

M.B. 89/56

**SIGNATURE OMISSION**

PURSUANT TO SECTION 22436 (C) OF THE CALIF. GOVERNMENT CODE; THE SIGNATURES OF THE FOLLOWING OWNERS OF OIL AND MINERAL RIGHTS ARE HEREBY OMITTED: WOODHAVEN DEVELOPERS, INC. BY DEED REC. 4/23/76, INSTR. NO. 54344 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SINCE SUCH OWNERSHIP DOES NOT INCLUDE A RIGHT OF SURFACE ENTRY ON THE SURFACE OF THE LAND.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 8111**

BEING A SUBDIVISION OF PORTIONS OF LOTS 5 AND 12 IN BLOCK 37, LOTS 1 AND 8 AND A PORTION OF LOT 9 IN BLOCK 38, AND A PORTION OF POLK ST. ALL WITHIN THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING CO. PER MAP BOOK 1, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIF. AND A PORTION OF POLK ST. PER MAP BOOK 5, PAGE 176, RECORDS OF RIVERSIDE COUNTY, CALIF. AND A PORTION OF ARIZONA AVENUE (VACATED) WITHIN BLOCK 37 AND 38.

ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA  
DECEMBER 1976

**FILED**  
ON April 7, 1977

AT 3:40 P.M.  
W.D. BALOGH  
COUNTY RECORDER

BY: Harold C. Beale deputy  
FEE \$13.00  
NO 59557  
FILED BY City Clerk  
SUBD'N G'TEE: Safe Co.

**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 "I", INCLUSIVE, FOR SLOPE AND STORM DRAIN PURPOSES LOT "J", FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES THE EASEMENTS DESIGNATED AS 12' STORM DRAIN EASEMENT AND FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL UNDERGROUND DISTRIBUTION FACILITIES THE AREAS DESIGNATED AS 5'x 50' P.U.E. 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 PERTINENT TO LOTS 1 AND 78 THROUGH 83 INCLUSIVE, AS SHOWN ON THE ANNEXED MAP, ON, OVER, AND ACROSS INDIANA AVENUE (LOT "A") ADJOINING SAID LOT 1 AND 78 THROUGH 83 INCLUSIVE. WE ALSO HEREBY OFFER FOR DEDICATION TO PUBLIC USE FOR TREE PLANTING PURPOSES THE AREAS DESIGNATED AS 4' TREE PLANTING EASEMENT.  
FACESETTER HOMES, INC. A CALIFORNIA CORPORATION  
BY: John W. Klug BY: Christina P. Wilson

**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. 8111, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD AUGUST 5, 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; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON SAID MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOOD 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 March 30, 1977  
JAMES F. MARTINEK, R.C.E. 8134  
DIRECTOR OF PUBLIC WORKS  
BY: J. Martinek

**CITY CLERK'S CERTIFICATE**

RESOLVED: THAT THIS MAP CONSISTING OF FIVE (5) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 8111, 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 5th DAY OF April, 1977.  
ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE  
BY: Karen E. Oakley  
Asst. City Clerk

**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 \$ 7,700.00.

DATED March 28th, 1977  
DONNA BOUER BABCOCK  
COUNTY TAX COLLECTOR  
BY: Kenneth C. Kinnin  
DEPUTY

**TAX BOND**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 7,900.00 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 April 5, 1977  
DONALD D. SULLIVAN  
COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS  
BY: Nancy Romo

**ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF FIVE (5) 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 December 10, 1976  
ERNEST N. WEBB, R.C.E. 9676  
BY: Ernest N. Webb

**ACKNOWLEDGEMENT**

STATE OF CALIFORNIA } S.S.  
COUNTY OF ORANGE }  
ON THIS 29th DAY OF February, 1977, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED John W. Klug AND Christina P. Wilson 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 WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.  
WITNESS MY HAND AND OFFICIAL SEAL.

Cheryl A. McWhorter  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES 12-23-79

**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 SUCCESSOR TO THE RIVERSIDE WATER COMPANY BY DEEDS RECORDED IN BOOK 83, PAGE 18, BOOK 109, PAGE 347, BOOK 163 PAGE 328, ALL OF DEEDS, RIV. CO. RECORDS, FOR IRRIGATION DITCHES, FLUMES, PIPES OR OTHER CONDUITS, AND FOR WATER-LINE PURPOSES BY DEED RECORDED OCTOBER 8, 1976 AS INSTRUMENT NO. 152334, RIV. CO. RECORDS.

DATED March 29, 1977  
EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES  
BY: Everett C. Ross

**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 March 29, 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 OFFICE 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 Mar 28, 1977  
H.E. BREWER, CITY TREASURER  
BY: H.E. Brewer

**SOIL REPORT**

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 23rd DAY OF APRIL, 1976, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY KENNETH G. OSBORNE & ASSOCIATES.

M.B. 89/56

**ENGINEER'S NOTES**

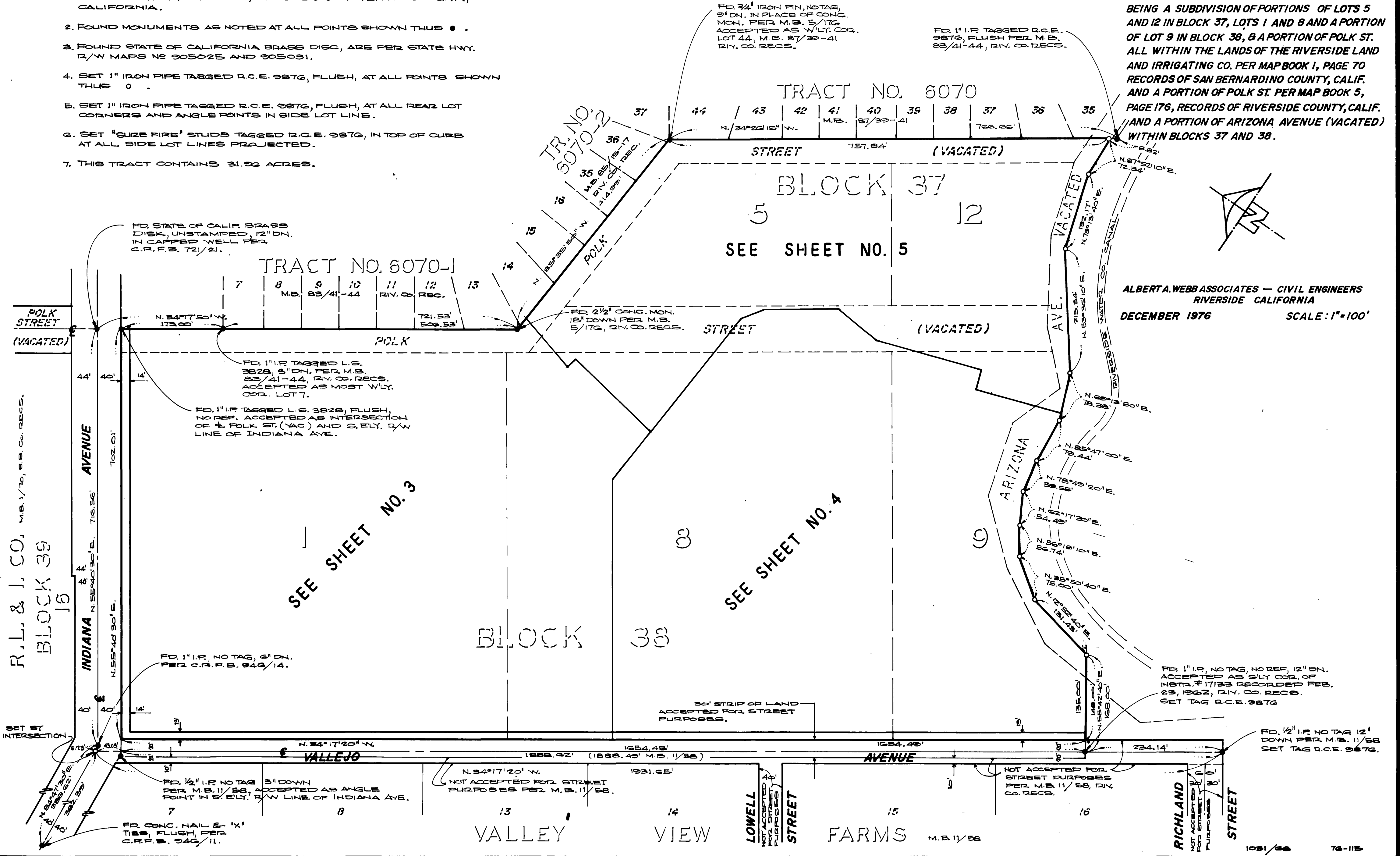
1. BASIS OF BEARINGS IS THE CENTERLINE OF INDIANA AVENUE BETWEEN POLK ST. & VALLEJO AVE. TAKEN AS N. 55°40'30" E. AS SHOWN ON MAP OF TRACT NO 6070-1 ON FILE IN BOOK 93 OF MAPS AT PAGES 41-44 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THIS ● .
3. FOUND STATE OF CALIFORNIA BRASS DISC, ARE PER STATE HWY. R/W MAPS NO 905025 AND 905031.
4. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THIS ○ .
5. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINE.
6. SET "GIZE FIRE" STUDS TAGGED R.C.E. 9876, IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
7. THIS TRACT CONTAINS 31.26 ACRES.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

**TRACT NO. 8111**

BEING A SUBDIVISION OF PORTIONS OF LOTS 5 AND 12 IN BLOCK 37, LOTS 1 AND 8 AND A PORTION OF LOT 9 IN BLOCK 38, & A PORTION OF POLK ST. ALL WITHIN THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING CO. PER MAPBOOK 1, PAGE 70 RECORDS OF SAN BERNARDINO COUNTY, CALIF. AND A PORTION OF POLK ST. PER MAP BOOK 5, PAGE 176, RECORDS OF RIVERSIDE COUNTY, CALIF. AND A PORTION OF ARIZONA AVENUE (VACATED) WITHIN BLOCKS 37 AND 38.

M.B. 89/57



ALBERTA WEBB ASSOCIATES — CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA  
DECEMBER 1976  
SCALE: 1"=100'

M.B. 89/57

MB 89/57

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 8111

BEING A SUBDIVISION OF PORTIONS OF LOTS 5 AND 12 IN BLOCK 37, LOTS 1 AND 8 AND A PORTION OF LOT 9 IN BLOCK 38, AND A PORTION OF POLK ST. ALL WITHIN THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING CO. PER MAP BOOK 1, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIF. AND A PORTION OF POLK ST. PER MAP BOOK 5, PAGE 176, RECORDS OF RIVERSIDE COUNTY, CALIF., AND A PORTION OF ARIZONA AVENUE (VACATED) WITHIN BLOCK 37 AND 38.

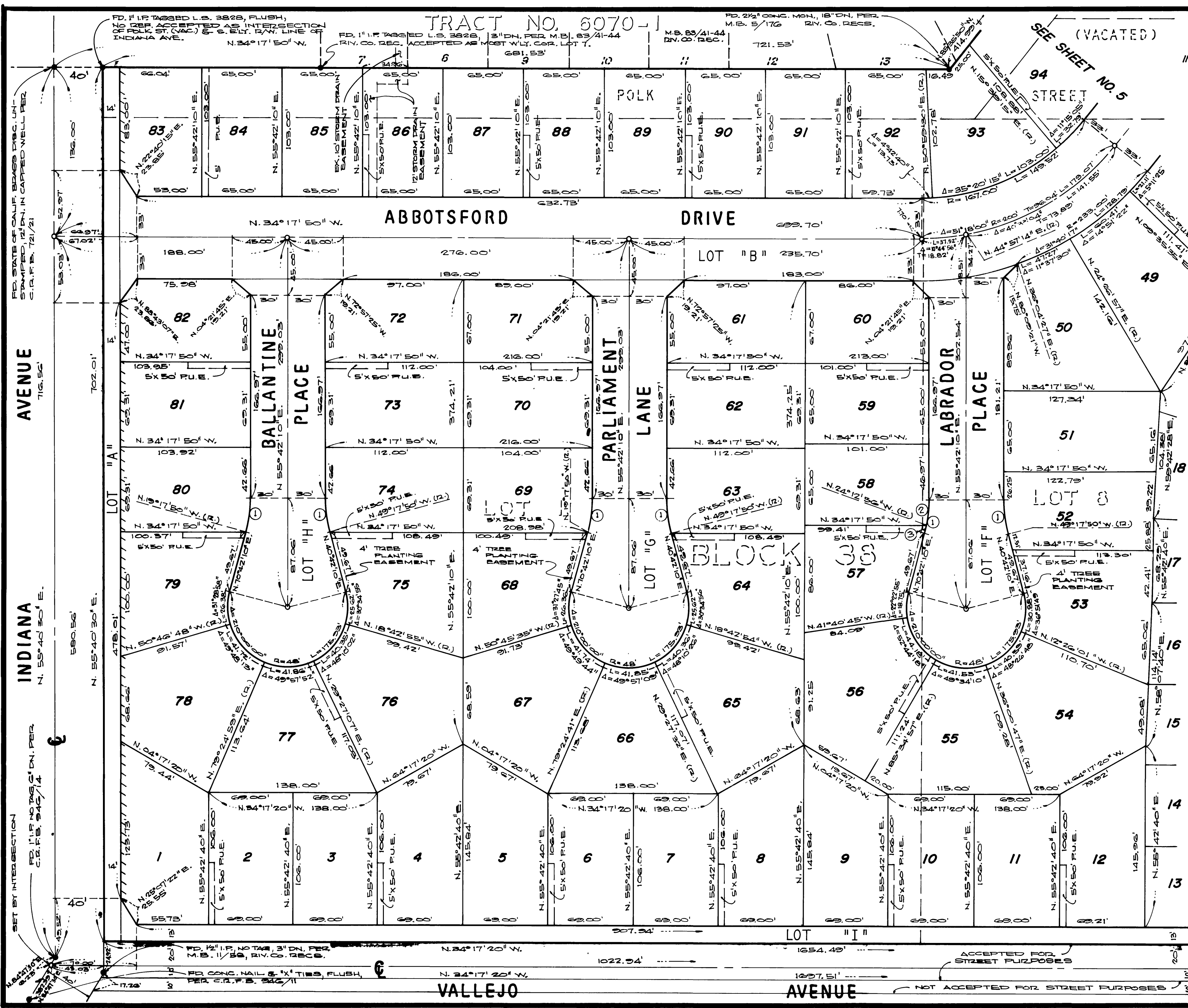
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA  
DECEMBER 1976 SCALE: 1" = 50'

### ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF INDIANA AVENUE BETWEEN POLK ST. & VALLEJO AVE. TAKEN AS N. 55°40'30" E. AS SHOWN ON MAP OF TRACT NO. 6070-1 ON FILE IN BOOK 83 OF MAPS AT PAGES 41-44 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THIS ○.
3. FOUND STATE OF CALIFORNIA BRASS DISC. ARE PER STATE HWY. R/W MAPS NO. 905025 AND 905031.
4. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THIS ○.
5. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINE.
6. SET "SURE FIRE" STUDS TAGGED R.C.E. 9876, IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
7. THIS TRACT CONTAINS 31.96 ACRES.
8. INDICATES WAIVER OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS

CURVE DATA

NO.	Δ	R	T	L
①	15°00'00"	103.00'	13.56'	23.97'
②	10°04'54"	103.00'	-	18.13'
③	4°55'06"	103.00'	-	8.84'



SEE SHEET NO. 4

M.B. 89/58

M.B. 89/58



IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

DECEMBER 1976 SCALE: 1" = 50'

**ENGINEER'S NOTES**

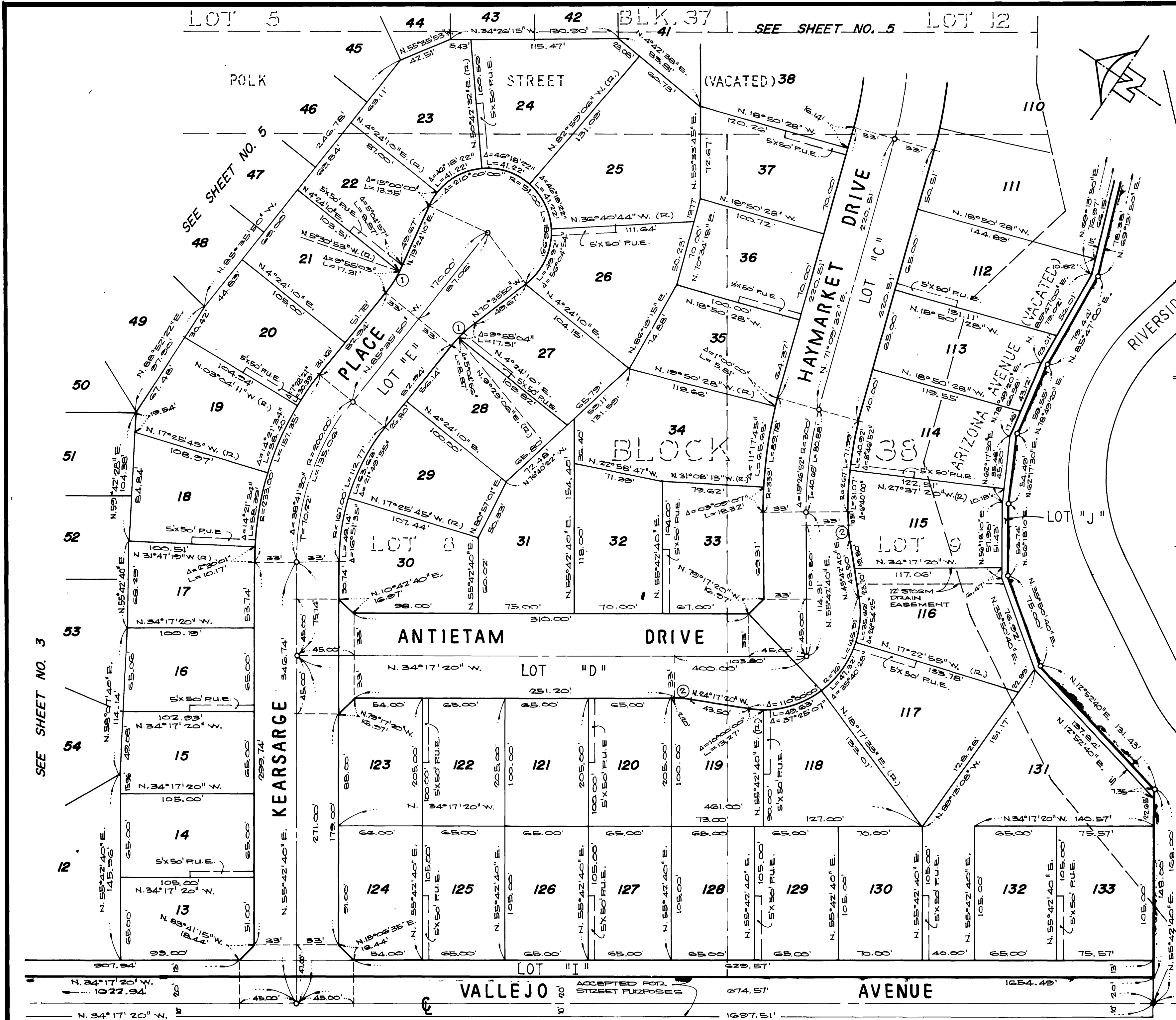
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2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●.
3. FOUND STATE OF CALIFORNIA BRASS DISC. ARE PER STATE HWY. R/W MAPS NO. 005025 AND 005031.
4. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ○.
5. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS INSIDE LOT LINE.
6. SET "SURE FIRE" STUDS TAGGED R.C.E. 9876, IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
7. THIS TRACT CONTAINS 31.96 ACRES.

**CURVE DATA**

NO.	Δ	R	T	L
①	15° 00' 00"	100.00'	-	26.18'
②	10° 00' 00"	85.00'	-	14.64'

FD. 1" I.P. NO TAG, NO REF. 12" DI. ACCEPTED AS SLY. COR. OF INSTR. # 17123, RECORDED FEB 23, 1967, R.V. CO. RECS SET TAG R.C.E. 9876

FD. 1/2" I.P. NO TAG 12" DI. PER M.B. 11/58, SET TAG R.C.E. 9876.



SEE SHEET NO. 3

LOT 5 44 43 42 BLK. 37 SEE SHEET NO. 5 LOT 12

M.B. 89/59

M.B. 89/59

**ENGINEER'S NOTES**

1. BASIS OF BEARINGS IS THE CENTERLINE OF INDIANA AVENUE BETWEEN POLK ST. & VALLEJO AVE. TAKEN AS N. 55°40'30" E. AS SHOWN ON MAP OF TRACT NO. 6070-1 ON FILE IN BOOK 83 OF MAPS AT PAGES 41-44 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
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4. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THIS ○ .
5. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES.
6. SET "SLICE FIRE" STUDS TAGGED R.C.E. 9876, IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
7. THIS TRACT CONTAINS 31.96 ACRES.

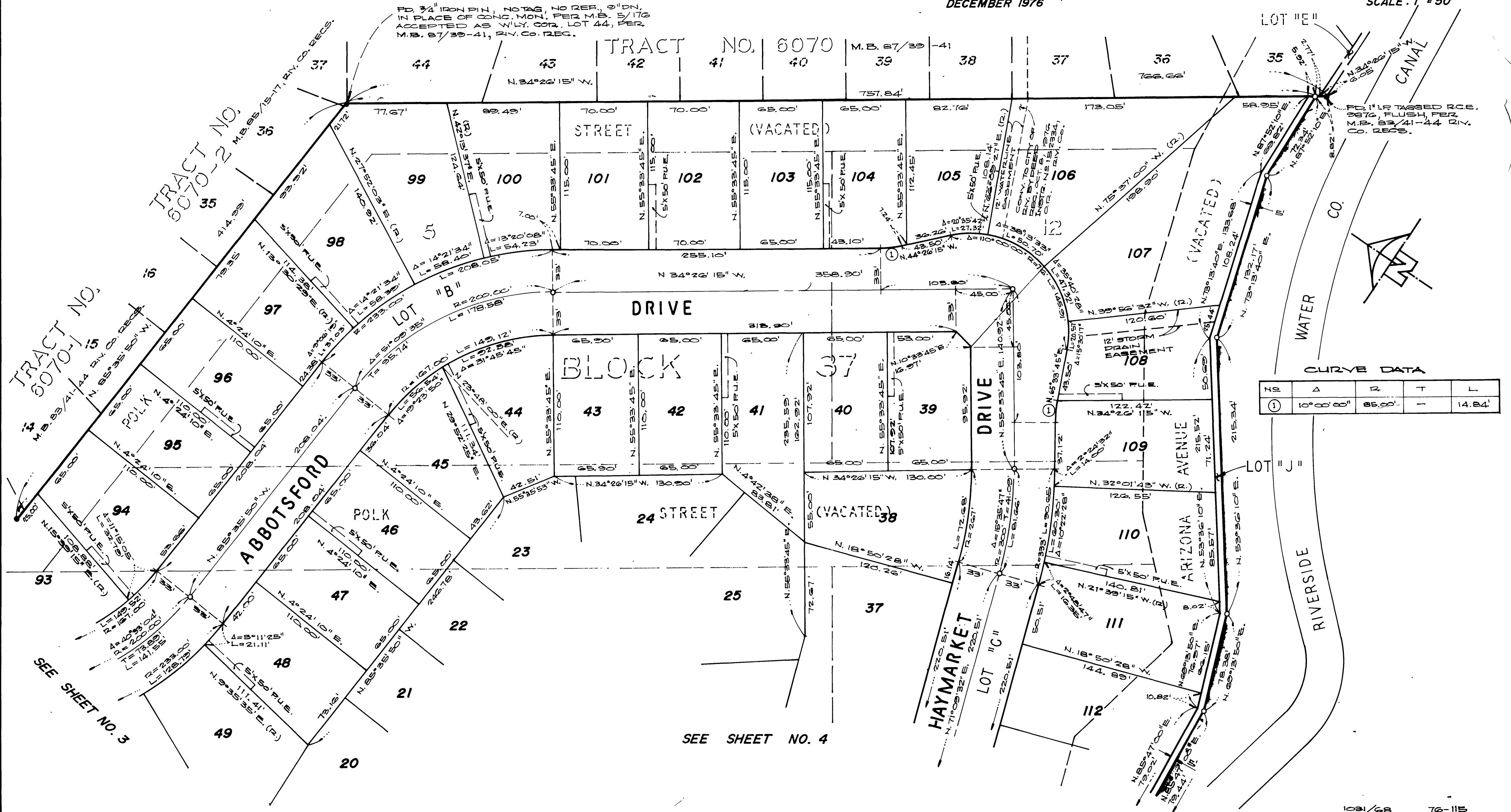
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

**TRACT NO. 8111**

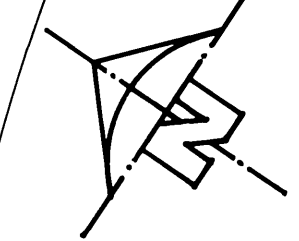
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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

DECEMBER 1976

SCALE: 1" = 50'



FD 3/4" IRON PIN, NO TAG, NO REF., 0" DN, IN PLACE OF CONC. MON. PER M.B. 5/176 ACCEPTED AS W/LY. COR. LOT 44, PER M.B. 87/39-41, RIV. CO. REC.



SEE SHEET NO. 4

M.B. 89/60

M.B. 89/60