

MB. 87/62

TR 5423-2 MB. 87/62

UTILITIES EASEMENTS

THE CITY OF RIVERSIDE BEING THE OWNER OF THE DESCRIBED EASEMENT HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP: CITY OF RIVERSIDE AS SUCCESSOR TO THE RIVERSIDE WATER COMPANY BY DEED RECORDED OCTOBER 26, 1973 AS INSTRUMENT NO. 140665 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED November 8, 1976 EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

BY: Emmett C. Ross

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 5423-2

BEING A SUBDIVISION OF A PORTION OF LOTS 11 THRU 14 OF TEQUESQUITE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 10 OF MAPS AT PAGE 31 THEREOF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND A PORTION OF SECTION 1 T.3S., R.5W., S.B.M.

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

APRIL 1976

OWNERSHIP

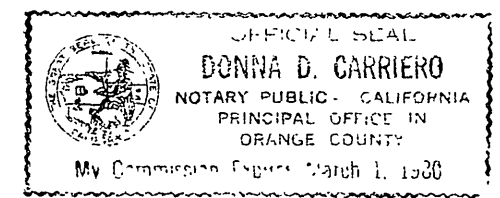
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE COLORED BORDER LINE, AND WE HEREBY OFFER FOR DEDICATION TO PUBLIC USE, FOR STREET PURPOSES, LOTS A THRU E. INCLUSIVE, AND FURTHER, THE UNDER-SIGNED 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 1, 10-18, 20 AND 21 INCLUSIVE, AS SHOWN ON THE ANNEXED MAP, ON, OVER AND ACROSS ALESSANDRO BOULEVARD ADJOINING LOTS 1, 10-18, 20 AND 21 INCLUSIVE, AND FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN AND SEWER FACILITIES THOSE EASEMENTS DESIGNATED AS SPECIAL STORM DRAIN EASEMENT, 12' STORM DRAIN EASEMENT AND 12' SEWER EASEMENT, AND FOR CONSTRUCTION AND MAINTENANCE OF UNDERGROUND PUBLIC ELECTRICAL DISTRIBUTION FACILITIES THE AREAS DESIGNATED AS 5' X 60' P.U.E., & 5' P.U.E.

PRESLEY OF SOUTHERN CALIFORNIA, A CALIFORNIA CORPORATION

Robert A. Hukee VICE PRESIDENT
Barbara A. Davis SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE }
ON THIS 2nd DAY OF November, 1976, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Robert A. Hukee and Barbara A. Davis KNOWN TO ME TO BE THE VICE 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 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.



Donna D. Carriero
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES MARCH 1, 1980

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. 5423 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD JULY 19, 1973 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) & OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE, AND ALL AMENDMENTS THERETO HAVE BEEN COMPLIED WITH; AND I AM SATISFIED THAT THE 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; 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 November 17, 1976 JAMES F. MARTINEK, R.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 November 8, 1976 EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES
BY: Emmett 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 Nov 9, 1976 H.E. BREWER, CITY TREASURER
BY: H.E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 8TH DAY OF NOVEMBER, 1976, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY RICHARD MILLS AND ASSOCIATES.

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. 5423-2, 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 3rd 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 November 8th, 1976 DONNA BOWER BABCOCK
COUNTY TAX COLLECTOR
BY: Kenneth P. Krin
DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 185 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.

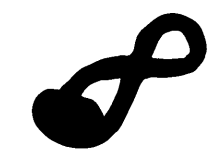
DATED _____, 1976 DONALD D. SULLIVAN
COUNTY CLERK AND EX-OFFICIO CLERK
OF THE BOARD OF SUPERVISORS.
BY: _____
DEPUTY

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF 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 (1) YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED April 28, 1976 ERNEST N. WEBB, R.C.E. 9876
BY: Ernest N. Webb

87
SHEET 1 OF 3 SHEETS
FILED
ON Nov. 30, 1976
AT 3:05 P.M.
W.D. BALOGH
COUNTY RECORDER
BY: Lured C. Beale - deputy
FEE \$9.00
NO. 183870
FILED BY City Clerk
SUB'DN. G'TEE F.A.T. Co.



MB 87/62

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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS

MAY 1976

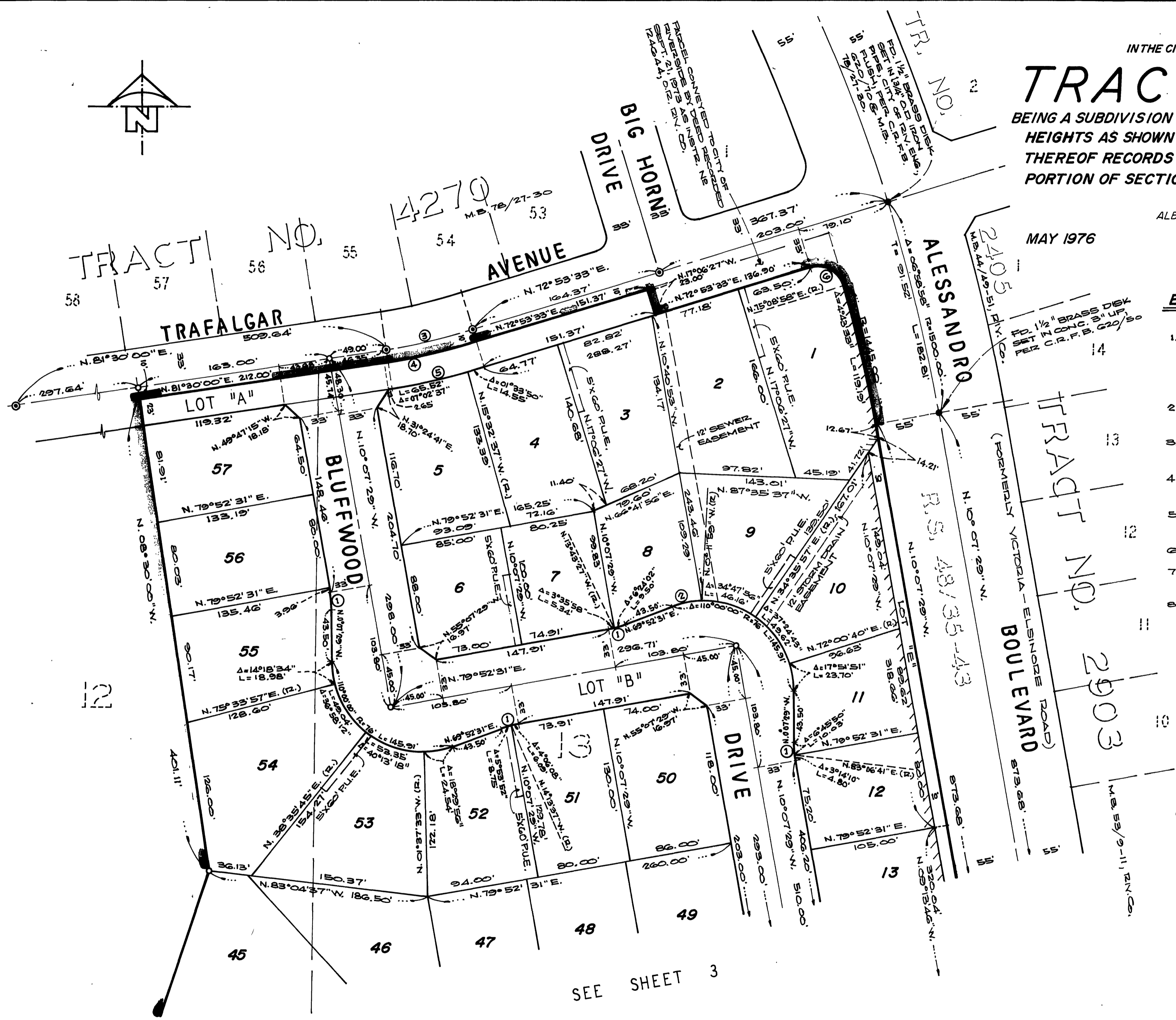
SCALE: 1" = 60'

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF TRAFALGAR AVENUE TAKEN AS N. 81°30'00" E. AS SHOWN ON MAP OF TRACT NO. 4270 ON FILE IN BOOK 78 OF MAPS, AT PAGES 27 THRU 30 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 ○.
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 19.22 ACRES.
7. FOUND 1" IRON PIPE, FLUSH, TAGGED R.C.E. 9876, AT ALL POINTS SHOWN THUS ⊙ PER M.B. 78/27-30 RV. CO. RECS.
8. // // // // INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED.

CURVE DATA

NR	Δ	R	T	L
①	10°00'00"	85.00'	7.44'	14.84'
②	12°55'30"	76.00'	-	26.43'
③	8°36'27"	500.00'	-	75.12'
④	8°36'27"	510.00'	-	76.62'
⑤	8°36'27"	533.00'	-	80.07'
⑥	92°15'25"	23.00'	-	37.04'



SEE SHEET 3

M.B. 87/63

TR 5423-2 M.B. 87/63

M.B. 87/63
TR 5423-2

M.B. 87/63

SEE SHEET 2

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

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MAY 1976

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6. THIS TRACT CONTAINS 19.22 ACRES
7. FOUND 1" IRON PIPE, FLUSH, TAGGED R.C.E. 9876, AT ALL POINTS SHOWN THUS ⊙ PER M.B. 78/21-30 RIV. CO. RECS.
8. // INDICATED VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED.

FD. CITY DISK IN CONC. 3" UP, PER C.R.F.B. 620/51.

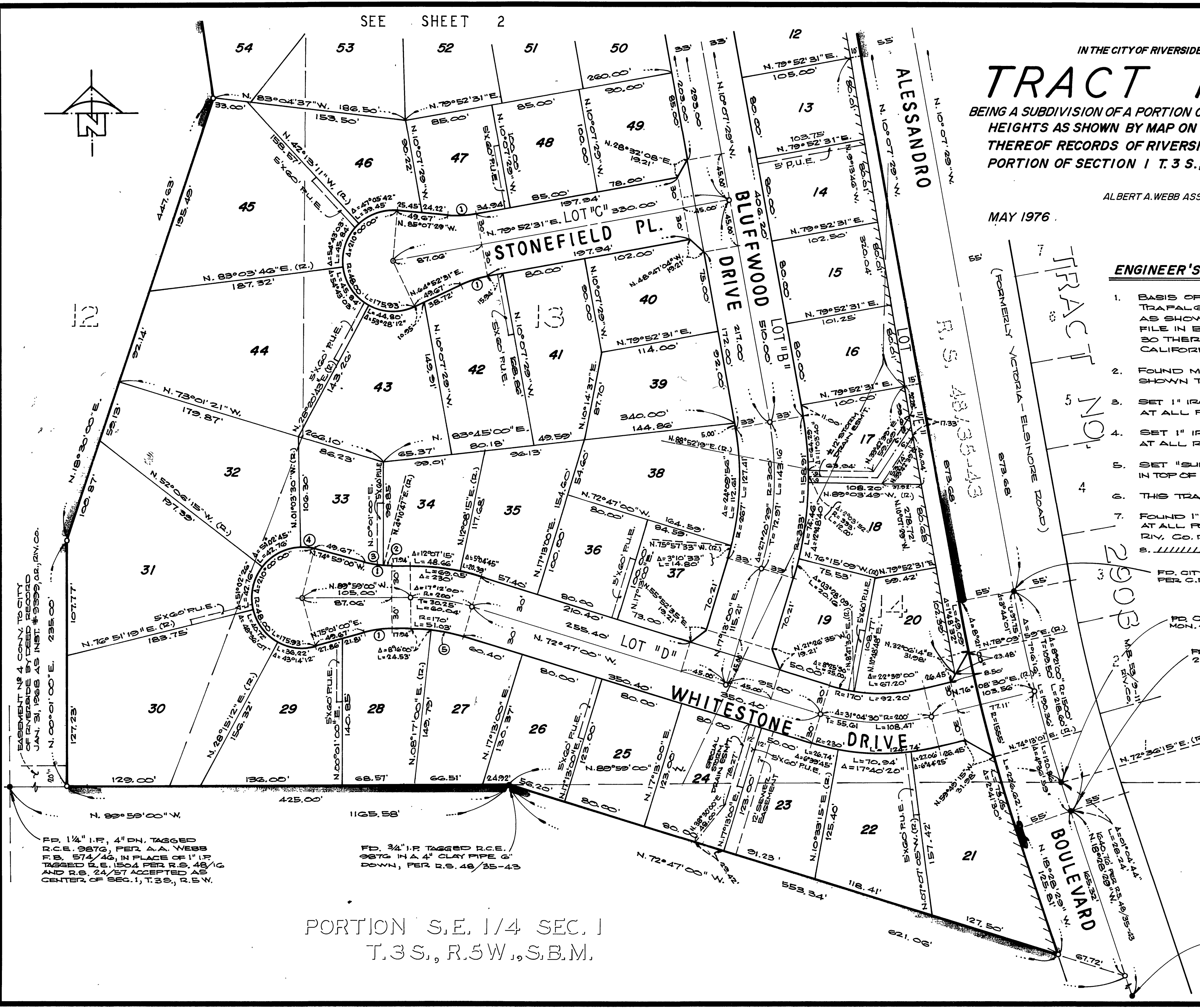
FD. CITY DISK IN A 4" CONC. MON. 2" UP PER C.R.F.B. 620/74.

FD. CITY DISK IN A 6" CONC. MON. 2" UP, PER C.R.F.B. 620/52.

CURVE DATA

No	A	R	T	L
①	15° 00' 00"	103.00'	13.56'	26.97'
②	4° 09' 47"	103.00'	-	7.48'
③	10° 50' 13"	103.00'	-	19.48'
④	16° 04' 30"	48.00'	-	13.47'
⑤	08° 56' 00"	170.00'	-	26.50'

FD. WIRE IN A 4" X 4" CONC. MON. 26" DOWN IN A CAPPED WELL PER C.R.F.B. 620/53 & 679/67.



PORTION S.E. 1/4 SEC. 1
T. 3 S., R. 5 W., S. B. M.