

FILED  
ON NOV. 15, 1976

AT 3:50 P.M.  
W.D. BALOGH  
COUNTY RECORDER

BY: Harold C. Beale

FEE \$11.00

NO 175724

FILED BY City Clerk

SUBDN. STEE Safe Co.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 6763-1

BEING A SUBDIVISION OF LOT 8 AND A PORTION OF LOT 4, BLOCK 22; LOTS 3, 4, 7, 8 AND A PORTION OF LOTS 2 AND 6, BLOCK 26; AND A PORTION OF LOT "B-B" (COLLETT AVENUE); AND A PORTION OF LOT "C-E" (LYON AVENUE), ALL WITHIN LA SIERRA GARDENS, PER MAP BOOK 11, PAGES 42-50, AND A PORTION OF LOT "U" OF LA SIERRA HEIGHTS TRACT NO. 2, PER MAP BOOK 7, PAGE 66, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

MAY 1976

### SIGNATURE OMISSION

PURSUANT TO SECTION 66436 (b)(3)(1) OF THE CALIF. GOVERNMENT CODE, THE SIGNATURES OF THE FOLLOWING OWNERS OF OIL AND MINERAL RIGHTS ARE HEREBY OMITTED:

DAVIS FARMS, INC., ABBOTT KINNEY CO., HAYDEN WORTHINGTON, BETTY WORTHINGTON, RAY C. PREWITT, LOUISE D. PREWITT, EDITH C. BRICKER, JACK E. POOLE, MARQUERITE POOLE, BY DEED RECORDED MAY 9, 1956 AS INSTRUMENT NO 32711 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

MITWORTH CORPORATION, RANCHO MENIFEE INC., SECONO SEPULVEDA HOUSING CORPORATION, SELECT HOMES, INC., W. THOMAS DAVIS SECURITY FIRST NATIONAL BANK AS TRUSTEE OF THE HAYDEN WORTHINGTON PRIVATE TRUST NO 5-06560-0, SECURITY FIRST NATIONAL BANK AS TRUSTEE OF THE BETTY WORTHINGTON PRIVATE TRUST NO 5-06561-0, P.E.T. DAVIS INVESTMENT CO., FORMERLY ABBOTT KINNEY COMPANY, DAVIS FARMS, INC., LOUISE PREWITT CHESLEY, LOUISE PREWITT CHESLEY AND JOHN R. PREWITT TRUSTEES NAMED IN THE LAST WILL AND TESTAMENT OF RAY C. PREWITT, DECEASED, BY DEED RECORDED DECEMBER 26, 1967 AS INSTRUMENT NO 113293 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SINCE SUCH OWNERSHIP DOES NOT INCLUDE A RIGHT OF SURFACE ENTRY ON THE SURFACE OF THE LAND.

### 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, FOR STREET PURPOSES LOTS "A" THROUGH "H", INCLUSIVE, AND FURTHER, THE UNDERSIGNED OWNERS, OUR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY BY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOTS 11 THROUGH 16 AND 28 THROUGH 42 AS SHOWN ON THE ANNEXED MAP, ON, OVER, AND ACROSS LA SIERRA AVENUE AND COLLETT AVENUE ADJOINING SAID LOTS; AND WE ALSO HEREBY OFFER FOR DEDICATION FOR CONSTRUCTION AND MAINTENANCE OF UNDERGROUND ELECTRICAL DISTRIBUTION FACILITIES THOSE EASEMENTS DESIGNATED AS 5'X60' R.U.E. AND 5' R.U.E., AND WE ALSO HEREBY OFFER FOR DEDICATION FOR CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES AND STORM DRAIN FACILITIES THOSE AREAS DESIGNATED AS 12' SEWER EASEMENT, 12' STORM DRAIN EASEMENT, AND SPECIAL STORM DRAIN EASEMENT.

PACSETTER HOMES, INC. A CALIFORNIA CORPORATION

BY: John W. Klug PRESIDENT BY: Eliana P. Wilson SECRETARY

### ACKNOWLEDGEMENT

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

ON THIS 4<sup>TH</sup> DAY OF OCTOBER, 1976, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN W. KLUG AND ELSIAN P. WILSON KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY 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 WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL.

Cheryl L. McWhorter  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES 12-23-79

### UTILITIES EASEMENT

THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO CITIZEN'S DOMESTIC WATER COMPANY, AS TO AN EASEMENT FOR INSTALLATION, OPERATION, MAINTENANCE, AND REMOVAL OF WATER PIPELINES, DITCHES OR FLUMES, OR FITTINGS APPURTENANT THERETO, BY DEED RECORDED MARCH 16, 1926, BOOK 663, PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP.

DATED Nov. 5, 1976

EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES

BY: Everett 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 6763, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD DEC. 4, 1975, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS 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 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 OF 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 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 Nov. 5, 1976

JAMES F. MARTINEK, R.C.E. 8134  
DIRECTOR OF PUBLIC WORKS

BY: William D. Hardner, 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 11-5, 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. 7, 1976

H.E. BREWER, CITY TREASURER.

BY: H.E. Brewer

### SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 24<sup>TH</sup> DAY OF FEBRUARY, 1976, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY KENNETH G. OSBORNE & ASSOCIATES.

### CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF FOUR (4) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO 6763-1, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS "F", "G", "H" WHICH ARE ACCEPTED AS "1' BARRIER STRIPS" TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOTS "C", "D", "E", 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 9<sup>th</sup> DAY OF Nov, 1976.

ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE

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 OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED OCTOBER 7<sup>th</sup>, 1976

DONNA BOUER BABCOCK  
COUNTY TAX COLLECTOR

BY: Kenneth C. Kerin  
DEPUTY

### 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 \_\_\_\_\_, 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 FOUR (4) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING MAY, 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 MAY 7, 1976

ERNEST N. WEBB, R.C.E. 0876

BY: Ernest N. Webb

M.B. 87/43

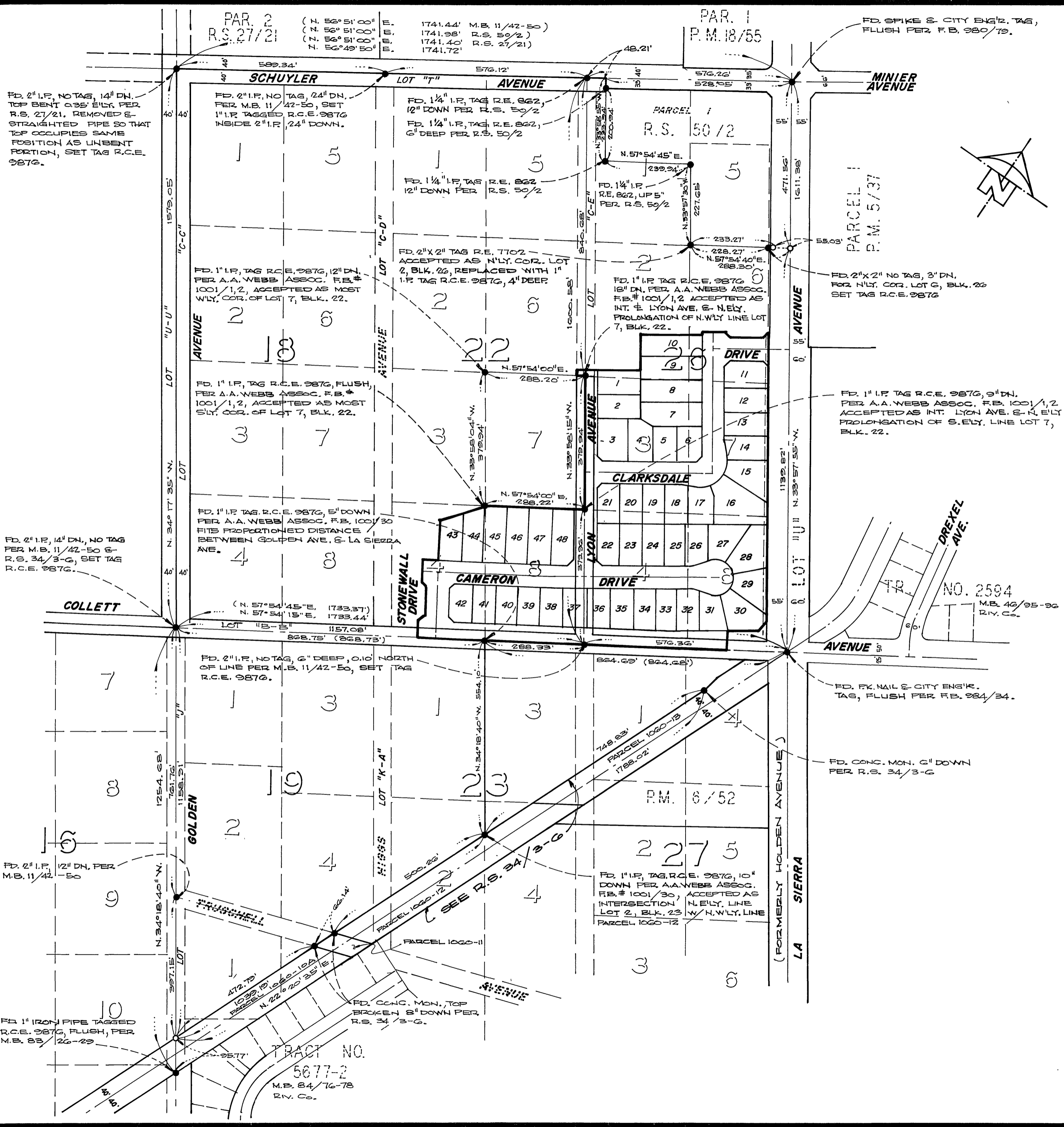
TR 6763-1

M.B. 87/43

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TR 6763-1

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IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 6763-1**  
 BEING A SUBDIVISION OF LOT 8 AND A PORTION OF LOT 4, BLOCK 22;  
 LOTS 3, 4, 7, 8 AND A PORTION OF LOTS 2 AND 6, BLOCK 26; AND A  
 PORTION OF LOT "B-B" (COLLETT AVENUE); AND A PORTION OF LOT  
 "C-E" (LYON AVENUE), ALL WITHIN LA SIERRA GARDENS, PER MAP  
 BOOK 11, PAGES 42-50, AND A PORTION OF LOT "U" OF LA SIERRA  
 HEIGHTS TRACT NO. 2, PER MAP BOOK 7, PAGE 66, BOTH RECORDS  
 OF RIVERSIDE COUNTY, CALIFORNIA.

MAY 1976 SCALE: 1" = 200'

ALBERT A. WEBB ASSOCIATES  
 CIVIL ENGINEERS  
 RIVERSIDE, CALIFORNIA

**ENGINEER'S NOTES**

1. BASIS OF BEARINGS IS THE CENTERLINE OF COLLETT AVENUE TAKEN AS N. 57° 54' 15" E. AS SHOWN ON MAP OF TRACT NO. 5677-1 ON FILE IN BOOK 83 OF MAPS, AT PAGES 26 THRU 29 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 ○ .
4. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS, AND ANGLE POINTS IN SIDE LOT LINES.
5. SET "SURE FIRE" STUDS TAGGED R.C.E. 9876 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 13.87 ACRES.
7. BEARINGS AND DISTANCES SHOW THIS ( ) REFER TO THOSE RECORDED ON LA SIERRA GARDENS M.B. 11/42-50 UNLESS OTHERWISE NOTED.

SCHUYLER AVENUE

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 6763-1


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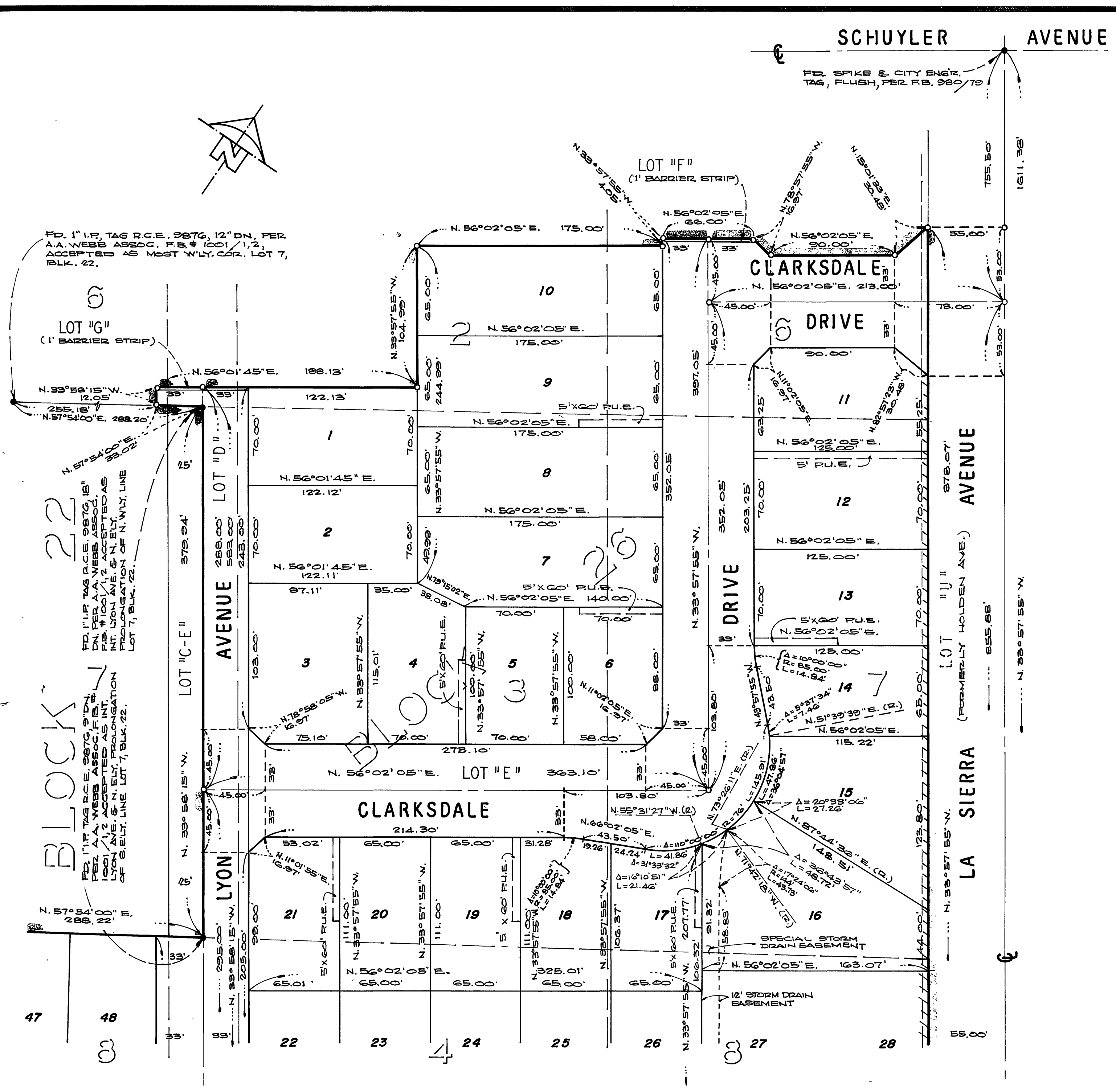
MAY 1976

SCALE: 1"=50'

ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

ENGINEER'S NOTES

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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 ○
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5. SET "SURE FIRE" STUDS TAGGED R.C.E. 9876 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 13.87 ACRES.
7. AREAS ALONG LA SIERRA AVENUE AND COLLETT AVENUE SHOWN THUS  INDICATES - VEHICULAR AND PEDESTRIAN ACCESS WAIVED.



**ENGINEER'S NOTES**

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IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 6763-1

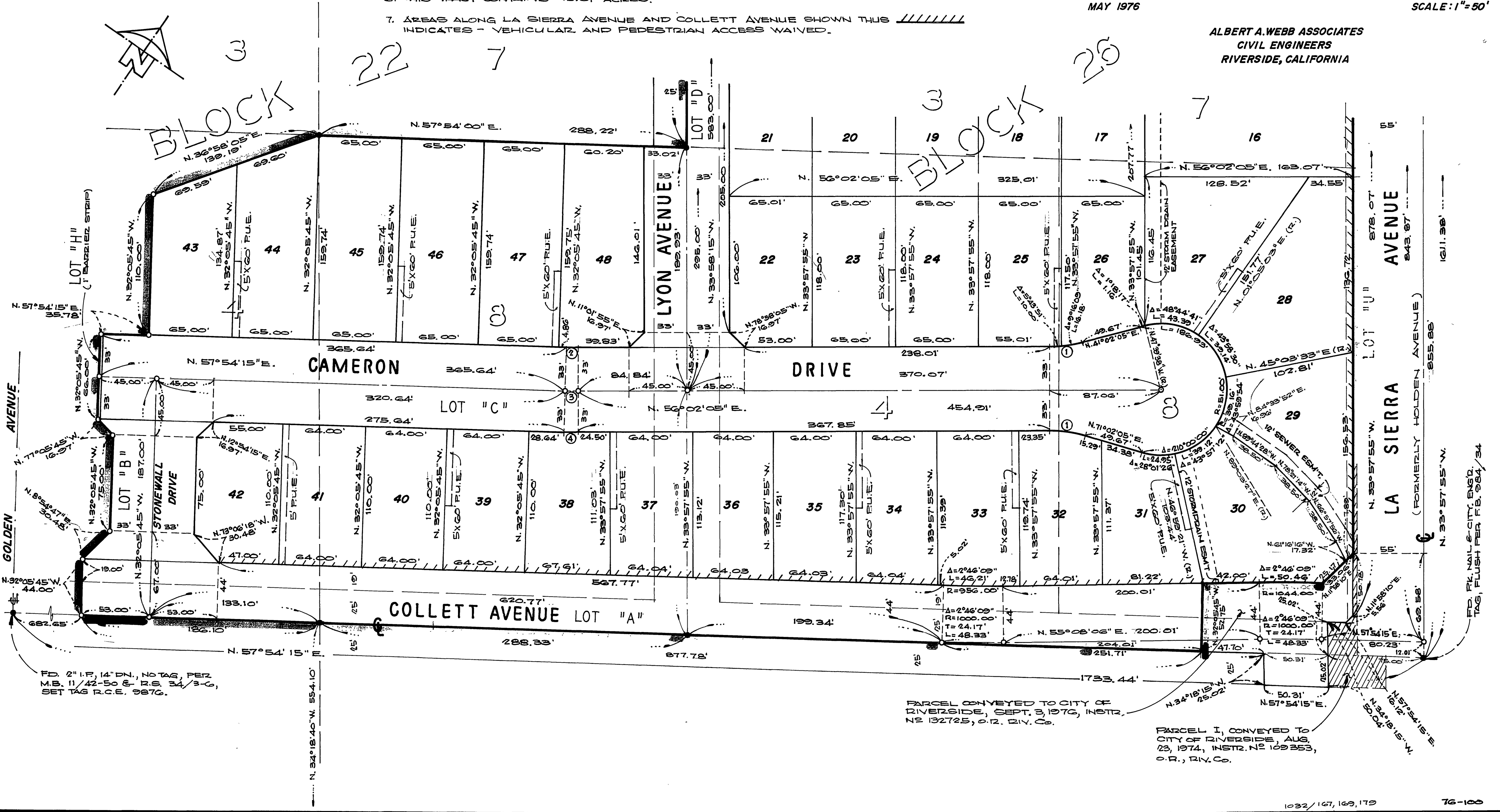
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MAY 1976

SCALE: 1" = 50'

ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

NO	Δ	R	T	L
①	15° 00' 00"	100.00'	13.17'	26.18'
②	1° 52' 10"	267.00'	-	8.71'
③	1° 52' 10"	300.00'	4.90'	9.79'
④	1° 52' 10"	333.00'	-	10.87'



FD. 2" I.P., 14" D.N., NO TAG, PERZ  
M.B. 11/42-50 & D.B. 24/3-6,  
SET TAG R.C.E. 9876.

PARCEL CONVEYED TO CITY OF  
RIVERSIDE, SEPT. 3, 1976, INSTR.  
NO 132725, O.R. DIV. CO.

PARCEL 1, CONVEYED TO  
CITY OF RIVERSIDE, AUG.  
23, 1974, INSTR. NO 109353,  
O.R., DIV. CO.