

M.B. 88/23

TR 7640

M.B. 88/23

Copy 88/23

SHEET 1 OF 2 SHEETS

FILED
ON Jan. 10, 1977

AT 1:00 P.M.

W.P. BALOGH

COUNTY RECORDER

BY: Harold C. Beala

FEE \$7.00

NO 4436

FILED BY City Clerk

SUBD. G'TEE F.A.T.Cr.

M.B. 88/23

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SIGNATURE OMISSION

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDER HAS BEEN OMITTED SINCE THEIR INTEREST CANNOT RISE INTO FEE:
DEVELOPMENT COMPANY OF RIVERSIDE BY DEED RECORDED MARCH 4, 1912 IN BOOK 347, PAGE 113 OF DEEDS RECORDS OF RIV. CO. CALIF. FOR PIPELINES & CANNOT BE LOCATED FROM RECORD.

UTILITIES EASEMENT

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENT HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP: CITY OF RIVERSIDE AS SUCCESSORS TO THE RIVERSIDE WATER COMPANY BY DEED RECORDED IN BOOK 21, PAGE 379 OF DEEDS SAN BERNARDINO CO. RECORDS, FOR IRRIGATION DITCHES, FLUMES, PIPE OR OTHER CONDUITS.

DATED December 15, 1976
EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES
BY: Edward Ross

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 "H" INCLUSIVE, AND FURTHER, THE UNDERSIGNED OWNER HIS SUCCESSOR 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 1-8, 13 AND 37 AS SHOWN ON THE ANNEXED MAP, ON, OVER AND ACROSS LINCOLN AVENUE AND ADAMS STREET, ADJOINING SAID LOTS 1-8, 13 AND 37. WE FURTHER HEREBY OFFER FOR DEDICATION TO PUBLIC USE, FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL UNDERGROUND DISTRIBUTION FACILITIES THE AREAS DESIGNATED AS "5' P.U.E." AND "E'X'20' P.U.E.". WE FURTHER HEREBY OFFER FOR DEDICATION TO PUBLIC USE FOR CONSTRUCTION AND MAINTENANCE OF WATERLINE FACILITIES, THE AREA DESIGNATED AS "15' WATERLINE EASEMENT."

LINCOLN / ADAMS ASSOCIATES, A LIMITED PARTNERSHIP
J.A. ANDREWS DEVELOPMENT CO., A CALIFORNIA CORPORATION
GENERAL PARTNER.

BY: Jay A. Andrews
PRESIDENT AND GENERAL PARTNER

RIVERSIDE SAVINGS AND LOAN ASSOCIATION, AS TRUSTEE
a California Corporation
Donald A. Swanson Maria Litch
Asst. Vice President Assistant Secretary

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
ON THIS 15th DAY OF December, 1976, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAY A. ANDREWS, PRESIDENT OF J.A. ANDREWS DEVELOPMENT CO., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, SAID CORPORATION BEING KNOWN TO ME TO BE A GENERAL PARTNER OF LINCOLN / ADAMS ASSOCIATES, A LIMITED PARTNERSHIP, THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH PARTNER AND THAT SUCH LIMITED PARTNERSHIP EXECUTED THE SAME.
WITNESS MY HAND AND OFFICIAL SEAL.

ROBYN LOMBARD
NOTARY PUBLIC
RIVERSIDE COUNTY
CALIFORNIA
My Commission Expires May 21, 1977

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

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
ON THIS 15th DAY OF December, 1976, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Jay A. Andrews AND Maria Litch, KNOWN TO ME TO BE THE Asst. Vice President AND Assistant Secretary RESPECTIVELY OF 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 OR A RESOLUTION OF ITS BOARD OF DIRECTORS AS TRUSTEE.
WITNESS MY HAND AND OFFICIAL SEAL.

BEATRICE B. EVERETT
NOTARY PUBLIC
RIVERSIDE COUNTY
CALIFORNIA
My Commission Expires Aug 25, 1977

Beatrice B. Everett
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES Aug 25, 1977

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 7640
BEING A SUBDIVISION OF A PORTION OF LOT 8, BLOCK 74 OF THE LANDS OF SAYWARD AND EVANS, PER MAP BOOK 3 PAGE 2 RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
RIVERSIDE CALIFORNIA
MAY 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 NO 7640, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD APRIL 8, 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 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 DEC. 28, 1976.
JAMES F. MARTINEK, R.C.E. 8134
DIRECTOR OF PUBLIC WORKS
BY: William D. Gardner, 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 SERVICES 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 DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED December 15, 1976
EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES
BY: Edward 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 Dec 14, 1976
H.E. BREWER, CITY TREASURER
BY: H.E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 8TH DAY OF JUNE, 1976, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY C.H.J. MATERIALS LABORATORY INC.

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 7640, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS "G" AND "H" WHICH ARE ACCEPTED AS "BARRIER STRIPS" TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOTS "B" AND "D", AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERE TO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERE TO. I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 4th DAY OF January, 1977.



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, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$_____.

DATED DECEMBER 15, 1976
DONNA BOUER BABCOCK
COUNTY TAX COLLECTOR
BY: Harold M. Larsen
DEPUTY

TAX BOND

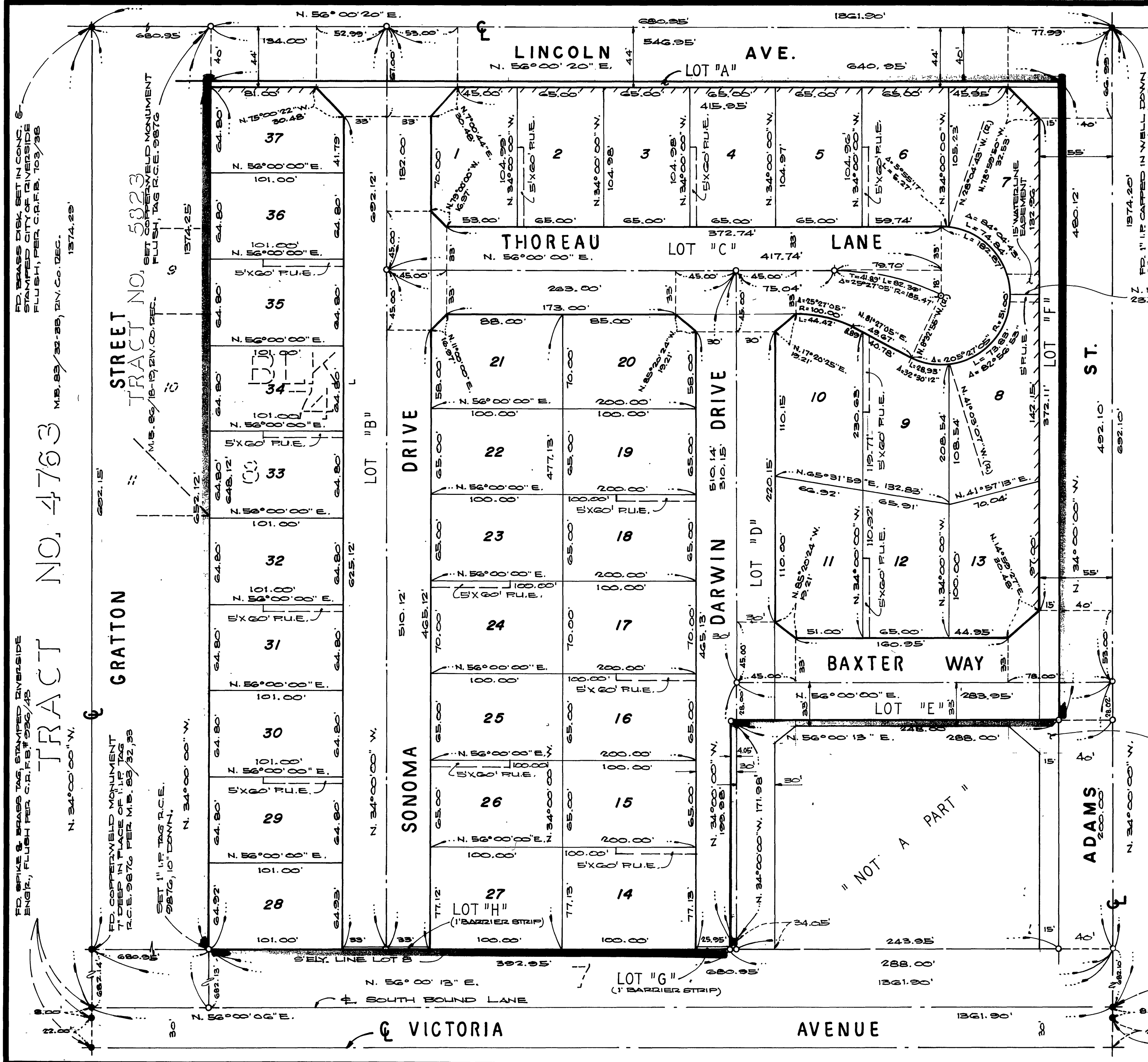
I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$_____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER AIZE 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 APRIL 1976, THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION 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 MAY 27TH, 1976
ERNEST N. WEBB, R.C.E. 9876
BY: Ernest N. Webb

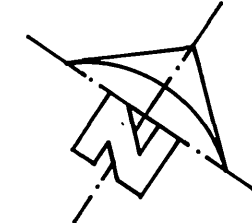


IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 7640
 BEING A SUBDIVISION OF A PORTION OF LOT 8, BLOCK 74 OF THE LANDS OF SAYWARD AND EVANS, PER MAP BOOK 3 PAGE 2 RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS

MAY 1976

SCALE 1" = 50'



ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF LINCOLN AVE. TAKEN AS N. 56° 00' 20" E. AS SHOWN BY MAP OF TRACT NO. 5823 RECORDED IN BOOK 86 OF MAPS AT PAGES 18-19 INCLUSIVE 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 ○, UNLESS OTHERWISE NOTED.
4. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT 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 8.62 ACRES.
7. AREAS ALONG LINCOLN AVE. AND ADAMS ST. SHOWN THUS // INDICATES - VEHICULAR AND PEDESTRIAN ACCESS WAIVED.

PARCEL DECEDED TO CITY OF RIVERSIDE AS INSTR. N.E. 182608 REC. NOV. 29, 1976 O.R. DIV. CO.

FD. 2" I.P. IN WELL 6" DOWN NO TAG PER C.R.F.B. # 236/42.

FD. 1 1/2" I.P. 1" DOWN, TAGGED R.C.E. 982 PER C.R.F.B. 936/42.