

IN THE CITY OF RIVERSIDE  
RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 7878

BEING A SUBDIVISION OF LOT 9 AND A PORTION OF LOTS 14 AND 17 OF THE MONTE VISTA TRACT, M.D. 6/20, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SEC. 31, T. 2 S., R. 4 W., S.B.D. & M. AUGUST 1976

J.F. DAVIDSON ASSOCIATES  
RIVERSIDE, CA.

### UTILITIES EASEMENT

The City of Riverside successor in interest to the Riverside Water Co., being the owner of the following described easement, hereby consents to the preparation and recordation of the annexed map. A right of way for the construction and maintenance of all necessary water ditches, pipes, flumes and apparatus for the purposes of irrigation and domestic use. The exact location thereof not being disclosed by the records.

EVERETT C. ROSS  
Director of Public Utilities

Date Mar. 4 1977 By [Signature]

### SHEET 1 OF 2 SHEETS

FILED  
on April 8, 1977  
At 12:30 P.M.

W.D. BALOGH  
County Recorder  
By [Signature]  
Deputy  
Fee \$7.00  
No. 60302  
Filed by city clerk  
Sub'dn. G1100 FIRST AMERICAN T.C.

### OWNERSHIP

I hereby certify that I am the owner of or have some right, title or interest in the land included within the subdivision shown on the annexed map that I am the only person whose consent is necessary to pass a clear title to said land; that I hereby consent to the making and filing of said map and subdivision as shown within the colored border line and that I hereby offer for dedication for public use for street purposes Lot A and for electric distribution facilities those easements shown as "5' P.U.E." and "50'x20' P.U.E.", and for sanitary sewer purposes, those easements shown as "12' sewer easement", and for sewer maintenance those easements shown as "ingress and egress easement for sewer maintenance."

[Signature]  
JULIA WALKER

### 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 7878, which was approved by the Riverside City Planning Commission at its meeting held May 20, 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 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 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, P.E. 8134  
Director of Public Works  
By [Signature]

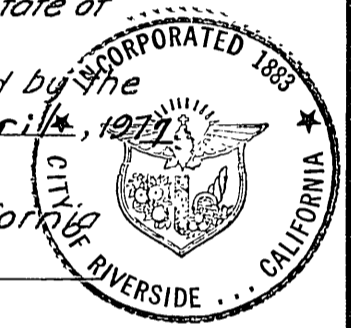
### CITY CLERK'S CERTIFICATE

RESOLVED: That this map consisting of two (2) sheets be, and the same is hereby accepted as the Final map of TRACT NO. 7878 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, California  
By [Signature]



### 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 now a lien but not yet payable, which are estimated to be \$ 3,800.

Dated March 8, 1977. DONNA BOUEN BABCOCK  
County Tax Collector  
By [Signature]

### TAX BOND

I hereby certify that a bond in the sum of \$ 3,800 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 [Signature] Deputy

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }  
On this 3rd day of MARCH, 1977, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JULIA WALKER known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

Witness my hand and official seal  
My Commission expires on 7/15/80  
DONALD W. BOHR  
NOTARY PUBLIC - CALIF. ST. 1  
RIVERSIDE COUNTY  
My Commission Expires on: 7/15/1980  
[Signature]  
Notary Public in and for said County and State

### SIGNATURE OMISSION

In accordance with Section 66436(b)(1) of the Government code and local Ordinance, The Signature of the Following Easement holder has been omitted since their interest cannot ripen into Fee:  
An easement for a Flume in favor of Errol K. Fleming and Gwendolyn Fleming ET AL as per Deed Recorded July 15, 1959 in Book 1809 at page 363 O.R. Riverside County California.

### 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 Mar. 4, 1977 EVERETT C. ROSS  
Director of Public Utilities  
By [Signature]

### 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. 8, 1977. H.E. BREWER  
City Treasurer  
By [Signature]

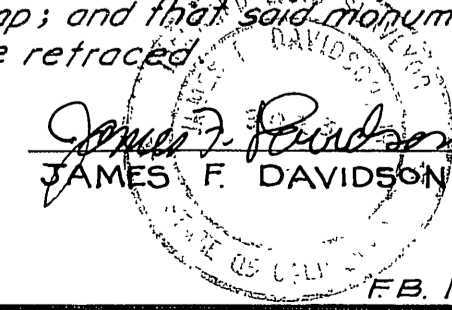
### SOIL REPORT

A preliminary soil report was prepared on the 8th day of December 1976 as required by the Health and Safety Code of California, Section 17953 by: Pacific Foundation Engineers Inc.

### SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor 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 June, 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 12/28, 1976 [Signature]  
JAMES F. DAVIDSON, JR. L.S. 3018



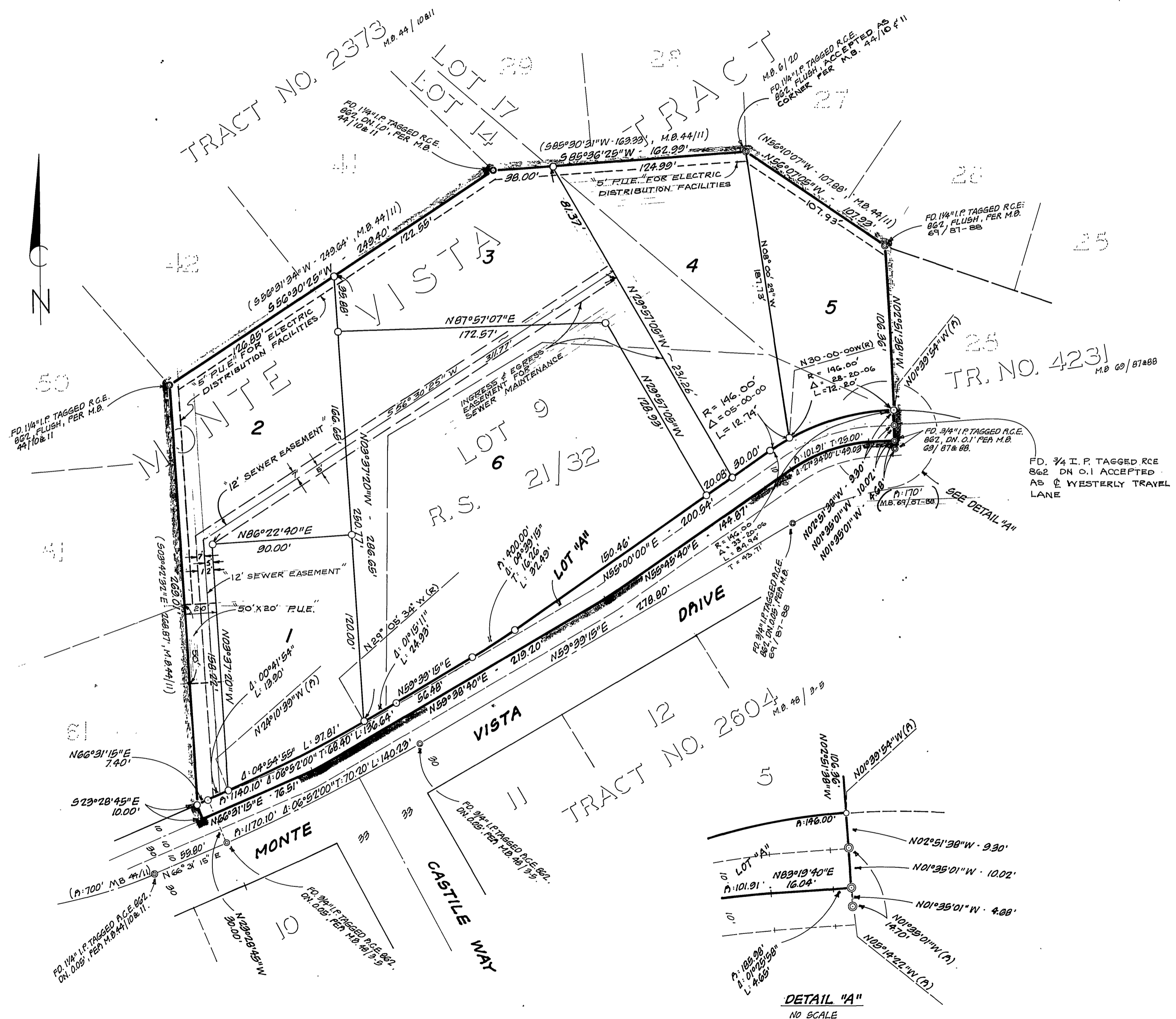
M.B. 89/66

# TRACT NO. 7878

BEING A SUBDIVISION OF LOT 9 AND A PORTION OF LOTS 14 AND 17 OF THE MONTE VISTA TRACT, M.B. 6/20, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SEC. 31, T. 25, R. 4W., S. 2. B. & M. AUGUST 1976 SCALE: 1"=50'

J.F. DAVIDSON ASSOCIATES  
RIVERSIDE, CA.

M.B. 89/67



### SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS TAKEN AS THE CENTERLINE OF MONTE VISTA DR., OF TRACT NO. 4231, M.B. 62/87-88, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS BEING N59°39'15"E.
2. —○— INDICATES SET 3/4" I.P. WITH PLUG STAMPED, R.C.E. 862, FLUSH, UNLESS OTHERWISE NOTED.
3. —●— INDICATES FOUND MONUMENTS AS NOTED.
4. ( ) INDICATES RECORD DISTANCE AS SHOWN.
5. SET NAIL WITH R.C.E. 862 TAG IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
6. THIS SUBDIVISION CONTAINS 2.78 ACRES