

TRACT NO. 6756-3

FILED
 On June 27, 1977
 At 3:30 P.M.
 W. B. DALOGH
 County Recorder
 By Harold C. Beale
 Deputy
 Fee \$ 7.00
 No 119362
 Filed by city clerk
 Sub'dn G'tee T. I. T. Co.

SIGNATURE OMISSIONS

- Pursuant to Section 66436(c)(1) of the Subdivision Map Act, the signatures of the following have been omitted:
- Southern California Gas Company and Southern Counties Gas Company, tenants in common for a right of way, for gas line, per deed recorded March 6, 1948, as Instrument no. 1086, Official Records of Riverside County, Calif.
 - Southern California Gas Company, a California Corporation, for a right of way, for gas line, per deed recorded May 17, 1977, as Instrument no. 87,792, Official Records of Riverside County, Calif.
 - The City of Riverside, for a right of way for street purposes, per deed recorded April 8, 1977, as Instrument no. 60,457, Official Records of Riverside County, California

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF A PORTION OF LOTS 10, 11 & 12 IN BLOCK 46 AS SHOWN ON MAP OF RIVERSIDE LAND AND IRRIGATING COMPANY ON FILE IN M.B. 1/70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, IN RANCHO EL SOB-RANTE DE SAN JACINTO. DECEMBER 1976

J. F. DAVIDSON ASSOCIATES
 RIVERSIDE CALIFORNIA

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" 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 lots 1, 2, and 13, as shown on the annexed map, on, over, and across Pierce Street adjoining said Lots; and for construction and maintenance of underground electrical public utility facilities the areas designated as "5'x50' R.U.E." and for construction and maintenance of underground waterline facilities the area designated as "11' Waterline Easement," and "13' Waterline Easement."

MURRAY DEVELOPMENT CORPORATION, a California Corporation
Paul Cherry President

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
 COUNTY OF RIVERSIDE } s.s.
 On this 28 day of March 1977, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Paul C. Murray known to me to be the president and Paul C. Murray known to me to be the president of Murray Development Corporation 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 7-27-80
Charles C. Camp
 Notary Public in and for said County & State

UTILITIES EASEMENT

The City of Riverside, being the owner of the following described easement hereby consents to the preparation and recordation of the annexed map: The City of Riverside, successors to the Riverside Water Company, owner of an easement for ditches, flumes, pipes and incidental purposes by a deed recorded in Book 42, Page 296 of Deeds, Records of San Bernardino County, California.

EVERETT C. ROSS
 Director of Public Utilities
 Dated: June 7, 1977
 By: Everett C. Ross

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 6756-3, which was approved by the Riverside City Planning Commission at its meeting held June 6, 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 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 for drains, sewers and drainage works sufficient to protect all lots in said 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. EXPIRATION DATE 12-5-78

Dated June 14th, 1977.
 JAMES F. MARTINEK, R.G.E. 0134
 Director of Public Works
 By: J. F. 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 June 7, 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 June 7, 1977.
 H. E. BREWER
 City Treasurer
 By: H. E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 15th day of December 1976 as required by the Health and Safety Code of California, Section 17953 by: C.H.J. MATERIALS LABORATORY, INC. 1526 N. "E" St., SAN BERNARDINO, CA

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. 6756-3 and the streets and easements are hereby accepted as public streets and easements, except Lots G & H, which is accepted as a 1' barrier strip to deny access to the adjoining private property, to Lots E & F 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 21st day of June, 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 or 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 \$ 3,000.00

Dated March 29th, 1977.
 DONNA BOUER BABCOCK
 County Tax Collector
 By: Kenneth C. Kavin Deputy

TAX BOND

I hereby certify that a bond in the sum of \$ 3,000.00 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 JUNE 14, 1977.
 DONALD D. SULLIVAN
 County Clerk and ex-officio
 Clerk of the Board of Supervisors
 By: Agnes Hughes 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 October 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 March 7, 1977
J. F. Davidson
 J. F. Davidson, R.C.E. 862

M.B. 90/75

M.B. 90/75

CURVE DATA

C	DELTA	RADIUS	LENGTH	TANGENT
1	23°44'55"	39.50'	16.37'	8.31'
2	05°43'55"	533.00'	53.32'	26.68'
3	05°43'55"	467.00'	46.72'	23.38'
4	10°00'00"	85.00'	14.84'	7.44'
5	110°00'05"	76.00'	145.91'	108.54'
6	10°00'00"	85.00'	14.84'	7.44'
7	23°44'45"	39.50'	16.37'	8.30'
8	10°22'02"	34.50'	6.24'	3.13'
9	15°25'06"	34.50'	9.28'	4.67'
10	00°50'24"	467.00'	6.85'	3.42'
11	05°43'55"	533.00'	53.32'	26.68'
12	90°00'05"	12.00'	18.85'	12.00'
13	11°34'01"	633.00'	127.79'	64.11'
14	10°22'17"	34.50'	6.25'	3.13'
15	10°22'07"	34.50'	6.24'	3.13'
16	11°34'01"	567.00'	114.47'	57.43'
17	05°43'55"	500.00'	50.02'	25.03'
18	05°43'55"	500.00'	50.02'	25.03'
19	11°34'01"	600.00'	121.13'	60.77'
20	00°32'20"	467.00'	4.39'	2.20'
21	05°11'35"	467.00'	42.33'	21.18'
22	22°18'48"	76.00'	29.60'	14.99'
23	25°25'05"	76.00'	33.72'	17.14'
24	28°54'11"	76.00'	38.34'	19.59'
25	33°22'01"	76.00'	44.26'	22.78'
26	01°07'53"	633.00'	12.50'	6.25'
27	04°58'38"	633.00'	54.99'	27.51'
28	01°34'17"	633.00'	17.36'	8.68'
29	03°53'13"	633.00'	42.94'	21.48'
30	03°48'32"	567.00'	37.69'	18.85'
31	01°46'41"	567.00'	17.60'	8.80'
32	04°51'48"	567.00'	48.13'	24.08'
33	01°07'00"	567.00'	11.05'	5.53'

TRACT 6756-3

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,
 BEING A SUBDIVISION OF A PORTION OF LOTS 10, 11, AND 12 IN BLOCK 46
 AS SHOWN ON MAP OF RIVERSIDE LAND AND IRRIGATING COMPANY ON
 FILE IN M.B. 1/70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA,
 IN RANCHO EL SOBRANTE DE SAN JACINTO.
 DECEMBER 1976

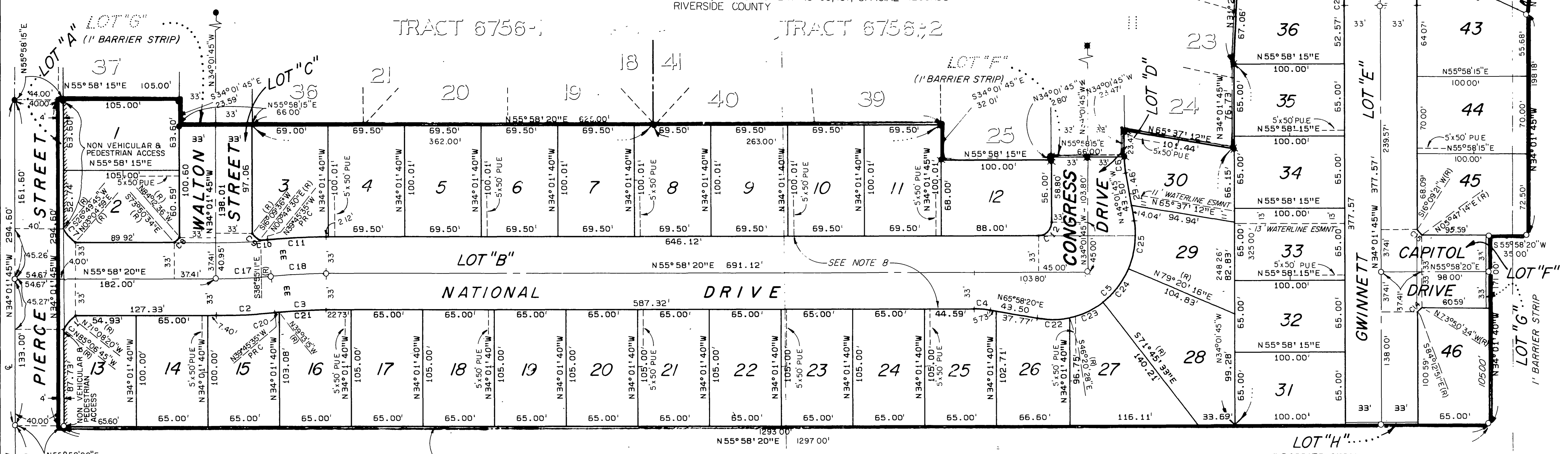
J. F. DAVIDSON ASSOCIATES
 RIVERSIDE, CALIFORNIA

SCALE 1" = 60'

SURVEYOR'S NOTES

1. BASIS OF BEARING IS THE CENTERLINE OF PIERCE STREET PER TRACT 6756-1, N34°01'45"W, M.B. 87, PAGES 10-12, RECORDS OF RIVERSIDE COUNTY.
2. FOUND 1" IRON PIPE TAGGED R.C.E. 862, PER TRACT 6756-1, M.B. 87, PAGES 10-12, FLUSH.
3. SET 3/4" IRON PIPE AND PLASTIC PLUG STAMPED R.C.E. 862, FLUSH AT ALL POINTS SHOWN THUS.
4. SET 3/4" IRON PIPE AND PLASTIC PLUG STAMPED R.C.E. 862, FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES.
5. SET "SURE FIRE" STUD TAGGED R.C.E. 862, IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 10.17 ACRES.
7. FOUND 3/4" IRON PIPE TAGGED R.C.E. 862, PER TRACT 6756-2, M.B. 89, PAGES 80-81, FLUSH, RECORDS OF RIVERSIDE COUNTY.
8. ROAD EASEMENT CONVEYED TO THE CITY OF RIVERSIDE 4/8/77, AS INSTRUMENT NO 60,457, OFFICIAL RECORDS RIVERSIDE COUNTY.

Q OF A 165' EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY & SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, BY DEED RECORDED MARCH 6, 1948, AS INSTRUMENT NO 1086 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CA



TRACT 6756-1

TRACT 6756-2

SOUTHERLY LINE OF LOTS 11 & 12,
 BLOCK 46, R.L. & I. CO., M.B. 1/70,
 S.B. CO., CALIF.

M.B. 90/76

M.B. 90/76

MB 90/76