

M.B. 91/65

Copy 91/65

**UTILITIES EASEMENT**

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENT HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP: AN EASEMENT FOR WATERLINE FACILITIES, BY DEED RECORDED MAY 27, 1977 AS INSTR. NO 97149 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED 1/26/77

EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES

BY: E. J. Sinclair

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 5657**

BEING A SUBDIVISION OF A PORTION OF NORTH WEST ONE QUARTER OF SECTION 1, T.3S., R.5W., S.B.M.

MARCH 1977

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

**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 IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC STREET FACILITIES, BY DOCUMENT RECORDED NOVEMBER 2, 1974 AS INSTR. NO 144785, AND SOUTHERN CALIFORNIA GAS COMPANY ETAL AS TO AN EASEMENT FOR PIPELINES BY DEED RECORDED APRIL 24, 1950 AS INSTR. NO 2888; ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SHEET 1 OF 3 SHEETS

**FILED**  
ON Aug. 5, 1977

AT 3:55, P. M.  
W.D. BALOGH  
COUNTY RECORDER

BY: Hansel C. Beale

FEE \$ 9.00

NO 151569

FILED BY City Clerk

SUB'DN G'TEE T.I.T.Co.

**OWNERSHIP**

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

SUNSET RANCH, A LIMITED PARTNERSHIP

BY: Sam Harmatz  
SAM HARMATZ, GENERAL PARTNER

SAFECO TITLE INSURANCE COMPANY, AS TRUSTEE

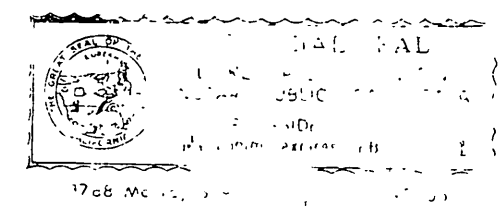
BY: John M. Hagen PRES. Lora N. Wright ASST. SEC.

**NOTARY ACKNOWLEDGEMENTS**

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

ON THIS 21st DAY OF June, 1977, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED SAM HARMATZ, KNOWN TO ME TO BE ONE OF THE GENERAL PARTNERS OF THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.



Loretta E. Norman  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES 2-10-81

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

ON THIS 27th DAY OF July, 1977, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN J. HAYES KNOWN TO ME TO BE THE ASST. VICE PRESIDENT AND LAIS N. WRIGHT KNOWN TO ME TO BE THE ASST. SECRETARY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID 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.

Lorraine C. Notson  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES 11-28-78

**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 5657, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON FEBRUARY 21, 1974, 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 THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE 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 THE 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: July 27th, 1977

JAMES F. MARTINEK, R.C.E. 8134  
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 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 7/26, 1977

EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES

BY: E. J. 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 7/26, 1977

H.E. BREWER, CITY TREASURER

BY: H. R. Hansen

**SOIL REPORT**

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 23 DAY OF NOVEMBER 1976, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY PIONEER CONSULTANTS.

**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 5657, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS "E", "F", "G", "H" & "I" WHICH ARE ACCEPTED AS "1' BARRIER STRIPS" TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOTS "A", "B", "C", "D", 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 2nd DAY OF August, 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 \$ 4,050.00.

DATED July 27, 1977

DONNA BOUER BABCOCK  
COUNTY TAX COLLECTOR

BY: Harold M. Larsen  
DEPUTY

**TAX BOND**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$4,050.00 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 August 2, 1977

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

BY: Nancy Romero

**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 MARCH, 1977; 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 April 25, 1977

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

BY: Ernest N. Webb

M.B. 91/65

M.B. 91/65

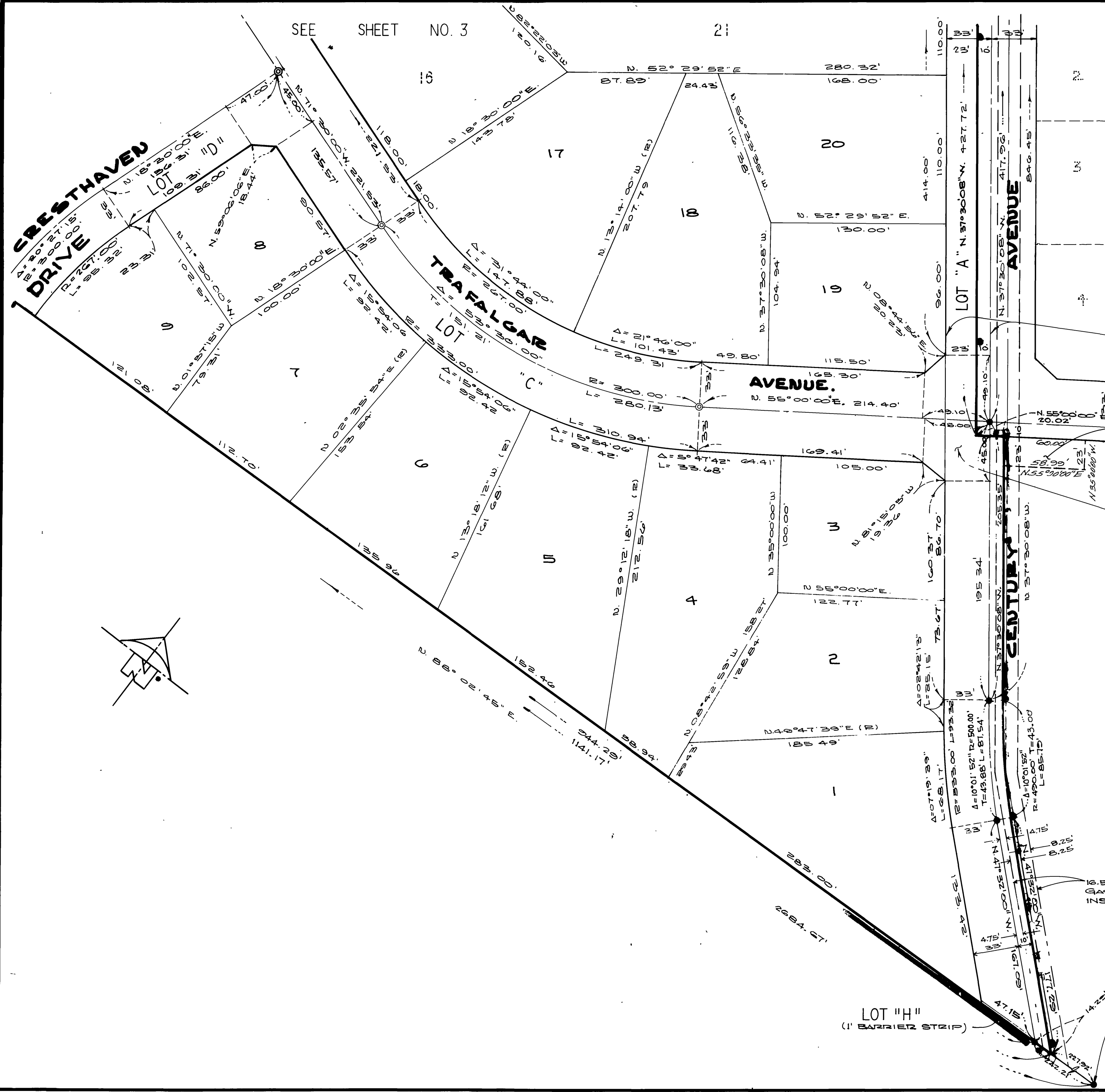
# TRACT NO. 5657

BEING A SUBDIVISION OF A PORTION OF NORTH WEST ONE QUARTER OF SECTION 1, T.3 S., R.5 W., S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

MARCH 1977

SCALE: 1"=50'



TR NO 9275  
M.B. 91/6-8 RIV. CO. RECS.

IRREVOCABLE OFFER OF DEDICATION  
IN FAVOR OF THE CITY OF RIV. RECORDED  
BY C. CO. CALIF. INSTR. NO. 144785, O.R.

Road Easement conveyed to  
City of Riverside August 1, 1977  
as Instr. No. 146992  
O.R. Riv. Co. Calif.

WATERLINE EASEMENT CONVEYED TO  
CITY OF RIVERSIDE BY DEED RECORDED MAY 27, 1977  
AS INSTR. NO. 97149 O.R. RIV. CO. CALIF.

### ENGINEER'S NOTES:

1. BASIS OF BEARINGS IS THE SOUTHWESTERLY BOUNDARY OF TRACT NO. 4351 TAKEN AS N. 37° 30' 08" W. AS SHOWN ON MAP OF TRACT NO. 4351 ON FILE IN BOOK 71 OF MAPS, AT PAGES 47 THRU 50 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIF.
2. FOUND 1" I.P., TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ●, PER M.B. 91/6-8 RIV. CO. RECS., UNLESS OTHERWISE NOTED.
3. FOUND 1" I.P., TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ⊙, PER M.B. 71/47-50, RIV. CO. RECS., UNLESS OTHERWISE NOTED.
4. FOUND 1" I.P., TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ⊙ UNLESS OTHERWISE NOTED.
5. SET 1" I.P., TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS, AND ANGLE POINTS IN SIDE LOT LINES.
7. SET "SURE FIRE" STUDS TAGGED R.C.E. 9876, IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
8. THIS TRACT CONTAINS 137 ACRES.

16.50' EASEMENT CONVEYED TO SO. CAL. GAS CO. ET. AL. REC. APRIL 24, 1950 AS INSTR. NO. 2088 OF O.R. OF RIV. CO. CALIF.

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. 49/16 AND R.S. 24/57 ACCEPTED AS CENTER OF SEC. 1, T.3 S., R.5 W.

LOT "H"  
(1' BARRIER STRIP)

ENGINEER'S NOTES:

1. BASIS OF BEARINGS IS THE SOUTHWESTERLY BOUNDARY OF TRACT NO. 4351 TAKEN AS N 37° 30' 08" W. AS SHOWN ON MAP OF TRACT NO. 4351 ON FILE IN BOOK 11 OF MAPS, AT PAGES 47 THRU 50 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIF.
2. FOUND 1" I.P., TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ●, PER M.B. 91/6-8, RIV. CO. RECS., UNLESS OTHERWISE NOTED.
3. FOUND 1" I.P., TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ⊙, PER M.B. 71/47-50, RIV. CO. RECS., UNLESS OTHERWISE NOTED.
4. SET 1" I.P., TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ⊙ UNLESS OTHERWISE NOTED.
5. SET 1" I.P., TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS, AND ANGLE POINTS IN SIDE LOT LINES.
6. SET "SURE FIRE" STUDS TAGGED R.C.E. 9876, IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
7. THIS TRACT CONTAINS 13.77 ACRES.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

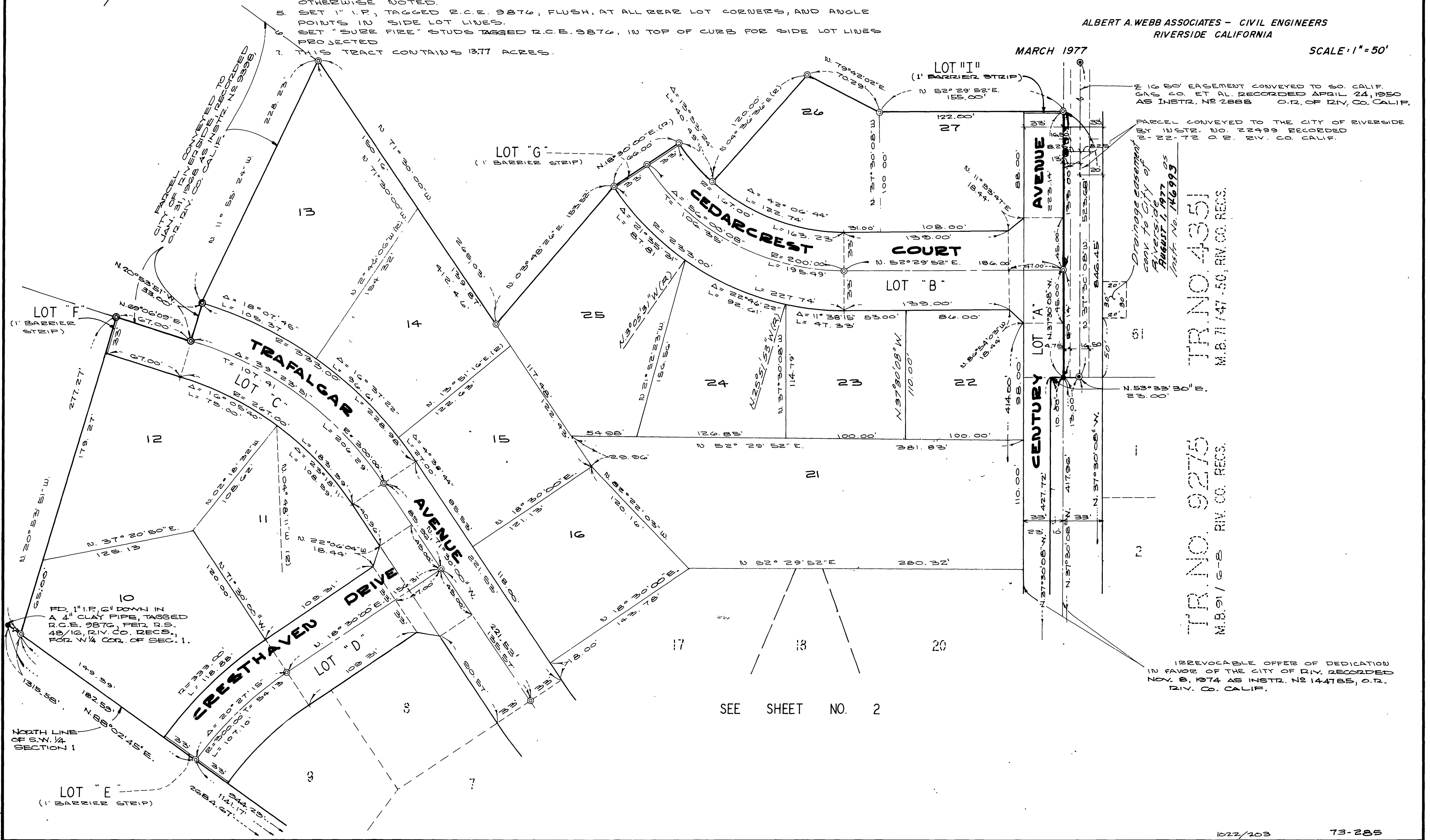
# TRACT NO. 5657

BEING A SUBDIVISION OF A PORTION OF NORTH WEST ONE QUARTER OF SECTION 1, T.3S., R.5W., S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

MARCH 1977

SCALE: 1" = 50'



\$ 15' EASEMENT CONVEYED TO SO. CALIF. GAS CO. ET AL. RECORDED APRIL 24, 1950 AS INSTR. NO. 2888 O.R. OF RIV. CO. CALIF.

PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY INSTR. NO. 22499 RECORDED 2-22-72 O.R. RIV. CO. CALIF.

Drainage easement  
conk to City of  
Riverside  
August 1, 1977  
Inst. No. 146993

TR. NO. 4351  
M.B. 71/47-50, RIV. CO. RECS.

TR. NO. 9275  
M.B. 91/6-8 RIV. CO. RECS.

IRREVOCABLE OFFER OF DEDICATION  
IN FAVOR OF THE CITY OF RIV. RECORDED  
NOV. 8, 1974 AS INSTR. NO. 144785, O.R.  
RIV. CO. CALIF.

SEE SHEET NO. 2