

MB.88/5

TR 6992

MB.88/5

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 6992

BEING A SUBDIVISION OF PORTIONS OF LOTS 1, 2 AND 3 IN BLOCK 52; LOT 2 AND PORTIONS OF LOTS 1, 3, 4 AND 5 IN BLOCK 49; AND A PORTION OF LOT "CE" (HEDRICK AVENUE), AND A PORTION OF LOT "CH" (JONES AVENUE), ALL WITHIN LA SIERRA GARDENS, PER MAP BOOK 11, PAGES 42-50, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA - RANCHO LA SIERRA SEPULVEDA.

ALBERT A. WEBB ASSOCIATE - CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

JULY 1976

SHEET 1 OF 3 SHEETS

**FILED**  
ON Dec. 28, 1976

AT 2:30 P. M.  
W.D. BALOGH  
COUNTY RECORDER

BY: Harold C. Beale

FEE \$9.00

NO 199866

FILED BY City Clerk

SUBDN. G'TEE. F.A.T.C.

MB.88/5

TR 6992

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### 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 "G" INCLUSIVE, AND FURTHER, 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 13, 14, 55, 62 THRU 66 AND 78 AS SHOWN ON THE ANNEXED MAP, ON, OVER AND ACROSS FOLK STREET AND HOLE AVENUE ADJOINING SAID LOTS; and further the undersigned owners, their successors and assigns in interest, hereby release and relinquish to the City of Riverside, a municipal corporation, all vehicular access rights appurtenant to Lots 1 through 13 inclusive as shown on the annexed map, except between Points "A" and "B", "C" and "D", "E" and "F", "G" and "H", "I" and "J", "K" and "L" and "M" and "N", as shown on the annexed Map.

We further offer for dedication for public use for construction and maintenance of sewer facilities the areas designated as "12' sewer easement" and special sewer easement, and for construction and maintenance of storm drain facilities the areas designated as "special storm drain easement" and Lot "H", and for construction and maintenance of underground electrical public utility facilities the areas designated as "5'x30' P.U.E.", "5'x60' P.U.E." & "5' P.U.E. and for construction and maintenance of overhead electrical public utility facilities the area designated as "8' P.U.E.-O.H. and 5' P.U.E.-O.H.

HOLLENBECK DEVELOPMENT CO., INC.

BY: James R. Hollenbeck Mary Patterson  
James R. Hollenbeck Mary Patterson  
President Secretary

### NOTARY ACKNOWLEDGEMENT

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

ON THIS 28th DAY OF December, 1976, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED James R. Hollenbeck AND Mary Patterson 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 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.

Robert Lombard  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES 5/21/77

### SIGNATURE OMISSION

PURSUANT TO SECTION 66426 (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., ABBOT KINNEY CO., HAYDEN WORTHINGTON, BETTY WORTHINGTON, RAY C. FREWITT, LOUISE D. FREWITT, EDITH C. BRICKER, JACK E. POOLE, MARQUISITE POOLE, BY DEED RECORDED DEC. 22, 1955 AS INSTRUMENT NO 20681 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 6992, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD DEC. 18, 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 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 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 December 15th, 1976 JAMES F. MARTINEK, R.C.E. 8134

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 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 Dec. 15, 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 Nov. 9, 1976 H. E. BREWER, CITY TREASURER

BY: H. E. Brewer

### SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 4TH DAY OF MAY, 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 THREE (3) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO 6992, 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 THEREON AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THEREON.

I HEREBY CERTIFY THAT THE FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 21st DAY OF December, 1976.

ALICE A. HAZE  
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Haze

### 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, THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$\_\_\_\_\_.

DATED DECEMBER 10, 1976 DONNA BOUER BABCOCK  
COUNTY TAX COLLECTOR

BY: Harold M. Larsen 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 THREE (3) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING JULY, 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 JULY 23rd, 1976 ERNEST N. WEBB, R.C.E. 9876

BY: Ernest N. Webb

ENGINEER'S NOTES

- (1.) BASIS OF BEARINGS IS THE NORTH EASTERLY LINE OF LOTS 1 THRU 12 OF TRACT NO 2551 TAKEN AS N. 34°17'10" W. AS SHOWN BY MAP OF TRACT NO 2551 ON FILE IN BOOK 53 OF MAPS AT PAGES 49-50 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- (2.) FOUND 3/4" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THIS @ PER M.B. 53/49-50, UNLESS OTHERWISE NOTED.
- (3.) FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THIS ●
- (4.) SET 1" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THIS ○, UNLESS OTHERWISE NOTED.
- (5.) DISTANCES SHOWN THIS ( ) REFER TO TRACT NO 2551 PER M.B. 53/49-50.
- (6.) SET STEEL PIN AND TAG R.C.E. 9876 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
- (7.) SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS.
- (8.) AREAS SHOWN THUS INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED.
- (9.) AREAS SHOWN THUS INDICATES VEHICULAR ACCESS RIGHTS WAIVED.
- (10.) THIS TRACT CONTAINS 17.51 ACRES.
- (11.) FOUND 4" ROUND CONC. MONUMENTS WITH BRASS TAG MARKED R.C.F.C.E. - W.C.D. PER R.S. 35/16-18 AT ALL POINTS SHOWN THIS ⊙.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 6992

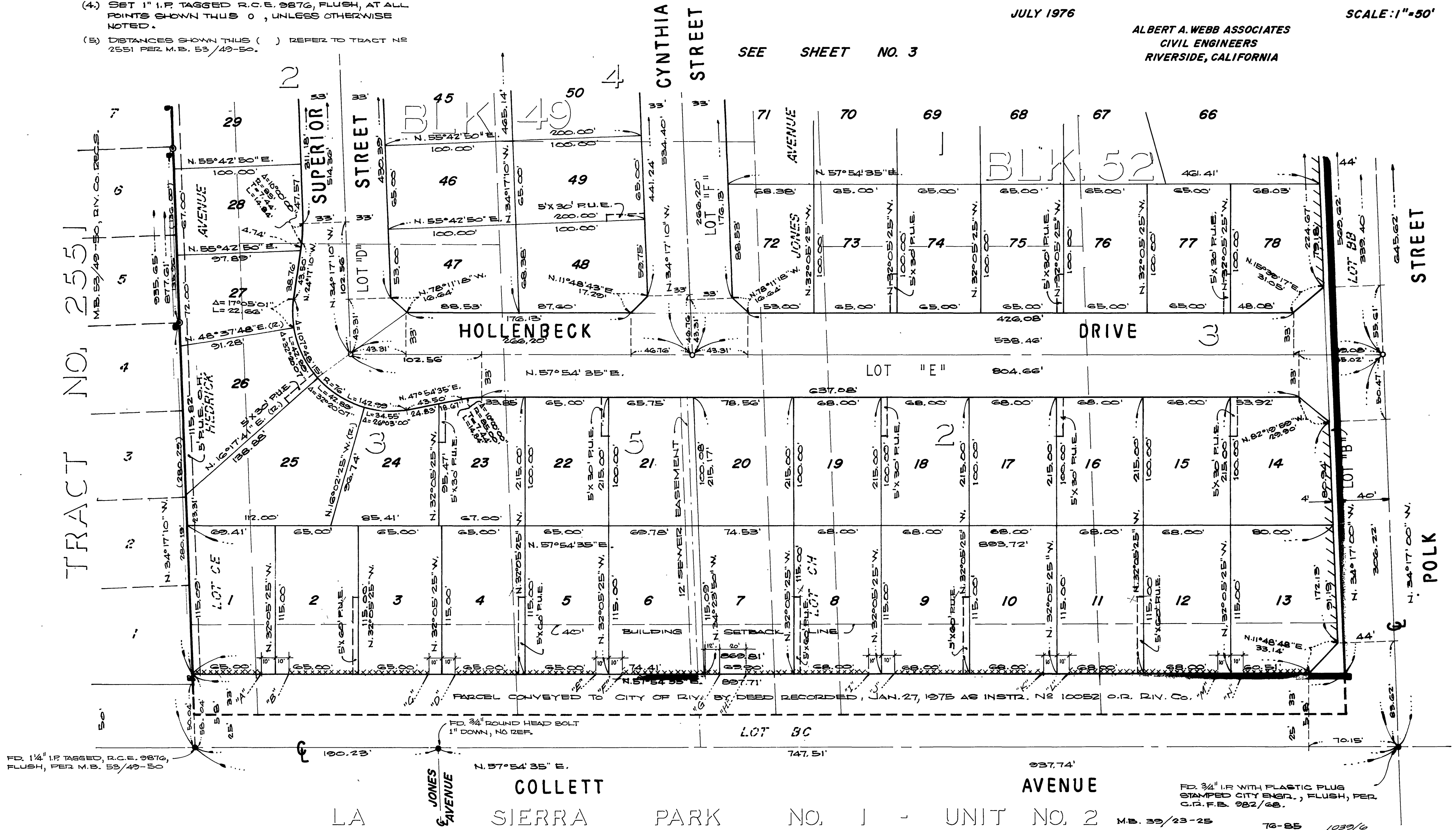
BEING A SUBDIVISION OF PORTIONS OF LOTS 1, 2 AND 3 IN BLOCK 52; LOT 2 AND PORTIONS OF LOTS 1, 3, 4 AND 5 IN BLOCK 49; AND A PORTION OF LOT "CE" (HEDRICK AVENUE), AND A PORTION OF LOT "CH" (JONES AVENUE), ALL WITHIN LA SIERRA GARDENS, PER MAP BOOK 11, PAGES 42-50, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA - RANCHO LA SIERRA SEPULVEDA.

JULY 1976

SCALE: 1"=50'

ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

SEE SHEET NO. 3



ENGINEER'S NOTES

- (1) BASIS OF BEARINGS IS THE NORTH EASTERLY LINE OF LOTS 1 THRU 12 OF TRACT NO 2551 TAKEN AS N. 34°17'10" W. AS SHOWN BY MAP OF TRACT NO 2551 ON FILE IN BOOK 53 OF MAPS AT PAGES 49-50 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- (2) FOUND 3/4" I.P. TAGGED R.C.E. 9876, FLUSH AT ALL POINTS SHOWN THIS  $\odot$  PER M.B. 53/49-50, UNLESS OTHERWISE NOTED.
- (3) FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THIS  $\bullet$ .
- (4) SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THIS  $\circ$ , UNLESS OTHERWISE NOTED.

- (5) DISTANCES SHOWN THIS ( ) REFER TO TRACT NO 2551 PER M.B. 53/49-50.
- (6) SET STEEL PIN AND TAG R.C.E. 9876 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
- (7) SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS.
- (8) AREAS SHOWN THIS  $|||||$  INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED.
- (9) AREAS SHOWN THIS  $XXXXX$  INDICATES VEHICULAR ACCESS RIGHTS WAIVED.
- (10) THIS TRACT CONTAINS 17.31 ACRES.
- (11) FOUND 4" ROUND CONC. MONUMENT WITH BRASS TAG MARKED R.C.F.C. & W.C.D. PER R.S. 35/16-18 AT ALL POINTS SHOWN THIS  $\odot$ .

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 6992

BEING A SUBDIVISION OF PORTIONS OF LOTS 1, 2 AND 3 IN BLOCK 52; LOT 2 AND PORTIONS OF LOTS 1, 3, 4 AND 5 IN BLOCK 49; AND A PORTION OF LOT "CE" (HEDRICK AVENUE), AND A PORTION OF LOT "CH" (JONES AVENUE), ALL WITHIN LA SIERRA GARDENS, PER MAP BOOK 11, PAGES 42-50, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA-RANCHO LA SIERRA SEPULVEDA.

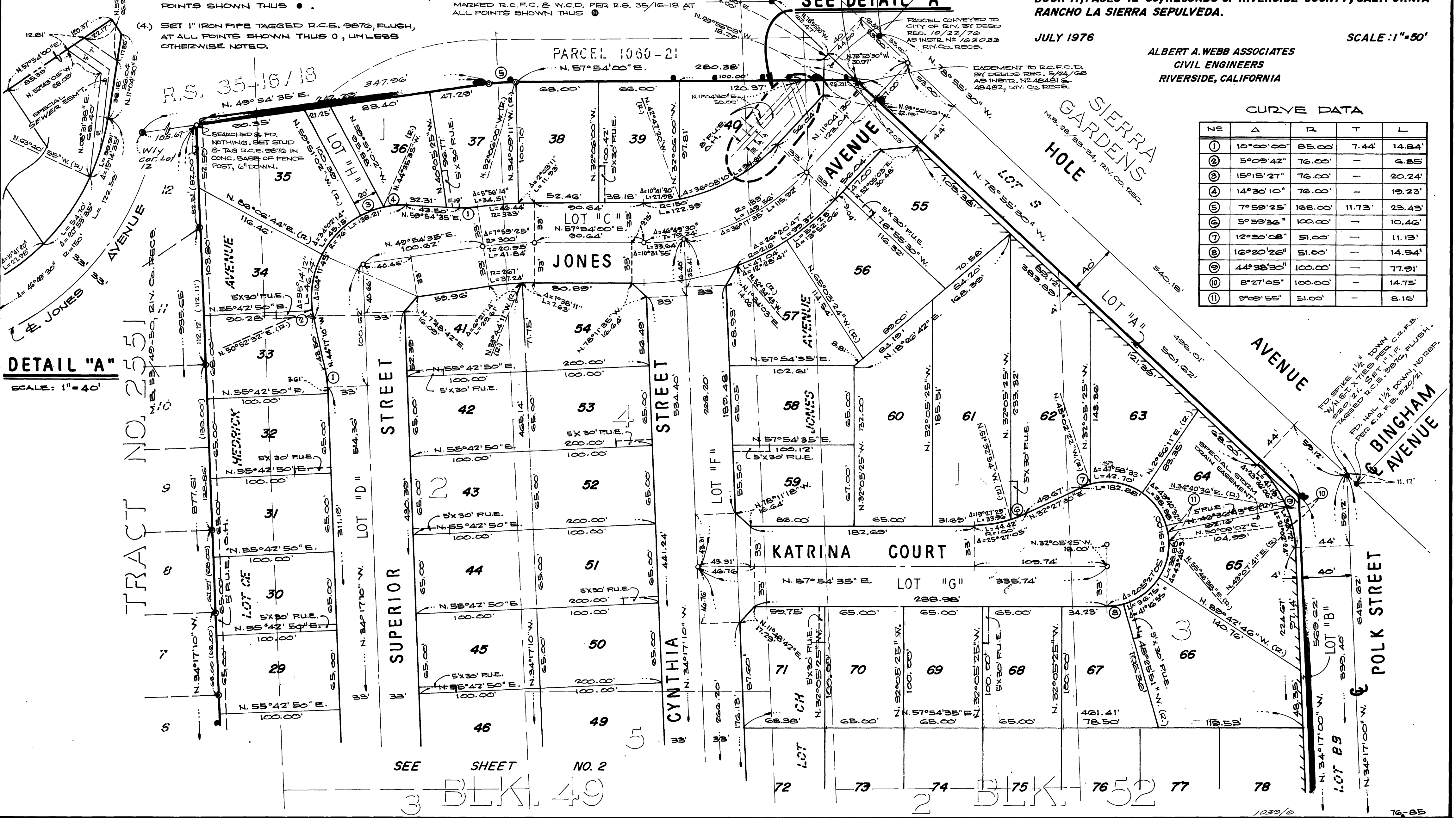
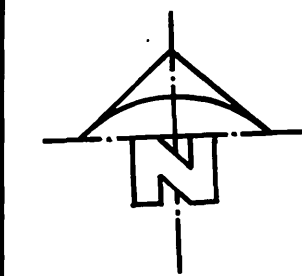
JULY 1976

SCALE: 1"=50'

ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

CURVE DATA

No	$\Delta$	R	T	L
1	10°00'00"	85.00'	7.44'	14.84'
2	5°09'42"	76.00'	-	6.85'
3	15°15'21"	76.00'	-	20.24'
4	14°30'10"	76.00'	-	19.23'
5	7°59'25"	168.00'	11.73'	23.43'
6	5°59'36"	100.00'	-	10.46'
7	12°50'08"	51.00'	-	11.13'
8	16°20'26"	51.00'	-	14.54'
9	44°38'30"	100.00'	-	77.91'
10	8°27'05"	100.00'	-	14.75'
11	9°09'55"	51.00'	-	8.16'



DETAIL "A"  
SCALE: 1"=40'

TRACT NO. 2551  
M.B. 53/49-50, CIV. CO. RECS.

SEE SHEET NO. 2  
3 BLK. 49