

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 5810

BEING A SUBDIVISION OF A PORTION OF LOTS 11, 12 AND 13 IN BLOCK 14 AND LOTS 1, 2, 10 AND 11 IN BLOCK 35 OF LA GRANADA AS PER MAP ON FILE IN BOOK 12 OF MAPS, PAGES 42 THROUGH 51, INCLUSIVE, RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
MAXWELL, BROWN & MULLINS SEPTEMBER 1976 SAN BERNARDINO, CALIFORNIA

FILED
ON March 25 1977
AT 4:00 P.M.
V. D. BALOGH
COUNTY RECORDER
BY Harold C. Beale
DEPUTY
FEE \$17.00
NO. 50726
FILED BY City Clerk
SUDD. OFF. F.A.T. Co.

MB 89/24

OWNER'S CERTIFICATE

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 PUBLIC USE FOR STREET PURPOSES, LOTS "A" TO "C" INCLUSIVE, AND FOR CONSTRUCTION AND MAINTENANCE OF OVERHEAD ELECTRICAL FACILITIES THOSE EASEMENTS DESIGNATED AS 5' PUBLIC OVERHEAD MARINERS FINANCIAL CORPORATION, FORMERLY KNOWN AS CAPITAL ALLIANCE CORPORATION, A DELAWARE CORPORATION "AS TRUSTEE"
Ronald W. Kennedy ASSISTANT TREASURER
Harold D. Kennedy ASSISTANT SECRETARY
HOLLENBECK DEVELOPMENT CO., INC., A CALIFORNIA CORPORATION
James M. Hollenbeck JAMES M. HOLLENBECK, PRESIDENT
Mary Patterson MARY PATTERSON, SECRETARY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING SEPTEMBER, 1976, AND THAT ALL THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN OR SHALL BE IN POSITION NOT LATER THAN ONE YEAR FROM THE RECORDING OF THIS MAP. THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; THIS SURVEY IS COMPLETE AS SHOWN.
DATED THIS 3 DAY OF March 1977.
Russell J. Mullins
RUSSELL J. MULLINS, L.S. 3712

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A TAX BOND IN THE SUM OF \$100.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF 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 THE ANNEXED MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE. SAID BOND HAS BEEN APPROVED BY SAID BOARD OF SUPERVISORS.
DONALD D. SULLIVAN
COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS
DATED THIS 22nd DAY OF March 1977.
J. J. Jopetuck

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE 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.
H. E. BREWER
CITY TREASURER
DATED THIS 16th DAY OF March 1977.
BY H. E. Brewer

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } S.S.
ON THIS 17 DAY OF MARCH, 1977, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JAMES M. HOLLENBECK, KNOWN TO ME TO BE THE PRESIDENT AND MARY PATTERSON, KNOWN TO ME TO BE THE SECRETARY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE 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.
Jananne Holder
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES Aug 10, 1977

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 5810, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD ON FEB. 21, 1974, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL OF THE 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 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 WILL BE SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOOD OR OVERFLOW HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAVE 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 THE 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.
JAMES F. MARTINEK, R.C.E. 8134
DIRECTOR OF PUBLIC WORKS
DATED THIS 17th DAY OF MARCH 1977.
BY William D. Gardner, R.C.E. 11405

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } S.S.
ON THIS 17 DAY OF MARCH, 1977, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RONALD MCKENDEY, KNOWN TO ME TO BE THE ASST. TREASURER AND RONALD PERVELL, KNOWN TO ME TO BE THE ASST. SECRETARY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT "AS TRUSTEE" 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.
Jananne Holder
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES Aug 10 1977

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. 5810 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 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 THE COUNCIL OF THE CITY OF RIVERSIDE THIS 22nd DAY OF March 1977.
ALICE A. HARE, CITY CLERK OF THE CITY OF RIVERSIDE
BY Alice A. Hare

UTILITIES EASEMENT

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENT, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP.
THE CITY OF RIVERSIDE, THE SUCCESSOR TO THE RIVERSIDE WATER COMPANY, OWNER OF A RIGHT OF WAY FOR DITCHES, PIPES, ETC. RECORDED IN BOOK 21, PAGE 375 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.
THE CITY OF RIVERSIDE, THE SUCCESSOR TO THE ARLINGTON MUTUAL WATER COMPANY (ITS SUCCESSORS OR ASSIGNS, THE SECURITY TRUST AND SAVINGS BANK, A CORPORATION) OWNERS OF A PERPETUAL EASEMENT FOR CONSTRUCTION, MAINTENANCE, ETC. OF PIPES, CONDUITS, ETC., RECORDED FEBRUARY 13, 1928, IN BOOK 625, PAGE 218 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA SAID PERPETUAL EASEMENT IS A BLANKET EASEMENT.
THE CITY OF RIVERSIDE, THE SUCCESSOR TO CITIZENS DOMESTIC WATER COMPANY, OWNER OF AN EASEMENT FOR PIPE, LINES OF PIPES, DITCHES, ETC. RECORDED MARCH 18, 1926 IN BOOK 603, PAGE 501 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS A BLANKET EASEMENT.
THE CITY OF RIVERSIDE, THE SUCCESSOR TO LA GRANADA WATER COMPANY, OWNER OF A EASEMENT FOR PIPE LINES AND PULPING EQUIPMENT, RECORDED JUNE 10, 1957 IN BOOK 2109, PAGE 404 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
THE CITY OF RIVERSIDE, THE SUCCESSOR TO SOUTHERN CALIFORNIA EDISON COMPANY, OWNER OF AN EASEMENT FOR POLE LINES, CONDUITS, ETC. RECORDED MARCH 2, 1959 AS INSTRUMENT NO. 17446 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
DIRECTOR OF PUBLIC UTILITIES
Everett C. Ross
EVERETT C. ROSS
DATED THIS 16 DAY OF March 1977.

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.
EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES, BY
Everett C. Ross
DATED THIS 16 DAY OF March 1977.

COUNTY 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 AND 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 \$200.00.
DONNA BOUER BADCOCK
COUNTY TAX COLLECTOR
DATED THIS 16th DAY OF MARCH 1977.
BY North C. Nixon

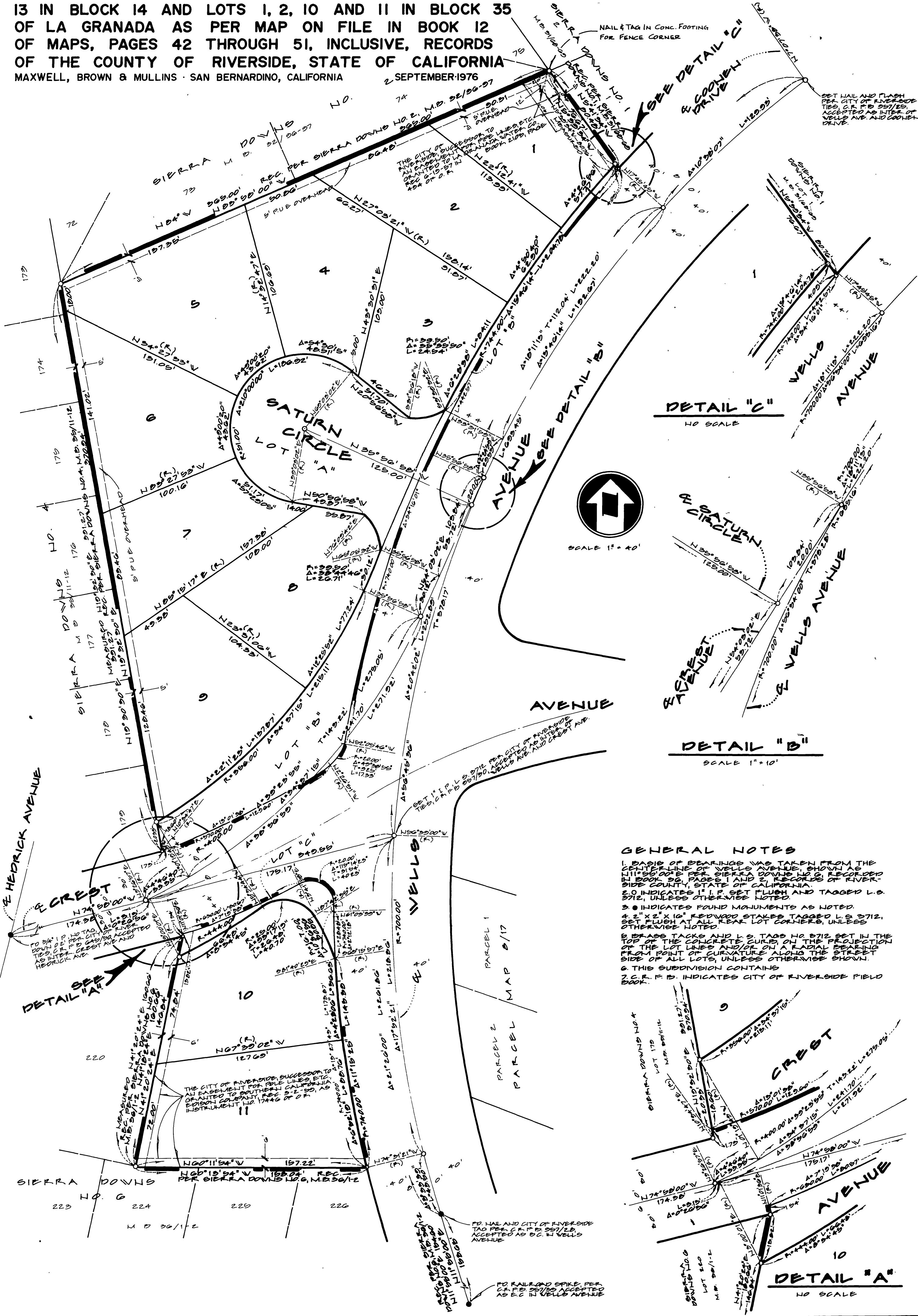
SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY KENNETH G. OSBORNE & ASSOCIATES ON SEPTEMBER 27, 1976, AS REQUIRED BY THE HEALTH AND SAFETY CODE, SECTION 17959.

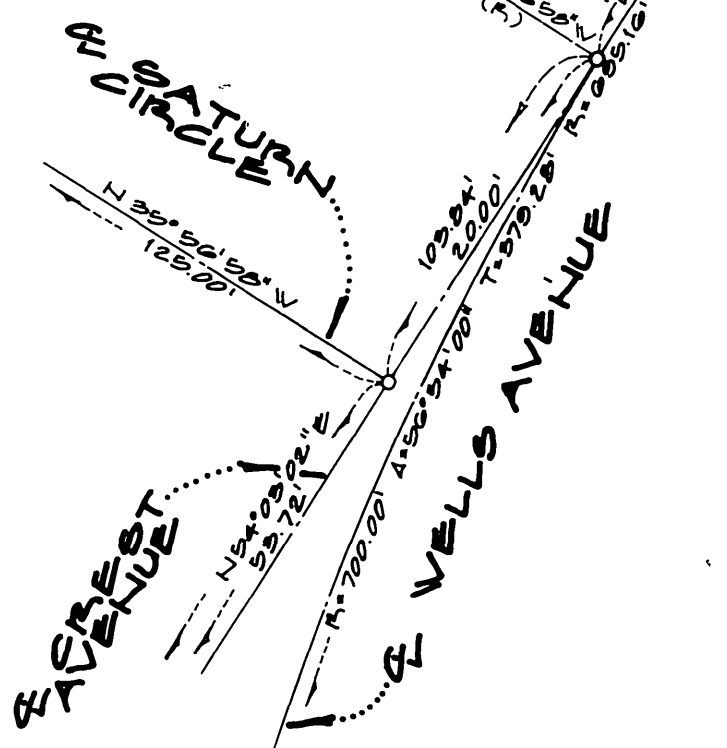
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MAXWELL, BROWN & MULLINS · SAN BERNARDINO, CALIFORNIA
2 SEPTEMBER 1976

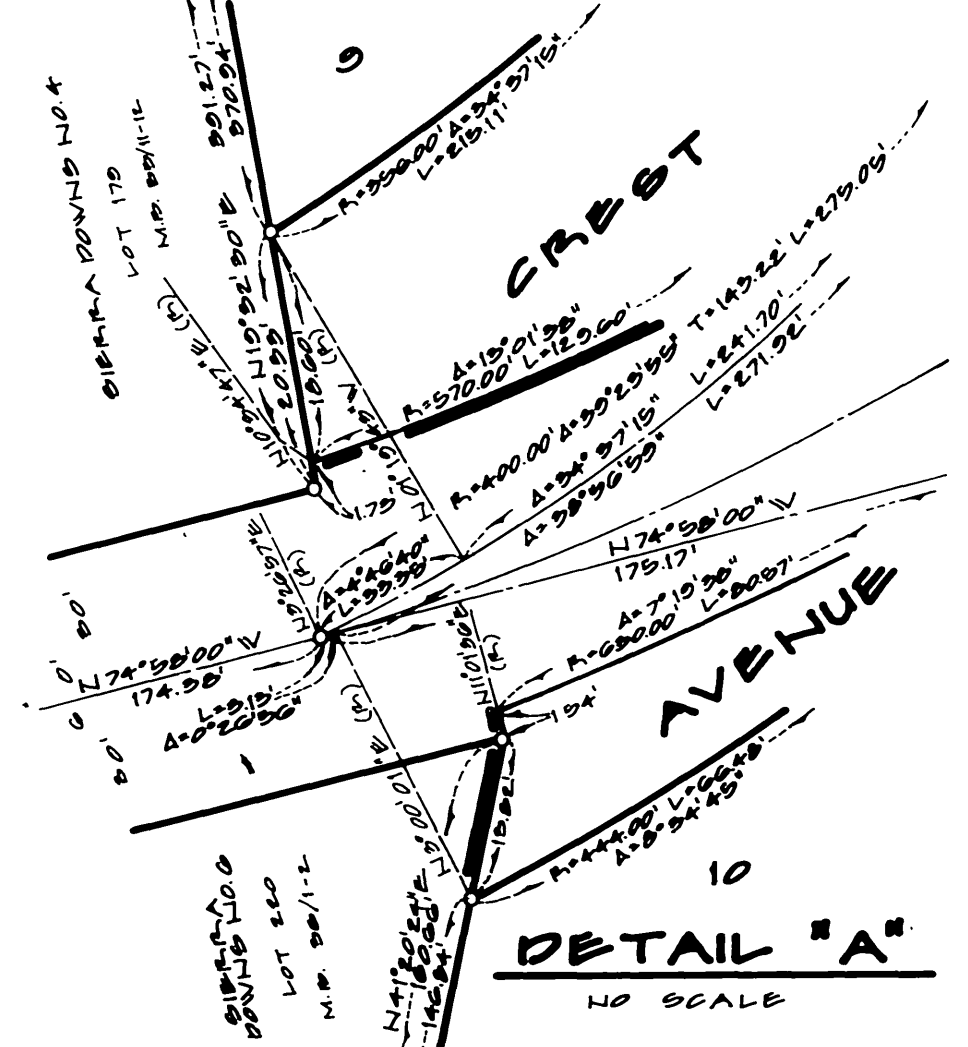


DETAIL "C"
NO SCALE



DETAIL "B"
SCALE 1" = 10'

- GENERAL NOTES**
1. BASIS OF BEARINGS WAS TAKEN FROM THE CENTERLINE OF WELLS AVENUE SHOWN AS 111° 55' 00" E PER SIERRA DOWNS NO. 2, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.
 2. 0 INDICATES I.P. SET FLUSH AND TAGGED L.S. 3712, UNLESS OTHERWISE NOTED.
 3. 0 INDICATES FOUND MONUMENTS AS NOTED.
 4. 2" X 2" X 16" REDWOOD STAKES TAGGED L.S. 3712, SET FLUSH AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
 5. BRASS TACKS AND L.S. TAGS NO. 3712 SET IN THE TOP OF THE CONCRETE CURBS ON THE PROJECTION OF THE LOT LINES AND/OR ON A RADIAL BEARING FROM POINT OF CURVATURE ALONG THE STREET SIDE OF ALL LOTS, UNLESS OTHERWISE SHOWN.
 6. THIS SUBDIVISION CONTAINS 2 C.R. P. B. INDICATES CITY OF RIVERSIDE FIELD BOOK.



MB 89/25