

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 8007

LOTS 4 AND 5 OF LINCOLN HEIGHTS, M.B. 4 PAGE 97,
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN
SECTION 15, T.3S., R.5W., S.B.B. 8 M.

SEPTEMBER 1976

J. F. DAVIDSON ASSOCIATES

RIVERSIDE, CALIFORNIA

SHEET 1 OF 2 SHEETS

FILED
On July 1, 1977
At 1:40 P.M.

W. D. BALOGH
County Recorder
By Hazel C. Beale
Deputy
Fee \$ 7.00
No. 123765
Filed by City Clerk
Sub'dn. & Fee. First American
Title Company

SIGNATURE OMISSION

In accordance with Section 66436 (b)(1) of the Subdivision Map Act of the State of California, the signature of the following Easement Holder has been omitted since their interest cannot ripen into fee:

The Gage Canal Co. successor in interest to the Riverside Trust Co. Limited. A corporation for a right of way for irrigation facilities and appurtenant structures as reserved in deed recorded Feb. 7, 1905 in book 185 of deeds at page 231 Official Records Of Riverside County, California.

The Whiffen Pumping Company, a corporation, for an easement for pumping purposes as reserved in deed recorded June 14, 1977, by Instrument No. 109598.

OWNERSHIP

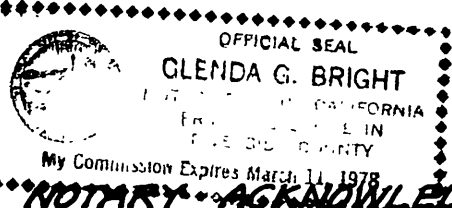
We hereby certify that we are the owners of or have some right, title or interest in the land included within the subdivision shown on the annexed map that we are the only persons whose consent is necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the colored border line and that we hereby offer for dedication for public use for street purposes Lots A, B & C.

Thomas L. Mazzetti
Thomas L. Mazzetti
Barbara S. Mazzetti
Barbara S. Mazzetti
JOHN J. PEARCE ESCROWS, INC. a California Corporation
President

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 Thomas L. Mazzetti and Barbara S. Mazzetti known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

Witness my hand and official seal.
My Commission expires on 3-11-78.



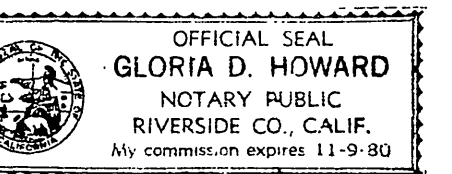
Glenda G. Bright
Notary Public in and for said County & State

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 John J. Pearce known to me to be the President of

John J. Pearce Escrows, Inc., 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 on 11-9-80.



Gloria D. Howard
Notary Public in and for said County and State

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 8007, which was approved by the Riverside City Planning Commission at its meeting held JUNE 17, 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 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 June 16th, 1977
JAMES F. MARTINEK
Director of Public Works
By James 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 8, 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 8, 1977
H. E. BREWER
City Treasurer
By H. E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 10 day of DECEMBER 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. 8007 and the streets and easements are hereby accepted as public streets and easements, except _____

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 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 \$ 4,000.00

Dated JUNE 8, 1977
DONNA BOUER BABCOCK
County Tax Collector
By Donna Bauer Babcock

TAX BOND

I hereby certify that a bond in the sum of \$ 4,000.00 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 Lawney Rowntree 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 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.

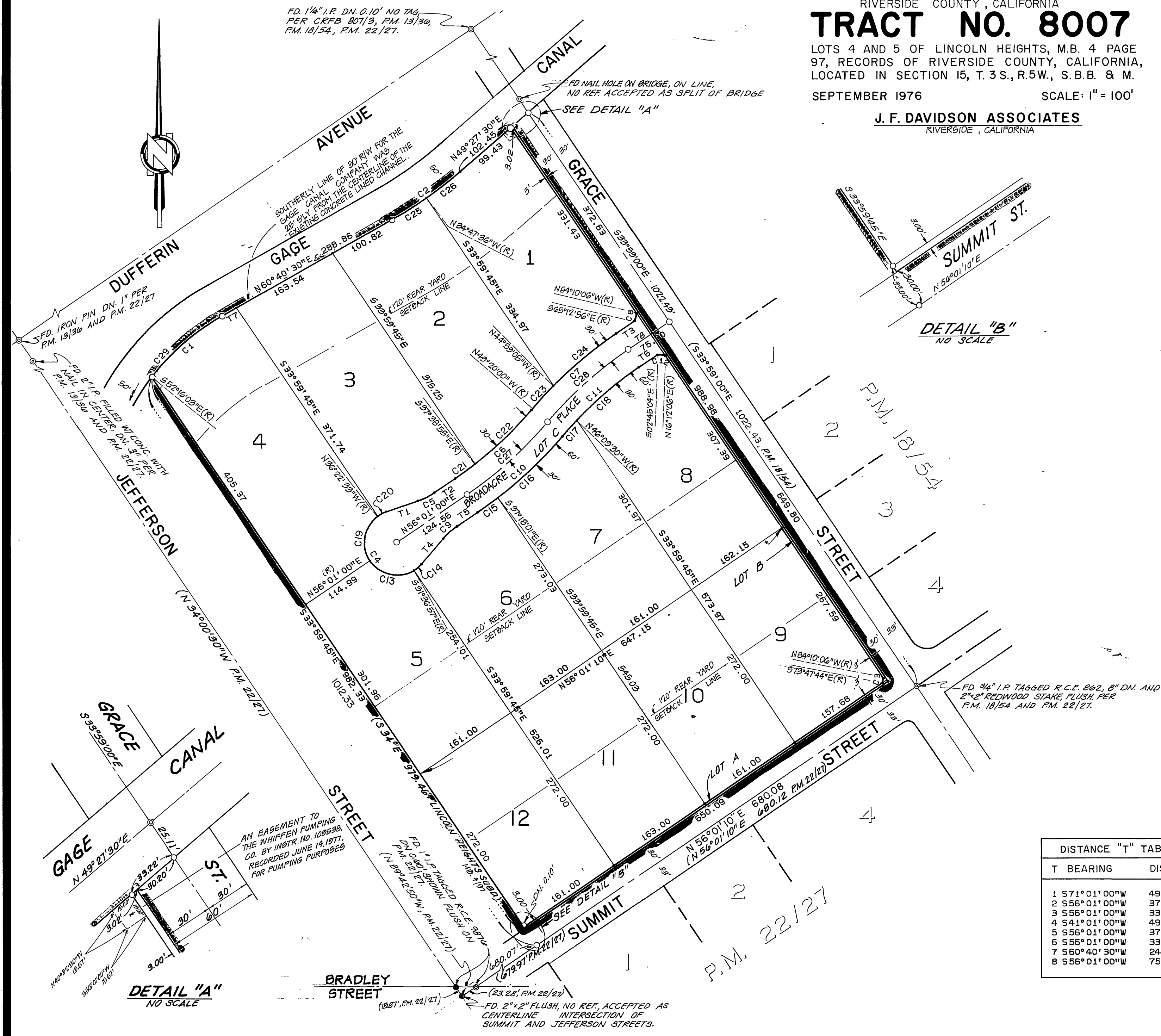
Dated Jan. 14, 1977
J. F. DAVIDSON, R.C.E. 862

TRACT NO. 8007

LOTS 4 AND 5 OF LINCOLN HEIGHTS, M.B. 4 PAGE 97, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 15, T.3S., R.5W., S.B.B. & M.

SEPTEMBER 1976 SCALE: 1" = 100'

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA



ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF GRACE ST. TAKEN AS BEING $S 33^{\circ} 59' 00'' E$, AS SHOWN ON P.M. 18/54, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. \odot INDICATES SET $3/4''$ I.P. TAGGED R.C.E. 862, FLUSH, UNLESS OTHERWISE NOTED.
3. \ominus INDICATES F.D. MONUMENT AS NOTED.
4. (-) INDICATES RECORD BEARING AND DISTANCE AS NOTED.
5. SET $3/4''$ I.P. WITH PLASTIC PLUG STAMPED R.C.E. 862, FLUSH, AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
6. THIS SUBDIVISION CONTAINS (14.71) ACRES.
7. ALL DISTANCES SHOWN ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
8. *C.C.-27 CERTIFICATE OF CORRECTION

CURVE "C" TABLE				
C	Δ	R	L	T
1	22°56'33"	345.82	138.47	70.18
2	11°13'00"	634.67	124.25	62.32
3	10°22'22"	34.50	6.25	3.13
4	210°00'00"	48.00	175.93	179.14
5	15°00'00"	103.00	26.97	13.56
6	15°21'00"	570.00	152.71	76.81
7	15°21'00"	630.00	168.78	84.90
8	18°57'10"	34.50	11.41	5.76
9	15°00'00"	103.00	26.97	13.56
10	15°21'00"	630.00	168.78	84.90
11	15°21'00"	570.00	152.71	76.81
12	18°57'10"	34.50	11.41	5.76
13	87°37'57"	48.00	73.42	46.06
14	17°22'03"	48.00	14.55	7.33
15	3°19'01"	630.00	36.47	18.24
16	12°01'59"	630.00	132.31	66.40
17	3°10'30"	570.00	31.59	15.80
18	12°10'30"	570.00	121.12	60.79
19	87°36'27"	48.00	73.39	46.04
20	17°23'33"	48.00	14.57	7.34
21	3°39'55"	570.00	36.47	18.24
22	11°41'05"	570.00	116.24	58.32
23	4°20'55"	630.00	47.82	23.92
24	11°00'05"	630.00	120.97	60.67
25	5°28'06"	634.67	60.58	30.31
26	5°44'54"	634.67	63.68	31.86
27	15°21'00"	600.00	160.75	80.86
28	15°21'00"	600.00	160.75	80.86
29	35°23'35"	345.82	213.62	110.34

DISTANCE "T" TABLE	
T BEARING	DIST.
1	$S 71^{\circ} 01' 00'' W$ 49.67
2	$S 56^{\circ} 01' 00'' W$ 37.50
3	$S 56^{\circ} 01' 00'' W$ 33.39
4	$S 41^{\circ} 01' 00'' W$ 49.67
5	$S 56^{\circ} 01' 00'' W$ 37.50
6	$S 56^{\circ} 01' 00'' W$ 33.39
7	$S 60^{\circ} 40' 30'' W$ 24.50
8	$S 56^{\circ} 01' 00'' W$ 75.00

M.B. 90/86

M.B. 90/86