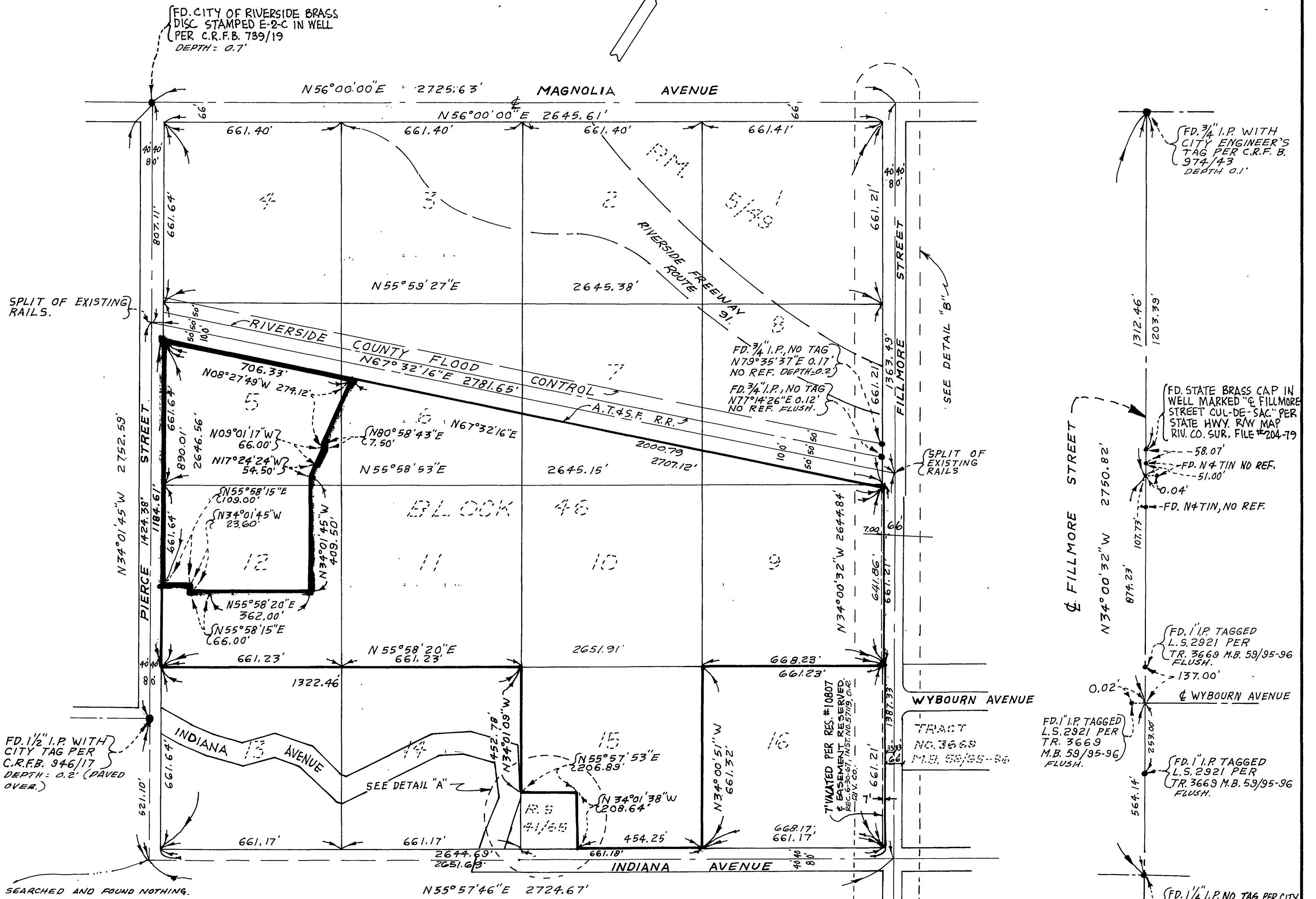
### SURVEYOR'S NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF FILLMORE STREET BETWEEN MAGNOLIA AVENUE AND INDIANA AVENUE TAKEN AS N 34° 00' 32" W, AS SHOWN BY MAP OF TRACT NO. 3669 ON FILE IN BOOK 56, PAGES 95 AND 96 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS. ●
3. SET 1" IRON PIPE TAGGED R.C.E. 862, FLUSH AT ALL POINTS SHOWN THUS. ○
4. SET 1" IRON PIPE TAGGED R.C.E. 862, FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES.
5. SET NAIL WITH R.C.E. 862 TAG, IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 11.179 ACRES.

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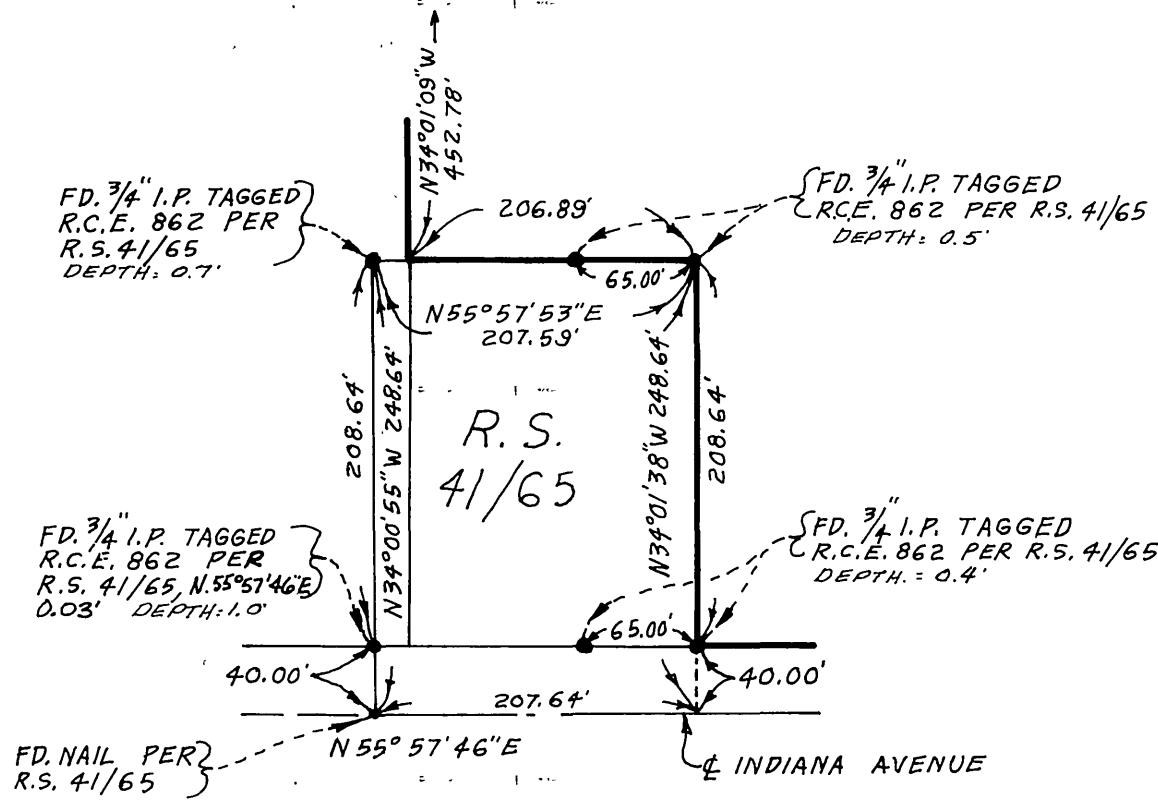
MB 87/11

## BOUNDARY SURVEY SKETCH



### DETAIL "B"

NO SCALE



### DETAIL "A"

NO SCALE

SCALE 1" = 60'

SHEET 3 OF 3 SHEETS

# TRACT NO. 6756-1

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OCTOBER 1976

J.F. DAVIDSON ASSOCIATES  
RIVERSIDE, CALIFORNIA

SCALE 1" = 60'

MAGNOLIA AVENUE

STREET

RIVERSIDE COUNTY FLOOD CONTROL  
A.T. & S.F. RAILROAD

TAYLOR DRIVE

STREET

PIERCE STREET

WALTON STREET

HANCOCK STREET

INDIANA AVENUE

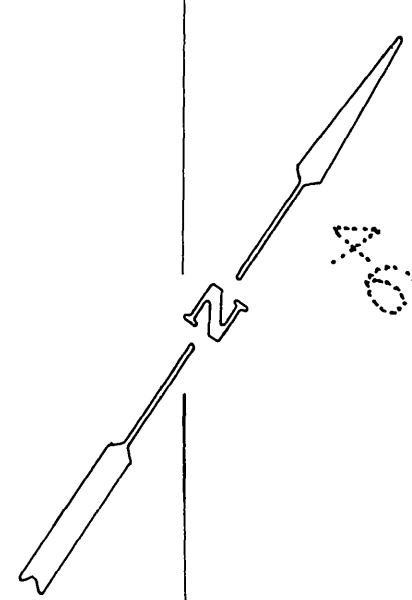
FD. CITY OF RIVERSIDE BRASS DISC STAMPED E2.C IN WELL PER C.R.F.B. 739/19

FD. 1/2" I.P. WITH CITY TAG PER C.R.F.B. 346/17 DEPTH 0.2'

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- 2- FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS. ●
- 3- SET 1" IRON PIPE TAGGED R.C.E. 062, FLUSH AT ALL POINTS SHOWN THUS. ○
- 4- SET 1" IRON PIPE TAGGED R.C.E. 062, FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES.
- 5- SET NAIL WITH R.C.E. 062 TAG, IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
- 6- THIS TRACT CONTAINS 11.179 ACRES.

OF A 16.5' EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN CALIFORNIA GAS COMPANY OF CALIFORNIA, BY DEED RECORDED MARCH 6, 1948, AS INSTRUMENT NO. 1086 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.



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