

M.B. 87/25

TR. 7622-1

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UTILITIES EASEMENTS

The City of Riverside being the owners of the following described easements, does hereby consent to the making and filing of the annexed map:
1. Successor in interest to So. Calif. Edison Co. as to an easement for electrical facilities by deed rec. 9/7/42, in Book 1107/31, D.R. Riverside Co., Calif.
2. Successor in interest to So. Calif. Edison Co. as to an easement for pole lines, conduits, and incidental purposes by deed rec. 9/22/53, in Book 1510/304, D.R. Riv. Co., Calif.
3. 10' electrical easement reserved to the City of Riv. by deed rec. 1/3/75 as Instr. No. 973 of O.R. of Riv. Co., Calif.
4. 5' Public Utility Easement and Blanket Utility Easement over Lot 24 as shown by Tract No. 5002-1 per M.B. 81/74-75 records of Riverside Co., Calif.

Dated Oct. 26, 1976 Everett C. Ross Director of Public Utilities By Everett C. Ross

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA TRACT NO. 7622-1

BEING A SUBDIVISION OF LOT 24 OF TRACT NO. 5002-1 PER MAP BOOK 81, PAGES 74-75; A PORTION OF LOT 18 OF TRACT NO. 5002 PER MAP BOOK 84, PAGES 18-19; AND A PORTION OF LOT 16 OF BIXMILL TRACT PER MAP BOOK 16, PAGES 28-30, ALL RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS RIVERSIDE CALIFORNIA

JUNE 1976

Copy 87 SHEET 1 OF 2 SHEETS

FILED ON Nov. 5, 1976

AT 2:45 P.M. W.P. BALOGH COUNTY RECORDER

BY: Harold C. Beale FEE \$17.00

NO. 170916

FILED BY city clerk

SUB'DN. GTEE F.A.T.Co.

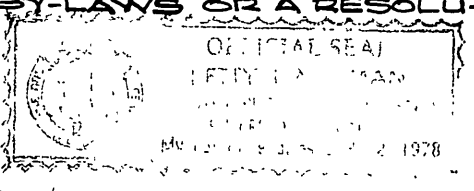
OWNERSHIP

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 BORDER LINE, AND WE HEREBY OFFER FOR DEDICATION TO PUBLIC USE, FOR STREET PURPOSES, LOTS A AND B, WE ALSO HEREBY OFFER FOR DEDICATION FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES THE EASEMENTS DESIGNATED AS SPECIAL SEWER EASEMENT AND 12' SEWER EASEMENT, WE ALSO HEREBY OFFER FOR DEDICATION FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL UNDERGROUND DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS 5' X 60' P.U.E.

SOUTHWEST SAVINGS AND LOAN ASSOCIATION A CALIFORNIA CORPORATION. Lye Glogobam VICE PRESIDENT Lauren R. Jester VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S. COUNTY OF RIVERSIDE } ON THIS 22 DAY OF October, 1976, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED L.G. HOGABOAM AND LAUREN R. JESSER KNOWN TO ME TO BE THE VICE PRESIDENTS RESPECTIVELY OF 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, 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.



Betty Gorman NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES 9-12-78

SIGNATURE OMISSIONS

- IN ACCORDANCE WITH THE PROVISIONS OF SECTION 66436 (b) (1) OF THE SUBDIVISION MAPACT, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDERS HAS BEEN OMITTED SINCE THEIR INTEREST CANNOT RISE INTO FEE:
1. EASEMENT FOR ELECTRIC LINES CONSISTING OF POLES, NECESSARY GUYS AND ANCHORS, CROSS ARMS, WIRES, AND OTHER FIXTURES AND APPLIANCES FOR CONVEYING ELECTRIC ENERGY CONVEYED TO SOUTHERN CALIFORNIA EDISON COMPANY BY DEED RECORDED SEPTEMBER 7, 1942 IN BOOK 1107, PAGE 31, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. AN EASEMENT FOR POLE LINES, CONDUITS, AND INCIDENTAL PURPOSES CONVEYED TO SOUTHERN CALIFORNIA EDISON COMPANY BY DEED RECORDED SEPTEMBER 22, 1953 IN BOOK 1510, PAGE 304, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
3. AN EASEMENT FOR SEWER PURPOSES CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED APRIL 2, 1962 AS INSTRUMENT NO. 30054 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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. 7622 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD MAY 6TH 1976, 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, 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 AS 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 ACCORD WITH THE 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 October 21, 1976 JAMES F. MARTINEK, D.C.E. 8134 DIRECTOR OF PUBLIC WORKS BY: J. 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 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 October 22, 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. 22, 1976 H.E. BREWER, CITY TREASURER BY: H. O'Connor

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 9TH DAY OF AUGUST, 1976, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17053: BY ACCU-TEST LABORATORY INCORPORATED.

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. 7622-1, 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 2nd DAY OF November, 1976 ALICE A. HARE CITY CLERK OF THE CITY OF RIVERSIDE BY: Alice A. Hare

TAX COLLECTOR'S 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 THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$.

DATED October 20th, 1976 DONNA BOUER BABCOCK COUNTY TAX COLLECTOR BY: Kenneth P. Kevin

TAX BOND CERTIFICATE

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 , 1976 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 TWO (2) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING JUNE, 1976, 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 June 21, 1976 ERNEST N. WEBB, R.C.E. 2876 BY: Ernest N. Webb

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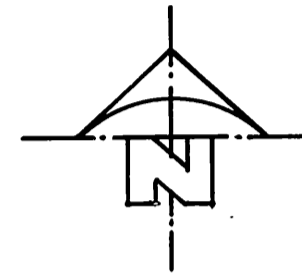
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TRACT NO. 7622-1

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JUNE 1976

SCALE: 1"=60'



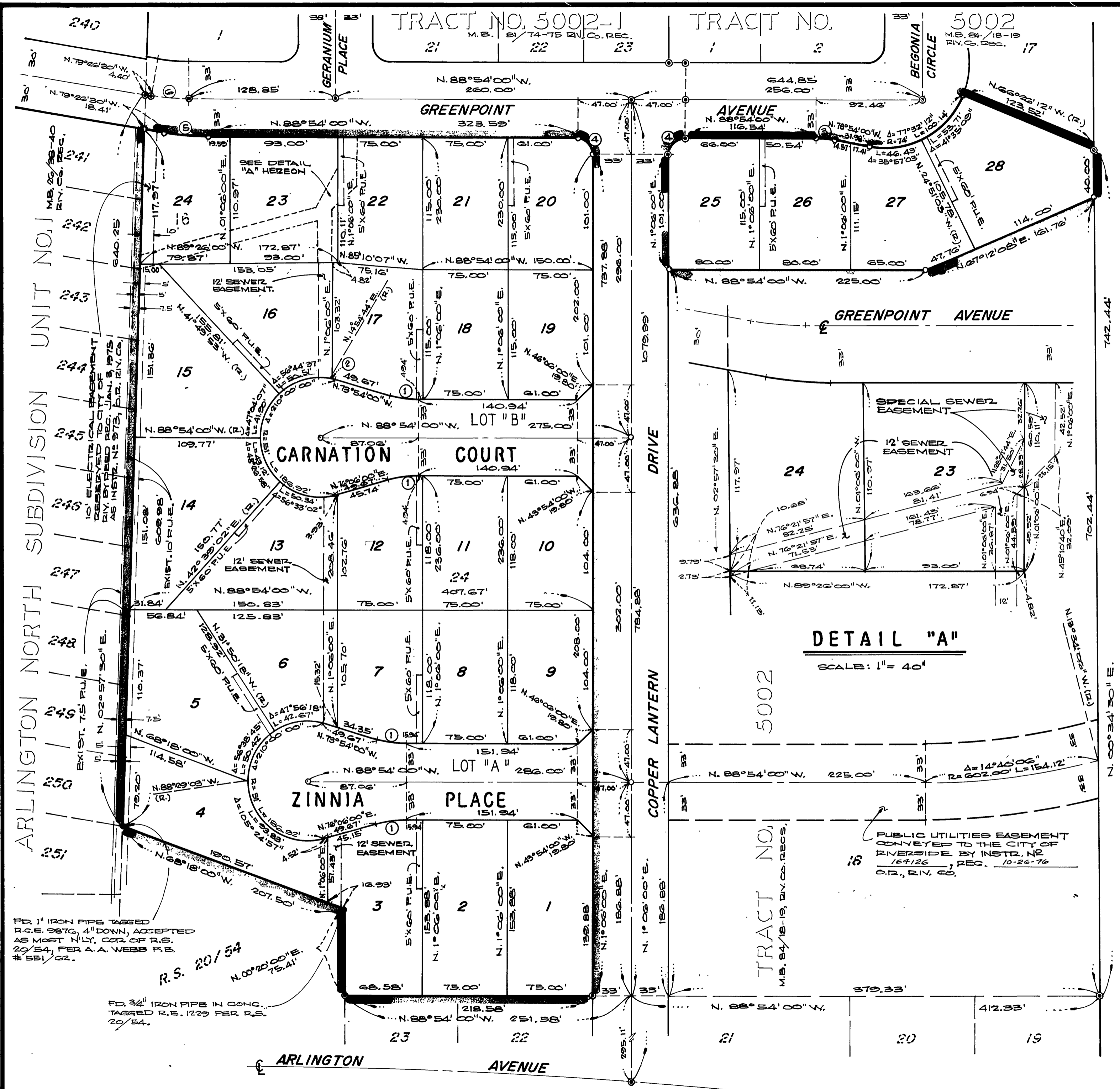
ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF COPPER LANTERN DRIVE TAKEN AS N. 01° 06' 00" E. AS SHOWN BY MAP RECORDED IN BOOK 81 OF MAPS AT PAGES 74-75 THEREOF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ○.
3. FOUND 1" IRON PIPE TAGGED R.C.E. 9876 FLUSH, PER TRACT NO 5002-1, M.B. 81/74-75 SHOWN THUS ○.
4. FOUND 1" IRON PIPE TAGGED R.C.E. 9876 FLUSH, PER TRACT NO 5002, M.B. 84/18-19 SHOWN THUS ○.
5. SET 1" IRON PIPE TAGGED R.C.E. 9876 FLUSH, AT ALL POINTS SHOWN THUS ○.
6. SET 1" IRON PIPE TAGGED R.C.E. 9876 FLUSH, AT ALL REAR LOT CORNERS.
7. SET "SURE FIRE" STUDS TAGGED R.C.E. 9876 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
8. THIS TRACT CONTAINS 7.42 ACRES.

DETAIL "A"

SCALE: 1"=40'



NO	Δ	R	T	L
①	15'00" 00"	100.00'	13.16'	26.18'
②	1°11'16"	51.00'	—	1.06'
③	10°00" 00"	87.00'	—	15.18'
④	20°00" 00"	14.00'	—	21.92'
⑤	9°27'30"	233.00'	19.28'	38.46'
⑥	9°27'30"	200.00'	16.55'	33.02'