

**UTILITIES EASEMENT**

THE CITY OF RIVERSIDE BEING THE OWNERS OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP: AN EASEMENT FOR PUBLIC UTILITY FACILITIES BY DEED RECORDED JANUARY 31, 1968 AS INSTR. NO. 9399, AND FOR WATERLINE FACILITIES, BY DEEDS RECORDED OCTOBER 26, 1973 AS INSTR. NOS 140664 AND 140665, AND RECORDED May 27, 1977 AS INSTR. NO. 97149 ALL RECORDS OF RIVERSIDE COUNTY.

DATED 6-14-77

EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES

BY: E. V. Sinclair

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

**TRACT NO. 9275**

BEING A SUBDIVISION OF A PORTION OF LOTS 5, 6, 7 & 9 OF TEQUESQUITE HEIGHTS PER MAP BOOK 10, PAGES 31, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND A PORTION OF SECTION 1, T. 3 S., R. 5 W., S. B. M.

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

APRIL 1977

**SIGNATURE OMISSION**

IN ACCORDANCE WITH SECTION 66436 (C) (1) 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. THE CITY OF RIVERSIDE AS TO AN EASEMENT FOR PUBLIC STREET FACILITIES, BY DEED RECORDED OCTOBER 26, 1973 AS INSTR. NO. 140666, AND SOUTHERN CALIFORNIA GAS COMPANY ET AL AS TO AN EASEMENT FOR PIPELINES BY DEED RECORDED APRIL 24, 1950 AS INSTRUMENT NO. 2898; ALL OFFICIAL RECORDS OF DIV. CO., CALIFORNIA, AND 33' IRREVOCABLE OFFER OF DEDICATION BY DOCUMENT RECORDED NOV. 8, 1974 AS INSTRUMENT NO. 144785 OF OFFICIAL RECORDS OF DIV. CO., CALIF. SUBD'N. GITEE T. I & T. CO.

SHEET 1 OF 3 SHEETS

**FILED**  
ON July 5, 1977

AT 3:00 P.M.  
W.D. BALOGH

COUNTY RECORDER

BY: Harold C. Beale

FEE \$9.00

NO. 125047

FILED BY City Clerk

**OWNERSHIP**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE RIGHTS, 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 "D", INCLUSIVE.

DONALD L. BREN COMPANY, A CALIFORNIA, CORPORATION

Donna B. Bren  
VICE PRES.

Robert M. Kraokwer  
ASSIST. SEC.

**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. 9275, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD FEBRUARY 17, 1977, 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 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.

DATED June 15<sup>th</sup> 1977 JAMES F. MARTINEK, R.C.E. 8134  
DIRECTOR OF PUBLIC WORKS

BY: James F. Martinek

**CITY CLERK'S CERTIFICATE**

RESOLVED: THAT THIS MAP CONSISTING OF THREE (3) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 9275, 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 21<sup>st</sup> DAY OF June, 1977.



ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE

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, THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$2,600.00.

DATED JUNE 15, 1977

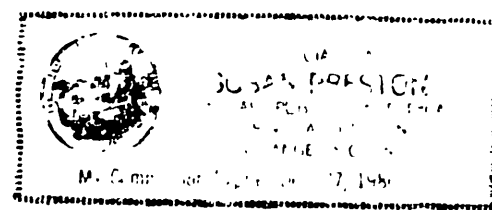
DONNA BOUZER BARCOCK,  
COUNTY TAX COLLECTOR

BY: Harold M. Larson  
DEPUTY

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

ON THIS 25 DAY OF MAY, 1977, BEFORE ME SUSAN PRESTON A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED S. GENE GIANNULLI KNOWN TO ME TO BE VICE PRESIDENT, AND Robert M. Kraokwer KNOWN TO ME TO BE ASSIST. SECRETARY OF 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.



Susan Preston  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES 12-27-80

**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 June 14, 1977

EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES

BY: E. V. Sinclair

**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 14, 1977

H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

**SOIL REPORT**

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 24<sup>th</sup> DAY OF SEPTEMBER 1976, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY PIONEER CONSULTANTS.

**TAX BOND**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$2,600.00 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 21, 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 THREE (3) 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 MAY 17, 1977

ERNEST N. WEBB, R.C.E. 9876

BY: Ernest N. Webb

M.B. 91/6

M.B. 91/6

MB 91/6

Copy 91/7

CURVE DATA

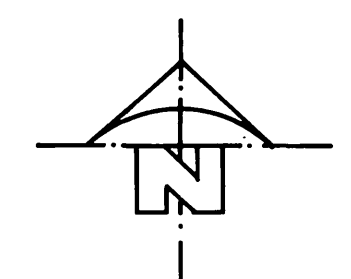
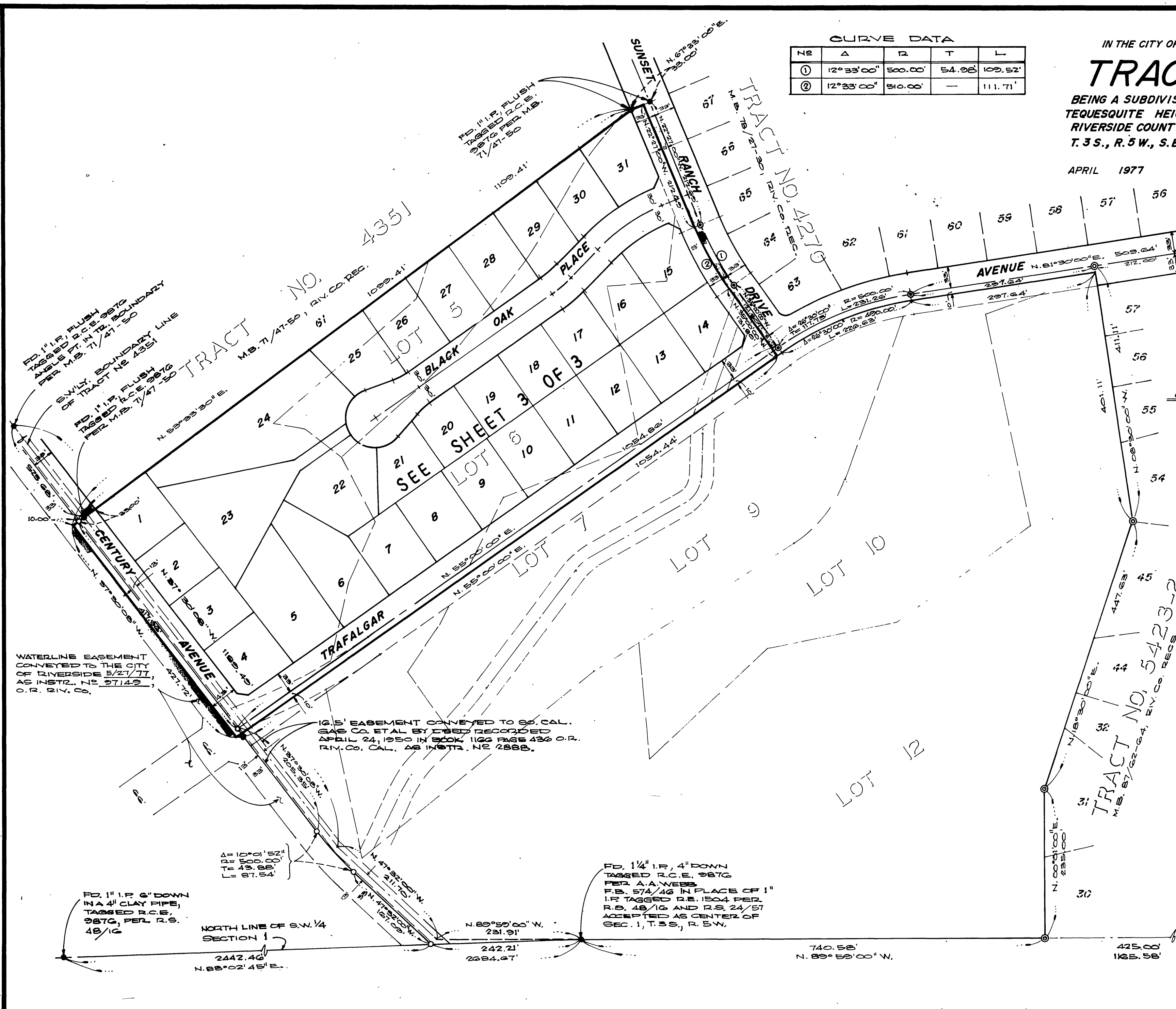
| N | Δ         | R       | T      | L       |
|---|-----------|---------|--------|---------|
| ① | 12°33'00" | 500.00' | 54.98' | 109.52' |
| ② | 12°33'00" | 510.00' | —      | 111.71' |

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 9275

BEING A SUBDIVISION OF A PORTION OF LOTS 5, 6, 7 AND 9 OF TEQUESQUITE HEIGHTS PER MAP BOOK 10, PAGE 31, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND A PORTION OF SECTION 1, T. 3 S., R. 5 W., S. B. M.

APRIL 1977 ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE, CALIFORNIA SCALE: 1"=100'



**ENGINEER'S NOTES**

1. BASIS OF BEARINGS IS THE CENTERLINE OF SUNSET RANCH DRIVE TAKEN AS N. 22°27'00" W. AS SHOWN ON MAP OF TRACT NO. 4270, ON FILE IN BOOK 78, AT PAGES 27-30 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND 1" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ⊙, PER M.B. 78/27-30, UNLESS OTHERWISE NOTED.
3. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●.
4. SET 1" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ⊙, UNLESS OTHERWISE NOTED.
5. SET STEEL PIN AND TAG R.C.E. 9876 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS, AND ANGLE POINTS IN SIDE LOT LINES.
7. FOUND 1" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ⊙, PER M.B. 87/62-64, RIV. CO. RECS.
8. THIS TRACT CONTAINS 10.95 ACRES.

WATERLINE EASEMENT CONVEYED TO THE CITY OF RIVERSIDE 5/21/77, AS INSTR. 719 97149, O.R. RIV. CO.

16.5' EASEMENT CONVEYED TO SO. CAL. GAS CO. ETAL BY DEED RECORDED APRIL 24, 1950 IN BOOK 1166 PAGE 436 O.R. RIV. CO. CAL. AS INSTR. NO. 2888.

FD. 1 1/4" I.P. 4" DOWN TAGGED R.C.E. 9876 PER A.A. WEBB F.B. 574/46 IN PLACE OF 1" I.P. TAGGED R.E. 1504 PER R.S. 48/16 AND R.S. 24/57 ACCEPTED AS CENTER OF SEC. 1, T. 3 S., R. 5 W.

FD. 3/4" I.P. TAGGED R.C.E. 9876 IN A 4" CLAY PIPE 6" DOWN, PER R.S. 48/35-43

M.B. 91/7

M.B. 91/7

**ENGINEER'S NOTES**

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2. FOUND 1" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THIS @, PER M.B. 78/27-30, UNLESS OTHERWISE NOTED.
3. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THIS ●.
4. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THIS 0, UNLESS OTHERWISE NOTED.
5. SET STEEL PIN AND TAG R.C.E. 9876 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS, AND ANGLE POINTS IN SIDE LOT LINES.
7. FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THIS @, PER M.B. 87/62-64, R.I.V. CO. RECS.
8. THIS TRACT CONTAINS 10.95 ACRES.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 9275**

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APRIL 1977

SCALE: 1" = 60'

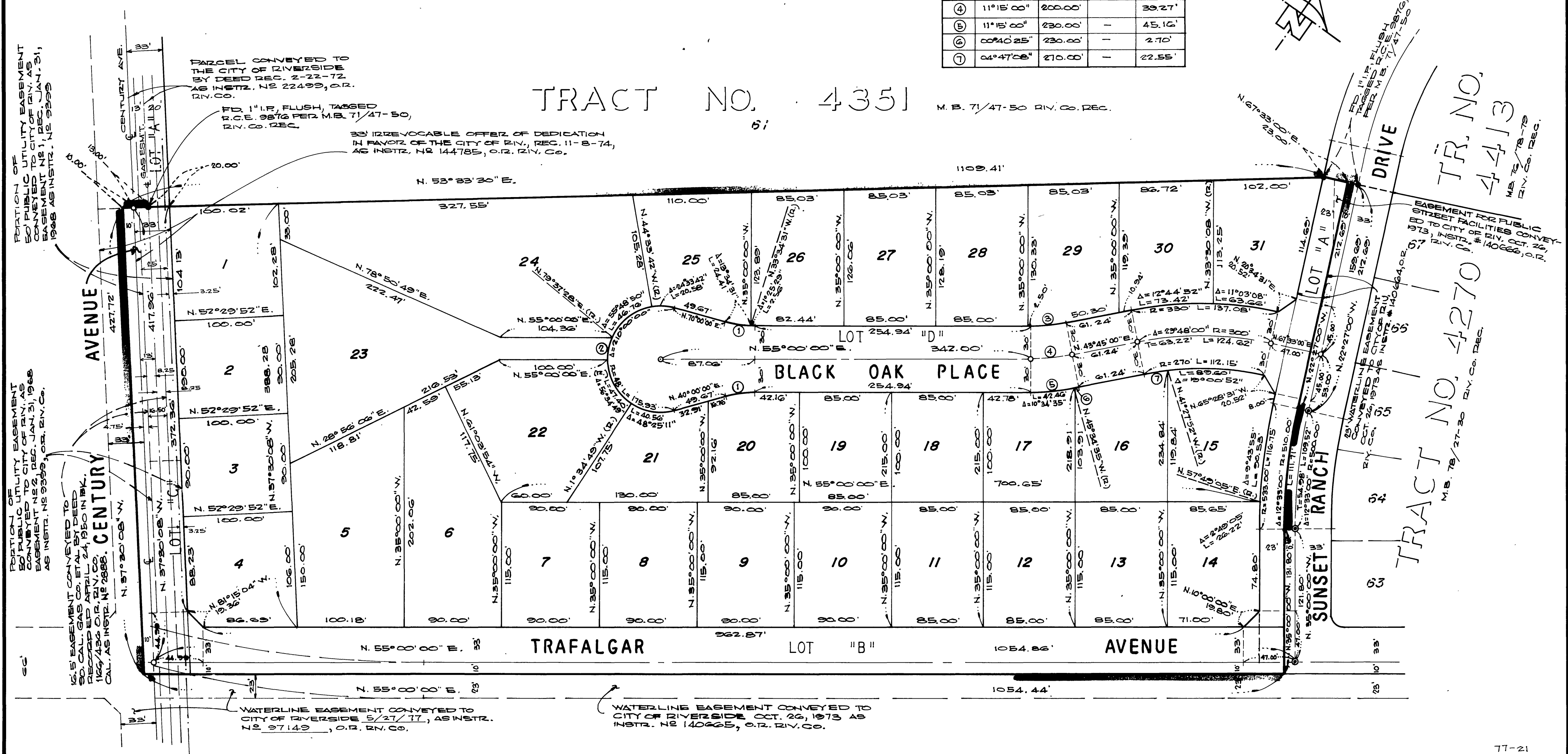
ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

CURVE DATA

| № | Δ         | R       | T      | L      |
|---|-----------|---------|--------|--------|
| ① | 15°00'00" | 103.00' | 13.56' | 26.97' |
| ② | 24°37'28" | 48.00'  | -      | 20.63' |
| ③ | 11°15'00" | 170.00' | -      | 33.38' |
| ④ | 11°15'00" | 200.00' | -      | 39.27' |
| ⑤ | 11°15'00" | 230.00' | -      | 45.16' |
| ⑥ | 00°40'25" | 230.00' | -      | 2.70'  |
| ⑦ | 04°47'08" | 270.00' | -      | 22.55' |

TRACT NO. 4351

M. B. 71/47-50 R.I.V. CO. REC.



M.B. 91/8

M.B. 91/8