

IN THE CITY OF RIVERSIDE RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 5531

BEING A SUBDIVISION OF A PORTION OF LOT 8 IN BLOCK 61 LA SIERRA HEIGHTS, TRACT NO. 2, AS RECORDED IN BOOK 7, PAGE 66 OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

GARNER, TRACADAS & TROY, INC. FEBRUARY 1974 CIVIL ENGINEERING LAND SURVEYING SAN BERNARDINO CALIFORNIA

FILED ON July 7, 1977 AT 1:00 P.M.

W. D. BALOGH COUNTY RECORDER BY David C. Beale - deputy FEE \$9.00 NO. 127220 FILED BY City Clerk SUB. G'TEE. F.A.T.C.

OWNERSHIP

We hereby certify that we are the owners of, or have some 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 blue border line, and 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 as shown on the annexed map, on, over and across Norwood Avenue adjoining said Lot 1, and we hereby offer for dedication for public use a blanket easement over all of Lot 1 for public utilities, and for construction and maintenance of sanitary sewer facilities an easement in, under, upon, over, and along the Private Streets designated as Los Molinos Way, Los Olivos, and Los Lindas, which are a portion of Lot 1, and we hereby dedicate for Public Utilities purposes the easement designated as a 6" Electric easement.

AGATE DEVELOPMENT COMPANY A CALIFORNIA CORPORATION President James A. Wilhelm Vice President Robert C. Blackman Vice President TITLE INSURANCE AND TRUST COMPANY, a California Corporation Secretary

SOIL REPORT A preliminary soil report was prepared by Jack L. Riddell R.E. 13146 of C.H.J. Materials Laboratory, Inc. on February 7, 1974, as required by the Health and Safety Code of California, Section 17953.

CITY TREASURER

I hereby certify that according to the records of this office as of this date, the 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 against said property.

H. E. BREWER, CITY TREASURER

Dated Feb 25 1977

DIRECTOR OF PUBLIC WORKS

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. 5531, which was approved by the Riverside City Planning Commission at its meeting held September 6, 1973, 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 are 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 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.

JAMES F. MARTINEK R.C.E. 8134 DIRECTOR OF PUBLIC WORKS

Dated July 1, 1977

DIRECTOR OF PUBLIC UTILITIES

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 Division of the Department of Public Utilities of the City of Riverside.

EVERETT C. ROSS, DIRECTOR OF PUBLIC UTILITIES

Dated Dec 30 1977

CITY CLERK

RESOLVED: That this map consisting of three (3) sheets be and the same is hereby accepted as the final map of Tract No. 5531, and the easements are hereby accepted as public 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 July 1977



ALICE A. HARE, CITY CLERK

TAX BOND

I hereby certify that a bond in a sum of \$1,900.00 has been executed and filed with the Board of Supervisors of the County of Riverside, State of California, conditioned on the payment of all taxes, State, County, Municipal or Local and all special assessments collected as taxes which at the time of the 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.

DONALD D. SULLIVAN, COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS

Dated July 5, 1977

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) 55: COUNTY OF SAN BERNARDINO) On this 21 day of June 1977 before me Dorathea DePeugh, a Notary Public in and for said County and State, personally appeared Robert C. Blackman known to me to be the President and Secretary of Security Pacific National Bank, a National Banking Association, and Trust Company, a California Corporation, the Corporation that executed the within instrument "As Trustee", and 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 same.

Witness my hand and official seal. Dorathea DePeugh NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE MY COMMISSION EXPIRES



TAX COLLECTOR

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the within 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 \$1,900.00

DONNA BOUER BABCOCK, COUNTY TAX COLLECTOR

Dated June 29th 1977

BY Kenneth C. Kavin DEPUTY

SURVEYOR'S CERTIFICATE

I, RUSSELL H. GARNER hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of three (3) sheets correctly represents a survey made under my supervision in September, 1973, that all the monuments shown hereon actually exist and their positions are correctly shown or will be in place within one (1) year from the recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown

RUSSELL H. GARNER, L. S. 3035

Dated March 5 1974

USE OF COMMON AREAS

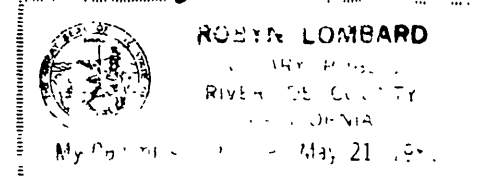
AGATE DEVELOPMENT COMPANY in recording this plat of the subdivision shown on the annexed map does hereby designate a common Lot 1, land as a recreational area intended for use by the homeowners in said subdivision for recreation and other related purposes. The designated area is not dedicated hereby for use by the general public and is solely for the common use, benefit and enjoyment of the homeowners in said subdivision, as more fully provided in the to be recorded declaration of covenants, conditions and restrictions applicable to said subdivision.

AGATE DEVELOPMENT COMPANY, A CALIFORNIA CORPORATION

James A. Wilhelm President

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) 55: COUNTY OF RIVERSIDE) On this 22nd day of June 1977, before me the undersigned, a Notary Public in and for said County and State, personally appeared James A. Wilhelm known to me to be the President and known to me to be the of AGATE DEVELOPMENT COMPANY, a California Corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors. Witness my hand and Official Seal Signature Robin Lombard Name (Typed or Printed) Robin Lombard Notary Public in and for said County and State My Commission Expires 5/24/81



UTILITIES EASEMENT CERTIFICATE

The City of Riverside, being the owner of the following described easements, does hereby consent to the making and filing of the annexed map: (a) The City of Riverside, a Municipal corporation, successors to the Twin Buttes Water Company, a corporation, owner of a Right of Way and Water Rights for water ditches, canals, pipe lines, flumes and conduits as disclosed by Deed recorded August 11, 1913, in Book 508, Page 101 of Deeds, records of Riverside County, California, said right of way being assigned to the City of Riverside by Deed recorded April 7, 1967 as Instrument No. 29733 of Official Records of Riverside County, California. (b) The City of Riverside, a Municipal corporation, successors to the Citizens Domestic Water Company, owner of a permanent easement and right of way for pipe or lines of pipe, ditches or flumes as disclosed by Deed recorded March 10, 1926 in Book 663, Page 591 of Deeds, records of Riverside County, California. (c) The City of Riverside, a Municipal corporation, successors to the La Sierra Heights Water Company, a corporation, owner of a Right of Way and Water Rights for water ditches, canals, pipe lines, flumes and conduits as disclosed by Deed recorded May 17, 1911 in Book 327, Page 227 of Deeds, records of Riverside County, California.

EVERETT C. ROSS, DIRECTOR OF PUBLIC UTILITIES

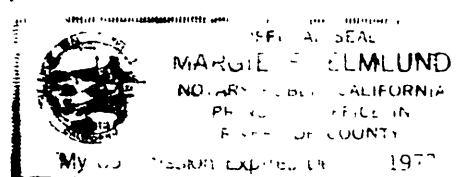
DATED: 6-30-77

BY: E. V. Sinclair

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) 55: COUNTY OF RIVERSIDE) On this 27th day of June 1977, before me Margie E. Elmund, a Notary Public in and for said County and State, personally appeared Robert C. Blackman known to me to be the President, and C.E. Albright known to me to be the Secretary of Security Pacific National Bank, a National Banking Association, the Association that executed the within instrument "As Trustee", and known to me to be the persons who executed the within instrument on behalf of the Association therein named, and acknowledged to me that such Association executed the same.

Witness my hand and official seal Margie E. Elmund



NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE MY COMMISSION EXPIRES 12-1-77

MB 91/9

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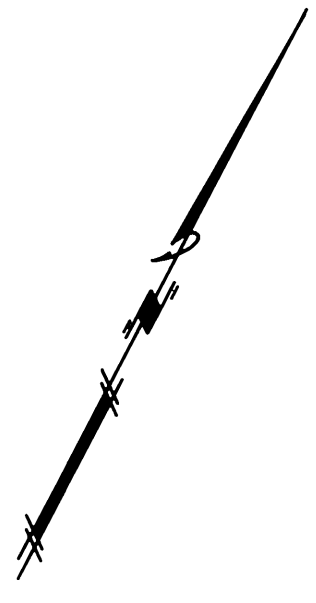
GARNER, TRACADAS & TROY, INC. FEBRUARY 1974 CIVIL ENGINEERING LAND SURVEYING SAN BERNARDINO CALIFORNIA

SURVEYOR'S NOTES

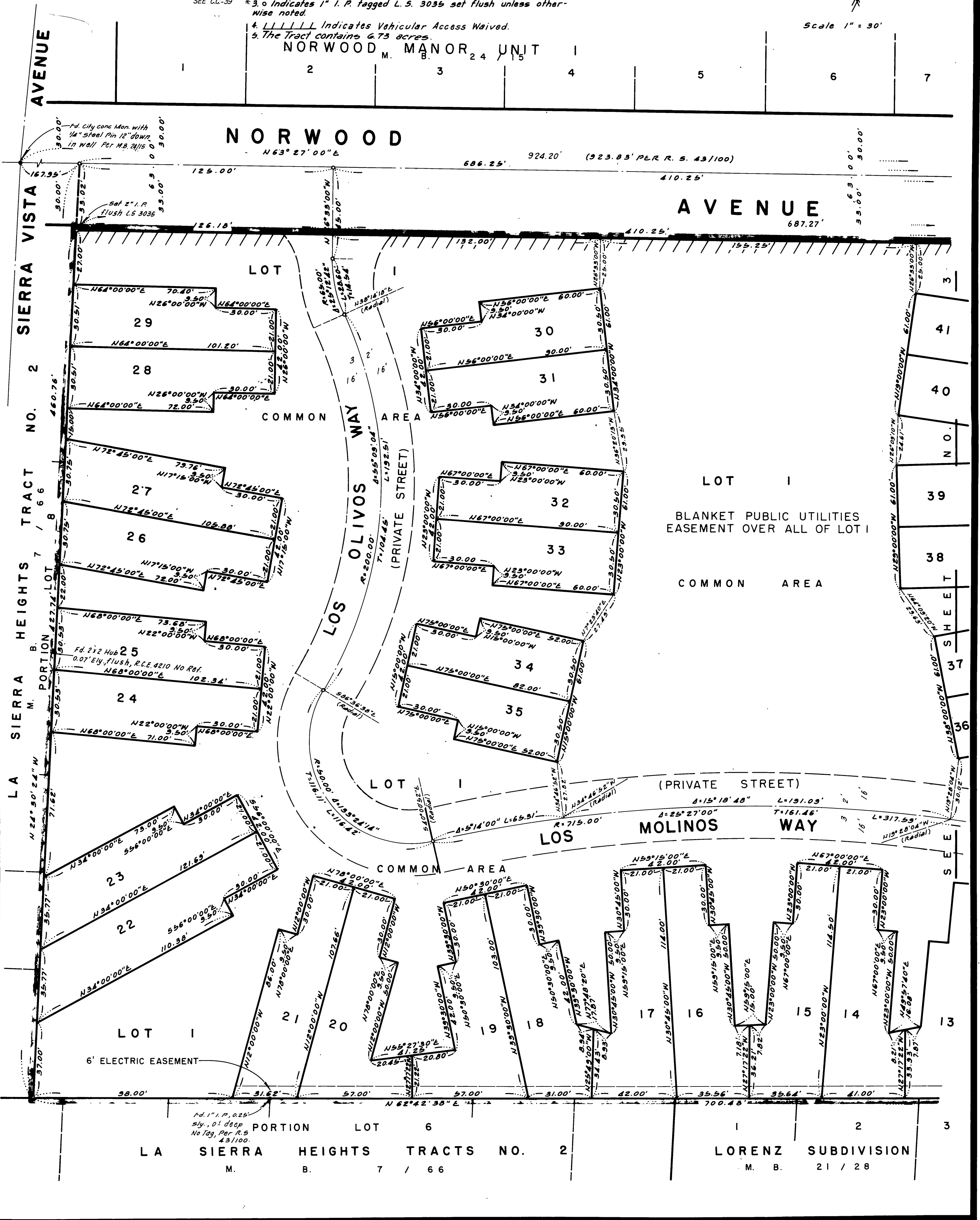
- The Basis of Bearing was taken from the centerline of Norwood Avenue shown as N63°27'E on the Record of Survey recorded in R. S. 431100, records of Riverside County.
- Indicates monuments found as noted.
- Indicates 1" I. P. tagged L. S. 3035 set flush unless otherwise noted.
- ||||| Indicates Vehicular Access Waived.
- The Tract contains 6.73 acres.

SEE CC-39

NORWOOD M. MANOR 24 UNIT 1



Scale 1" = 30'



M.B. 91/10

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

SHEET 3 OF 3 SHEETS

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SURVEYOR'S NOTES

1. The Basis of Bearing was taken from the centerline of Norwood Avenue shown as N63°27'E on the Record of Survey recorded in R.S. 43/100, records of Riverside County.
2. * Indicates monuments found as noted.
3. SEE CC-39 * Indicates 1" I.P. tagged L.S. 3035 set flush unless otherwise noted.
4. LLLLLL Indicates Vehicular Access Waived.
5. This Tract contains 6.73 acres.

NORWOOD MANOR UNIT NO. 1
M. B. 24 / 15

CAROB WAY

Scale 1" = 30'

NORWOOD

AVENUE

NOT A

R. S. 43 / 100

PART

PORTION PARCEL NO. 1

COMMON AREA

LINDAS WAY
(PRIVATE STREET)

COMMON AREA
(PRIVATE STREET)

LOS MOLINOS WAY

COMMON AREA
BLANKET PUBLIC UTILITIES
EASEMENT OVER ALL OF LOT 1

6' ELECTRIC EASEMENT

PRIVATE 10' SEWER AND DRAINAGE EASEMENT
REC. FEB. 2, 1973 AS INST. NO. 14910, OR., RIV. COUNTY.

1/2" I.P. (bank) 0.5' x 0.5' up No Tag No Ref.
1/2" I.P. Tag flush, Tag L.S. 3035.

2 x 2 Hub
flush, Tag R.C.E.
10470 Per R.S. 43/100

LORENZ SUBDIVISION
M. B. 21 / 28

CARLETON SUBDIVISION
M. B. 21 / 45