

PUBLIC UTILITY EASEMENTS

The City of Riverside, being the owner of the below described easements, hereby consents to the making and filing of the annexed map. A right of entry upon and right of way over and through said land for the construction and maintenance of all water ditches, that may be required for irrigation and other purposes of the Riverside Land and Irrigating Company, which right is expressly reserved to said Company and the Riverside Canal Company, their successor's and assigns, as provided in agreement recorded June 10, 1887 in Book "H" Page 93 of Agreements and in deeds recorded in Book 24, Page 14, Book 22, Page 486 and Book 24, Page 46, all of Deeds, San Bernardino County Records. Said easements are not locatable by the public record.

Dated Feb. 18, 1977

EVERETT C. ROSS
Director of Public Utilities

By Everett C. Ross

OWNERSHIP

We hereby certify that we are the owners of or have some 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; that we hereby consent to the making and filing of said map and subdivision as shown within the colored border line, and that we hereby offer for dedication for public use for street purposes Lots "A" and "B". Further, we hereby offer for dedication for the construction and maintenance of public utilities, those easements designated as "15' Waterline Easement", "5' x 150' P.U.E.", "5' P.U.E." and "5' x 50' P.U.E."

KENT LAND COMPANY, A California Corporation

Richard A. Barber
President

Wm. D. Hunt
Secretary

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA, s.s.
COUNTY OF RIVERSIDE

On this 16th day of February, 1977, before me the undersigned, a Notary Public in and for said County and State, personally appeared Richard A. Barber known to me to be the President and Wm. D. Hunt known to me to be the Assistant Secretary of Kent Land Company, 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. Witness my hand and official seal. My commission expires June 18, 1978.

Donna L. Sigar
Notary Public in and for said County and State.

IN THE CITY OF RIVERSIDE

TRACT NO. 7675

BEING A SUBDIVISION OF A PORTION OF LOTS 6, 9, 10, 11, AND LOTS 15 & 16 OF BLOCK 31 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70 OF MAPS, SAN BERNARDINO COUNTY RECORDS.

JULY 1976

SCALE: 1"=50'

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, 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. 7675, 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 complied with; and I am satisfied that this map is technically correct, that the easements for sewers and drainage facilities 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 accordance with said 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 March 1, 1977

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 utilities 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 Feb. 18, 1977

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 Feb. 23, 1977

H.E. BREWER
City Treasurer

By H.E. Brewer

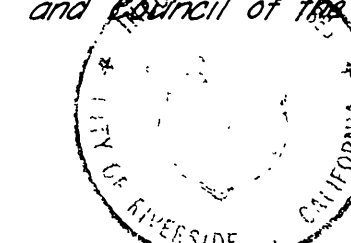
SOIL REPORT

A preliminary soil report was prepared on the 26th day of May, 1976 as required by the Health and Safety Code of California, Section 17953 by Associated Soils Engineering, Inc., 1751 Third St., Riverside, California.

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. 7675 and the streets and easements are hereby accepted as public streets and easements, except 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 1st day of March, 1977.



ALICE A. HARE
City Clerk of the City of Riverside, Calif.

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 and special assessments collected as taxes except taxes and special assessments collected as taxes that are now a lien but not yet payable, which are estimated to be \$3,600.00. Dated FEBRUARY 28th, 1977

DONNA BOUER BABCOCK
County Tax Collector

By Kenneth C. Kirwin Deputy

TAX BOND

I hereby certify that a bond in the sum of \$3,600.00 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 March 1, 1977

DONALD D. SULLIVAN
County Clerk and ex-officio
Clerk of the Board of Supervisors.

By Nancy Roman 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 of 1976, that all monuments of the character and locations 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 FEB. 15, 1977

J. F. Davidson
J.F. Davidson, R.C.E. 862

FILED
On March 4, 1977

At 1:15 P.M.

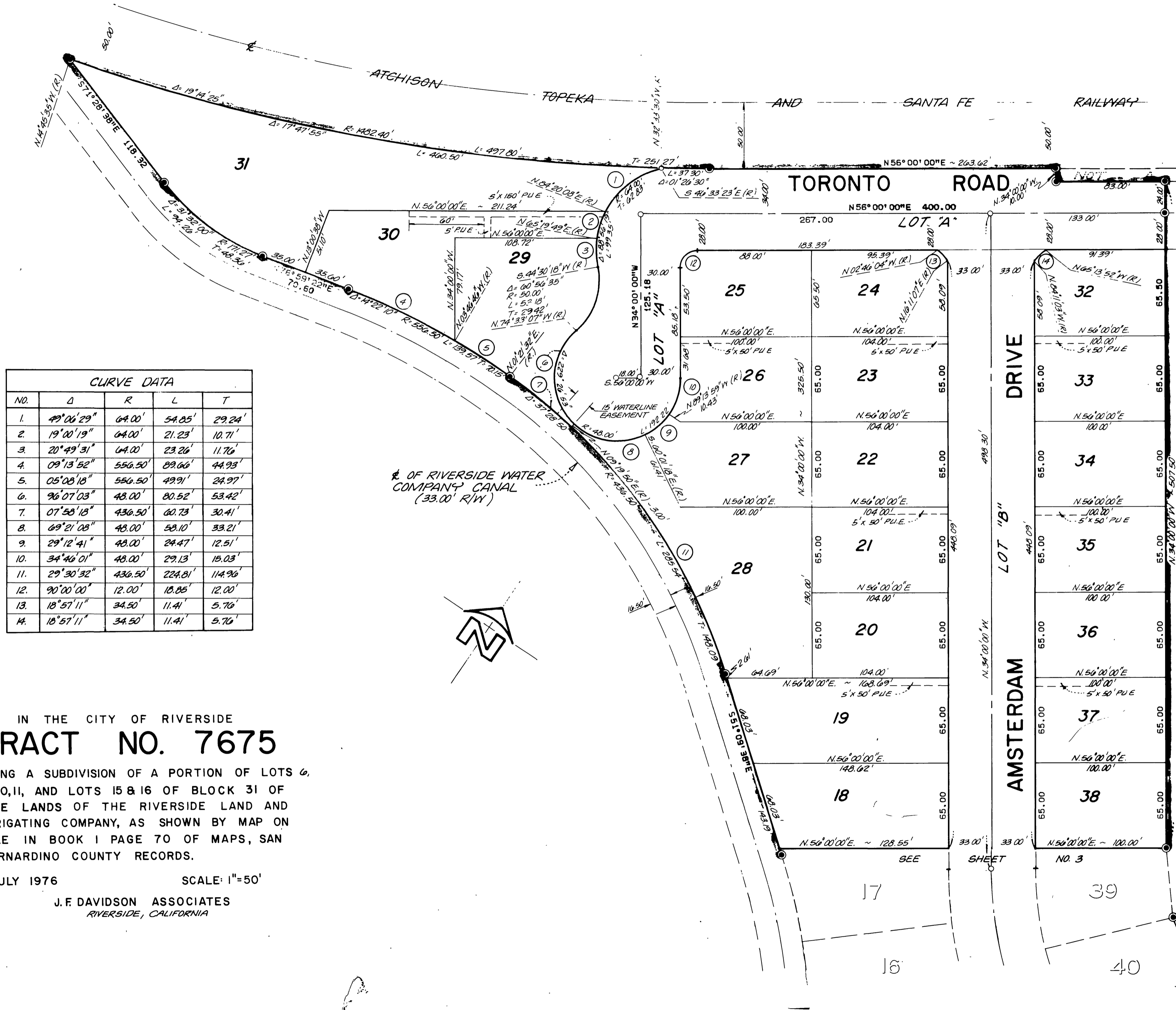
W.D. BALOGH
County Recorder

By Harold C. Beale
Deputy
Fee \$ 9.00

No. 36453

Filed by City Clerk

Subdn. Gtee SAFECO



CURVE DATA

NO.	Δ	R	L	T
1.	49°06'29"	64.00'	54.05'	29.24'
2.	19°00'19"	64.00'	21.23'	10.71'
3.	20°49'31"	64.00'	23.26'	11.76'
4.	09°13'52"	556.50'	89.66'	44.93'
5.	05°08'18"	556.50'	49.91'	24.97'
6.	96°07'03"	48.00'	80.52'	53.42'
7.	07°53'18"	436.50'	60.73'	30.41'
8.	69°21'08"	48.00'	58.10'	33.21'
9.	29°12'41"	48.00'	24.47'	12.51'
10.	34°46'01"	48.00'	29.13'	15.03'
11.	29°30'32"	436.50'	224.81'	114.96'
12.	90°00'00"	12.00'	18.85'	12.00'
13.	18°57'11"	34.50'	11.41'	5.76'
14.	18°57'11"	34.50'	11.41'	5.76'

- ENGINEER'S NOTES:**
1. BASIS OF BEARINGS IS THE CENTERLINE OF MONROE STREET TAKEN AS N.34°00'00"W AS SHOWN BY MAP OF ARLINGTON HEIGHTS PER MAP BOOK 11, PAGES 20 & 21, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
 2. ⊙ INDICATES FOUND MONUMENT AS NOTED.
 3. ⊙ INDICATES SET 3/4" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 862, FLUSH, UNLESS OTHERWISE NOTED.
 4. SET NAIL AND R.C.E. 862 TAG IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
 5. SET 2" x 2" REDWOOD STAKE, PAINTED YELLOW, AND TAGGED R.C.E. 862, FLUSH, AT ALL REAR LOT CORNERS.
 6. THIS SUBDIVISION CONTAINS 12.64 ACRES, GROSS.
 7. ⊙ INDICATES FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED R.C.E. 862, FLUSH, PER TRACT 7675-1, RECORDED IN M.B. 87/72-1 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

IN THE CITY OF RIVERSIDE
TRACT NO. 7675

BEING A SUBDIVISION OF A PORTION OF LOTS 6, 9, 10, 11, AND LOTS 15 & 16 OF BLOCK 31 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70 OF MAPS, SAN BERNARDINO COUNTY RECORDS.

JULY 1976 SCALE: 1"=50'

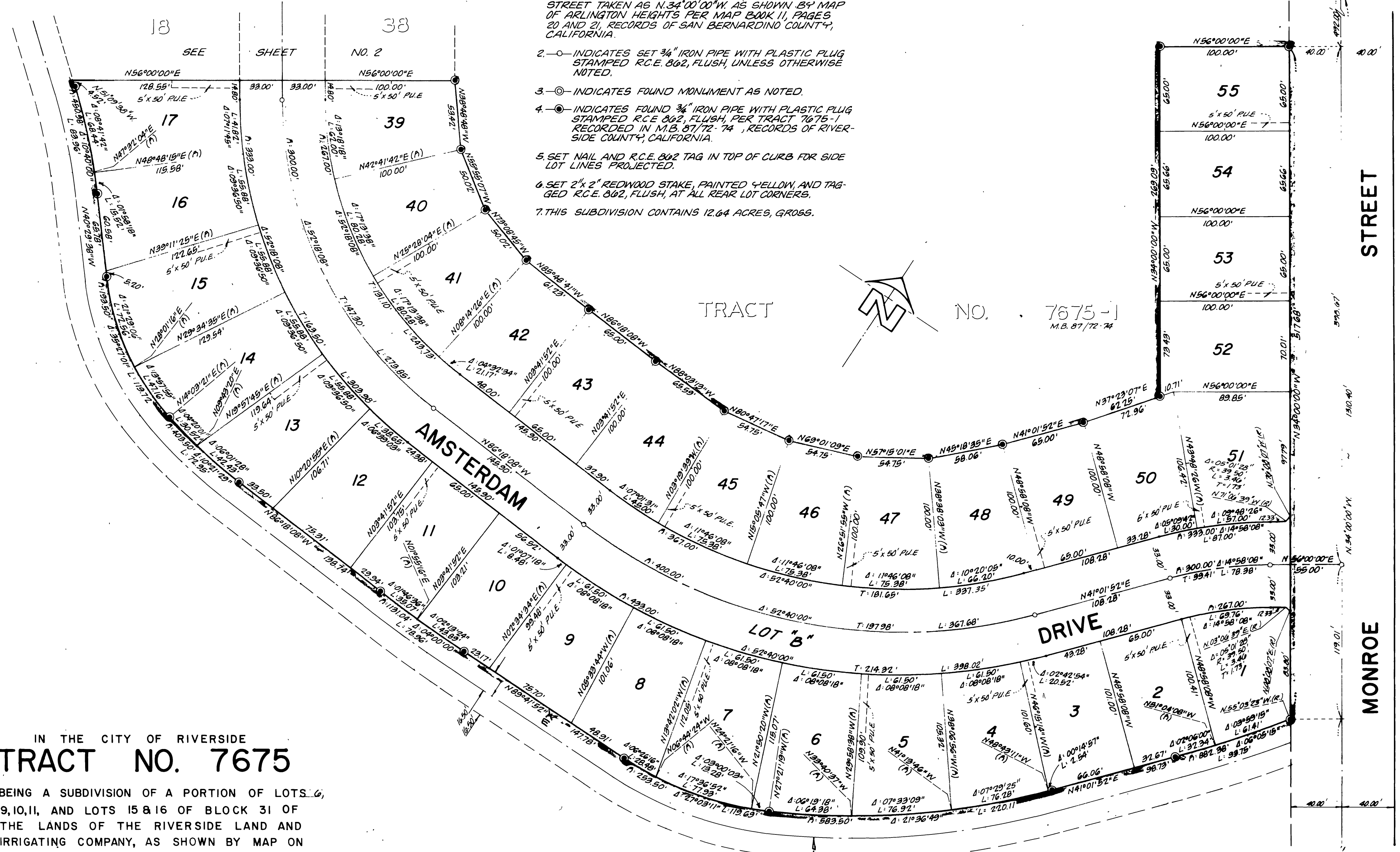
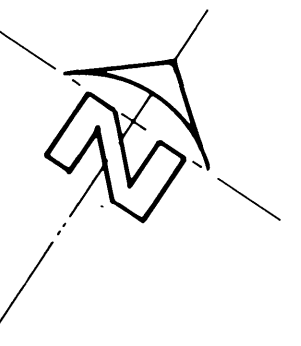
J. F. DAVIDSON ASSOCIATES
 RIVERSIDE, CALIFORNIA

TRACT NO. 7675-1
 M.B. 87/72-1

ENGINEER'S NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF MONROE STREET TAKEN AS N.34°00'00"W, AS SHOWN BY MAP OF ARLINGTON HEIGHTS PER MAP BOOK 11, PAGES 20 AND 21, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
2. ○ INDICATES SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED R.C.E. 862, FLUSH, UNLESS OTHERWISE NOTED.
3. ⊙ INDICATES FOUND MONUMENT AS NOTED.
4. ⊙ INDICATES FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED R.C.E. 062, FLUSH, PER TRACT 7675-1 RECORDED IN M.B. 87/72-74, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
5. SET NAIL AND R.C.E. 862 TAG IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
6. SET 2"x2" REDWOOD STAKE, PAINTED YELLOW, AND TAGGED R.C.E. 862, FLUSH, AT ALL REAR LOT CORNERS.
7. THIS SUBDIVISION CONTAINS 12.64 ACRES, GROSS.

TRACT NO. 7675-1
M.B. 87/72-74



IN THE CITY OF RIVERSIDE
TRACT NO. 7675

BEING A SUBDIVISION OF A PORTION OF LOTS 6, 9, 10, 11, AND LOTS 15 & 16 OF BLOCK 31 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70 OF MAPS, SAN BERNARDINO COUNTY RECORDS.

JULY 1976 SCALE: 1"=50'
J.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

FOUND 3/4" IRON PIPE FLUSH, PER CITY TIES IN O.R. 80/75. SET R.C.E. 862 TAG

LINCOLN AVENUE