

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 5751

BEING A SUBDIVISION OF A PORTION OF LOT 3 IN BLOCK 16
AND OF THAT CERTAIN 20 FOOT ROADWAY LYING NORTHEASTERLY
OF SAID LOT 3 OF THE "LANDS OF J.F. MOULTON AND H.B. FRAED"
AS SHOWN BY MAP ON FILE IN BOOK 3 PAGES 5 AND 6 OF MAPS,
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
AUGUST 1976

J.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE }

On this 12th day of April, 1977, before me,
the undersigned, a Notary Public in and for said County
and State, personally appeared Robert F. Inwood, Jr., Wilbur V.
Mills & Richard H. Scott known to me to be ALL
of the partners of Sim Development
Co., the partnership that executed the within instrument,
and acknowledged to me that such partnership executed
the same, both individually and as joint venturers
WITNESS my hand and Official Seal
My Commission expires March 15, 1980
Teresa L. Casillas
Notary Public in and for said County & State

SHEET 1 OF 2 SHEETS

FILED
On May 20, 1977
At 12:55 P.M.

W. D. BALOGH
County Recorder
By Harold C. Beale
Deputy
Fee \$17.00
No. 91633
Filed by City Clerk
Sub'on. G'tee. Safeco Title Ins. Co.

SIGNATURE OMISSION

In accordance with Section 66436 (c) of the Subdivision Map Act of the State of California, the signatures of the following easement holders have been omitted since their interest cannot ripen into fee; said easement is blanket in nature: Gage Canal Company, present holder of easement reserved to John Fletcher Moulton by deed recorded in Book 216 page 398 of deeds, Riverside County Records, for all purposes appertaining to water pipes, ditches, flumes and conduits for the purposes of irrigation and domestic use together with a right of entry.

OWNERSHIP CERTIFICATE

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 to public use, for street purposes Lots "A" through "H" inclusive, 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 Appurtenant to Lot 1, and to Lots 26 through 31 inclusive as shown on the annexed map, on, over, and across La Sierra Ave, adjoining said Lots, and to Lots 17 through 26 inclusive shown on the annexed map on, over and across Victoria Avenue, adjoining said Lots; and we hereby offer for dedication for public use for construction and maintenance of sewer facilities the areas designated as 12" Sewer Easement, and for construction and maintenance of water facilities the area designated as 15' Waterline Easement, and for construction and maintenance of underground electrical public utility facilities the areas designated as "5'x40' P.U.E.", "6' P.U.E.", and "12' P.U.E.", and we also hereby offer for dedication for construction and maintenance of Storm Drain Facilities Lots "I" and "J."

SAGEWOOD HOMES - Riverside, a joint venture

By: 21st Century Builders, Inc., a California corporation, joint venturer
By: Carol F. Blakeslee and Howard F. Belstein
By: Sim Development Co., a California partnership, joint venturer
By: Richard H. Scott By: Wilbur V. Mills
By: Richard H. Scott

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE }

On this 12th day of April, 1977, before me, the undersigned, a Notary Public in and for said County and State, personally appeared CAROL F. BLAKESLEE and HOWARD F. BELSTEIN known to me to be the ASSISTANT SECRETARY and SENIOR V. PRESIDENT respectively of 21st Century Builders, Inc., the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of said corporation, and acknowledged to me that such corporation executed the within instrument both individually and as joint venturer, pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and Official Seal My Commission expires on 12-14-80
C. Freelin Parkin
Notary Public - California
OSANGE COUNTY
By Commission Expires Dec. 14, 1981

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 5751, which was approved by the Riverside City Planning Commission at its meeting held JULY 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 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 May 11, 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 May 5, 1977. EVERETT G. ROSS
Director of Public Utilities
By Everett G. 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 April 26, 1977. H.E. BREWER
City Treasurer
By H.E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 11 day of AUGUST 1976 as required by the Health and Safety Code of California, Section 17953 by: Pacific Foundation Engineers, 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. 5751 and the streets and easements are hereby accepted as public streets and easements, except Lot "H" which is accepted "Barrier Strip" to deny access from adjoining private property, and also except Lots "I" and "J" which are not accepted at this time, however the City reserves all rights to accept said dedication at anytime hereafter, 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 17th day of May, 1977.
ALICE A. HARE
City Clerk of the City of Riverside, California
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 now a lien but not yet payable, which are estimated to be 3400.00
Dated April 28th, 1977. DONNA BOUER BABCOCK
County Tax Collector
By Kenneth C. Kirwin

TAX BOND

I hereby certify that a bond in the sum of \$3,400.00 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 May 17, 1977. DONALD D. SULLIVAN
County Clerk and ex-officio
Clerk of the Board of Supervisors
By Marcy Powell 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 MAY 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 14, 1977. J. F. Davidson
J.F. Davidson, R.C.E. 862
F.B. 1104/80-89 W.O. 4818

M.B. 90/41

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SCALE: 1"=60'

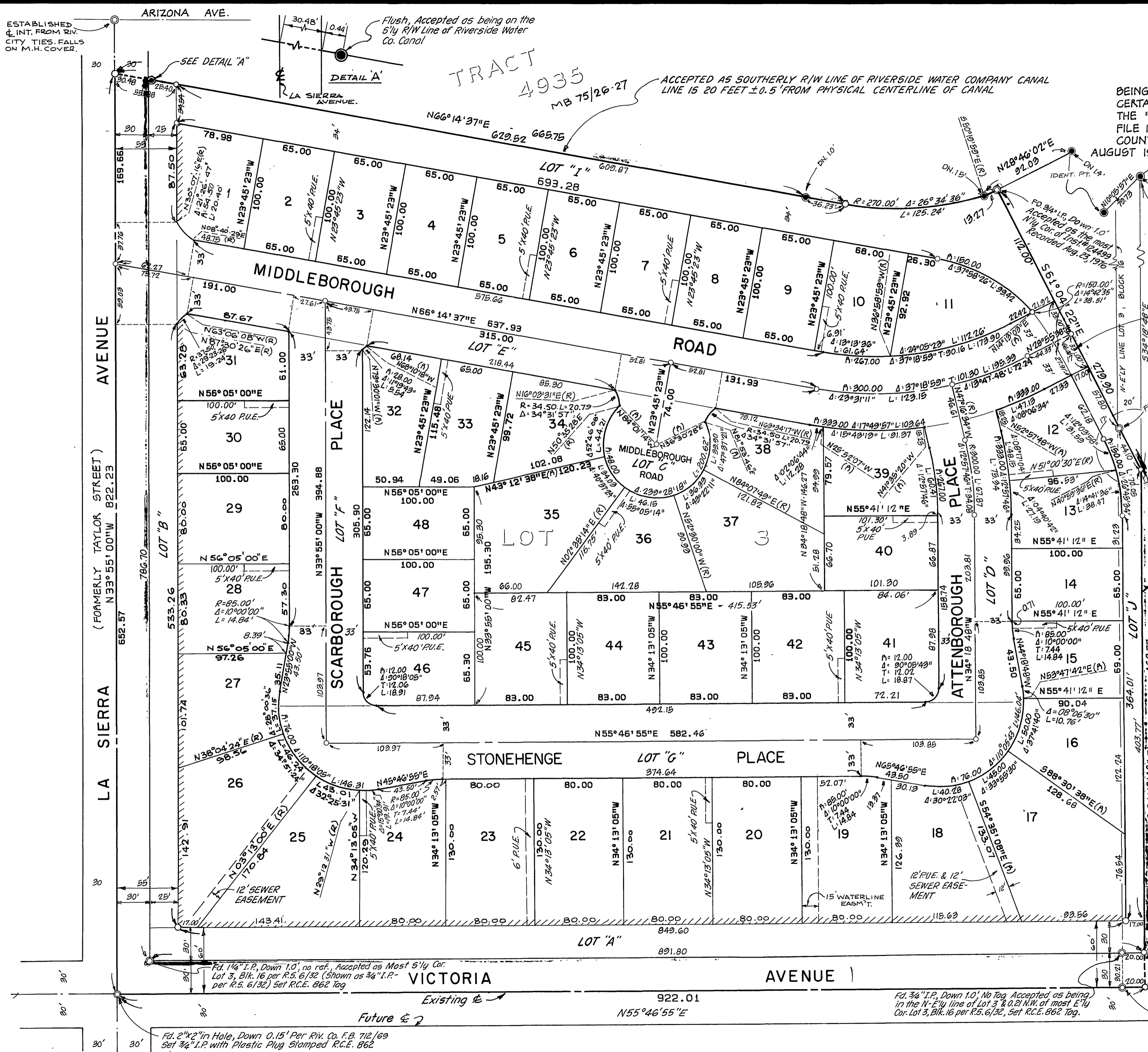
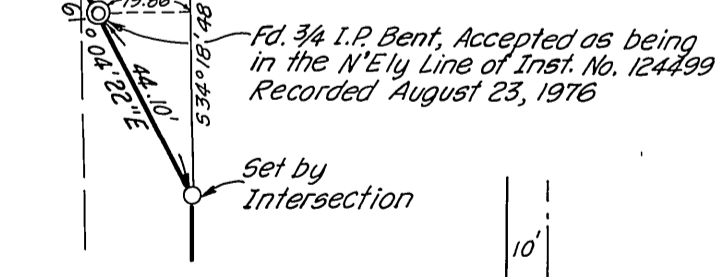
J.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA



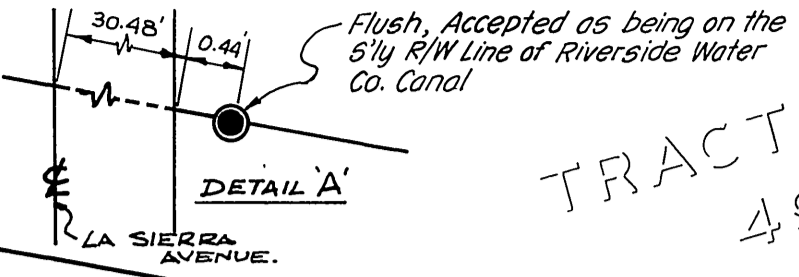
ENGINEER'S NOTES

- "BASIS OF BEARINGS" IS THE CENTERLINE OF LA SIERRA AVE., TAKEN AS BEING N33°55'00"W AS SHOWN ON TR. 4935, PER M.B. 75/26-27, RECORDS OF RIVERSIDE COUNTY, CA.
- INDICATES FOUND CONCRETE MONUMENT FOR R/W LINE FOR RIVERSIDE WATER COMPANY CANAL, NO REF., SET R.G.E. 062 TAG IN MONUMENT.
- INDICATES FOUND AS NOTED.
- INDICATES SET 3/4" I.P. WITH PLASTIC PLUG STAMPED R.G.E. 062, FLUSH, UNLESS OTHERWISE NOTED.
- SET NAIL WITH R.G.E. 062 TAG IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
- SET 3/4" I.P. WITH PLASTIC PLUG STAMPED R.G.E. 062, FLUSH, AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
- THIS SUBDIVISION CONTAINS 14.21 ACRES
- |||| INDICATES ACCESS RIGHTS (VEHICULAR AND PEDESTRIAN) WAIVED.
- ALL DISTANCES SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- * C.C.-29 CERTIFICATE OF CORRECTION

DETAIL "B"
NOT TO SCALE



ESTABLISHED & INT. FROM RIV. CITY TIES, FALLS ON M.H. COVER.



ACCEPTED AS SOUTHERLY R/W LINE OF RIVERSIDE WATER COMPANY CANAL LINE IS 20 FEET ± 0.5' FROM PHYSICAL CENTERLINE OF CANAL

Accepted as being in the N.E. line of 20' Roadway

SEE DETAIL "B" BELOW

LOT 2

Fd. 3/4" I.P. Down 1.0', No Tag Accepted as being in the N-Ely line of Lot 3 & 0.21 N.W. of most Ely Cor. Lot 3, Blk. 16 per R.S. 6/32, Set R.C.E. 862 Tag.

Fd. Nail & Riv. Co. Sur. Tag Per Co. Sur. F.B. 1062/3 & M.B. 85/12-14

TR. 5751

M.B. 90/42

M.B. 90/42

TR. 5751

M.B. 90/42