

TRACT NO. 7427

BEING A SUBDIVISION OF A PORTION OF SECTION 7, T.3.S., R.4W, S.B.M., IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA.
LUDWIG ENGINEERING SAN BERNARDINO COUNTY, CALIFORNIA JULY, 1976

FILED
ON Aug. 19 1977
AT 2:50 P.M.
W. D. BALOGH
COUNTY RECORDER
BY: Hamed c. Seal
FEE \$ 11.00
NO. 152666
FILED BY County Clerk
SUBDIVISION GUARANTEE
F. A. T. Co.

M.B. 91/68

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 "K", INCLUSIVE, AND FOR STORM DRAIN PURPOSES, THOSE EASEMENTS DESIGNATED AS A 12' DRAINAGE EASEMENT, A 15' DRAINAGE EASEMENT, SPECIAL STORM DRAIN EASEMENTS, AND A 40' RESERVOIR DRAINAGE EASEMENT, 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 LOT 48 AS SHOWN ON THE ANNEXED MAP, ON, OVER, AND ACROSS ALESSANDRO BOULEVARD ADJOINING SAID LOT.

PRESLEY OF SOUTHERN CALIFORNIA, A CALIFORNIA CORPORATION
Robert A. Hukce VICE PRESIDENT
Wanda J. Wilburn ASST. SECRETARY

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 7427, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON FEBRUARY, 5, 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 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 19th, 1977
JAMES F. MARTINEK, R.C.E. 8134
DIRECTOR OF PUBLIC WORKS
James F. Martinek

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 4 SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 7427, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, [EXCEPT LOT(S) G, H, I, & J WHICH ARE ACCEPTED AS 1 FOOT BARRIER STRIPS TO DENY ACCESS TO ADJACENT PRIVATE PROPERTY], 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 19th DAY OF July, 19 77.
ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE
BY: Alice A. Hare

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
ON THIS 21st DAY OF June, 1977, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Robert A. Hukce AND Wanda J. Wilburn KNOWN TO ME TO BE THE Vice PRESIDENT AND Assistant SECRETARY RESPECTIVELY OF 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 SUCH CORPORATION EXECUTED THE SAME, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BYLAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.
WITNESS MY HAND AND OFFICIAL SEAL.

Donna D. Carrero
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES March 1, 1980

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 23, 1977
H.E. BREWER, CITY TREASURER
BY: H.E. Brewer

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$6,500.00 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 28, 1977
DONALD D. SULLIVAN
COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS.
BY: Nancy Romano 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 FOUR (4) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING JULY 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 6-20-77, 1977
GLEN L. LUDWIG, R.C.E. 13191
BY: Glen L. Ludwig

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 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 DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED June 23, 1977
EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES
BY: E. W. Sinclair

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 \$ 6,500.00.

DATED June 22nd, 1977
DONNA BOUER BABCOCK
COUNTY TAX COLLECTOR
BY: Kenneth C. Kiser DEPUTY

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 6 DAY OF OCTOBER, 1976, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION, 17953: BY Accu-TEST SOILS LAB., INC.

WATER FACILITIES:

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY SUFFICIENT FUNDS OR MADE ACCEPTABLE ARRANGEMENTS TO COVER THE APPLICABLE CHARGES FOR INSTALLING ALL NECESSARY FIRE HYDRANTS, WATER MAINS AND SERVICE LATERALS ON ALL STREETS SHOWN ON THIS MAP; AND THAT EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER DISTRIBUTION.

Lawrence D. Jones 6-23-77
R.C.E. 10680 ASSISTANT GENERAL MANAGER and CHIEF ENGINEER DATE

ENGINEER'S NOTES:

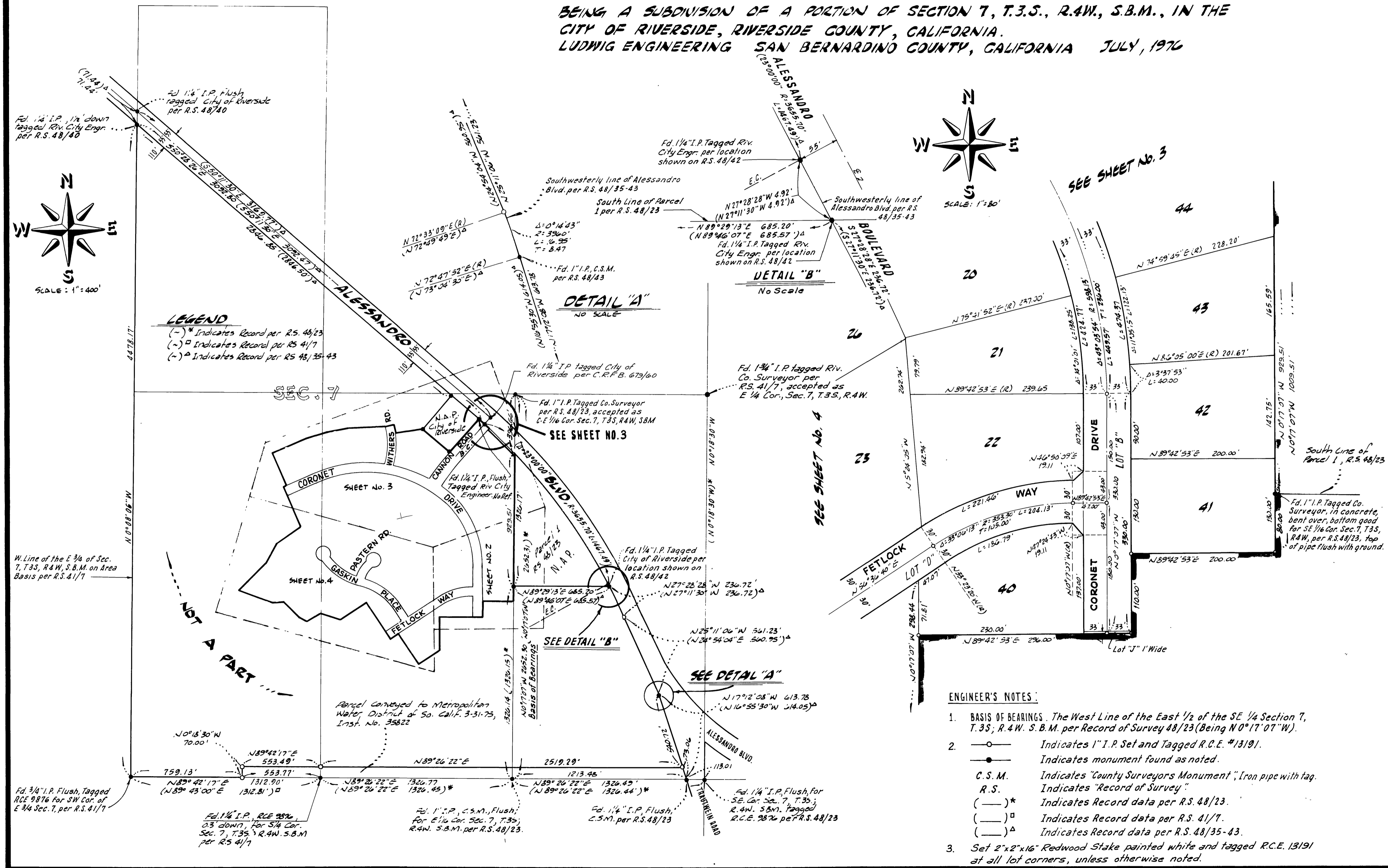
1. BASIS OF BEARINGS: The West Line of the East 1/2 of the SE 1/4 Section 7, T.3S; R.4W. S.B.M. per Record of Survey 48/23 (Being NO° 17' 07"W)
2. —○— Indicates 1" I.P. set and tagged R.C.E. #13191.
—●— Indicates monument found as noted.
C.S.M. Indicates "County Surveyors Monument", Tagged Co. Surveyor
R.S. Indicates "Record of Survey".
(—)* Indicates Record data per R.S. 48/23.
(—)° Indicates Record data per R.S. 41/7.
(—)△ Indicates Record data per R.S. 48/35-43.
3. Set 2" x 2" x 16" Redwood stake painted white and tagged R.C.E. #13191 at all lot corners, unless otherwise noted.

M.B. 91/68

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LUDWIG ENGINEERING SAN BERNARDINO COUNTY, CALIFORNIA JULY, 1976

M.B. 91/69



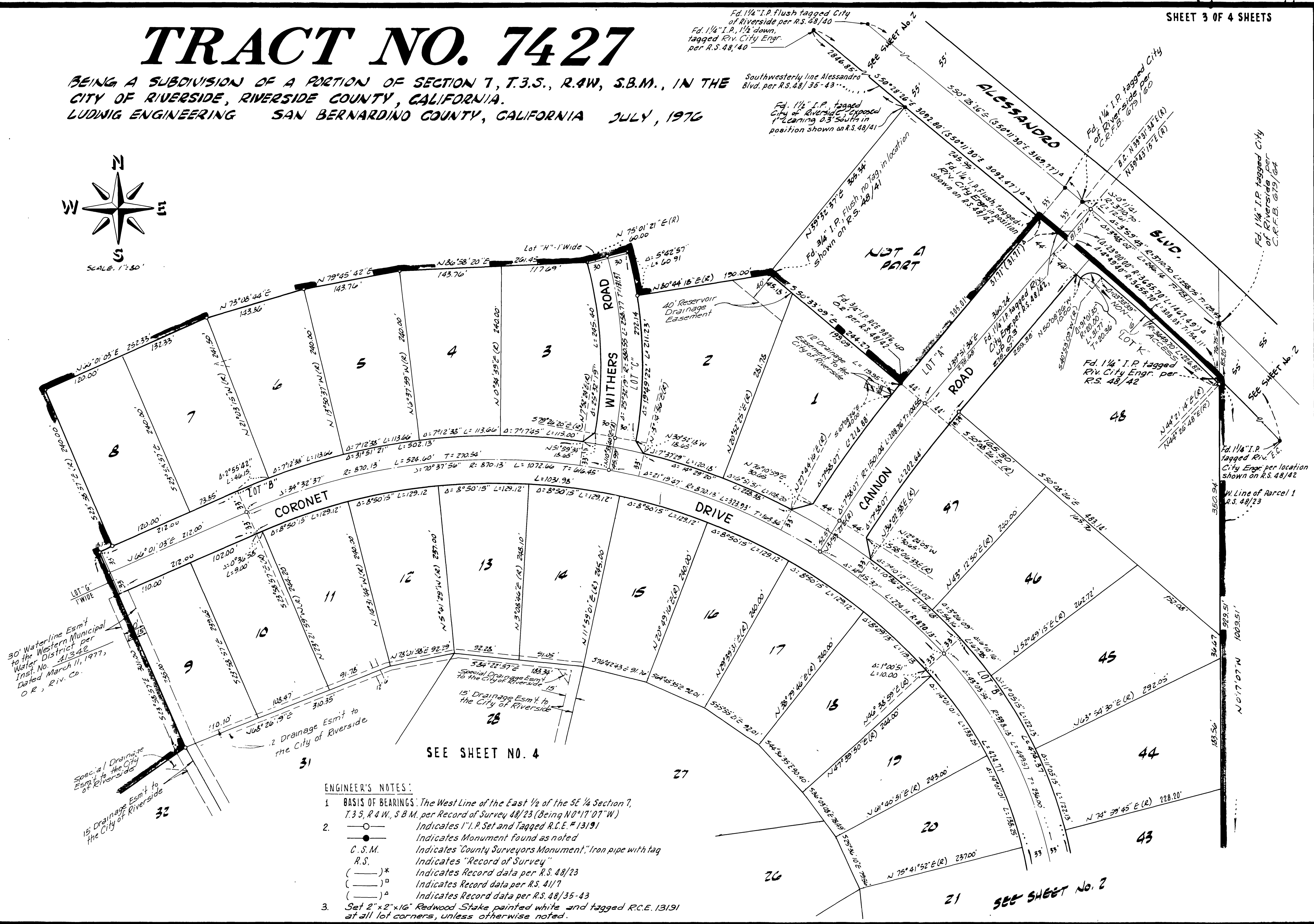
- ENGINEER'S NOTES:**
- BASIS OF BEARINGS.** The West Line of the East 1/2 of the SE 1/4 Section 7, T.3S.; R.4W. S.B.M. per Record of Survey 48/23 (Being N 0° 17' 07" W).
 - Indicates 1" I.P. Set and Tagged R.C.E. #1319/.
 - Indicates monument found as noted.
 - C.S.M. Indicates "County Surveyors Monument"; Iron pipe with tag.
 - R.S. Indicates "Record of Survey".
 - (—)* Indicates Record data per R.S. 48/23.
 - (—)□ Indicates Record data per R.S. 41/7.
 - (—)△ Indicates Record data per R.S. 48/35-43.
 - Set 2"x2"x16" Redwood Stake painted white and tagged R.C.E. 1319/ at all lot corners, unless otherwise noted.

M.B. 91/69

MB 91/69

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- ENGINEER'S NOTES:**
1. BASIS OF BEARINGS: The West Line of the East 1/2 of the SE 1/4 Section 7, T.3.S., R.4W., S.B.M. per Record of Survey 48/23 (Being N0°17'07"W)
 2. Indicates I.P. Set and Tagged R.C.E. # 13191
 Indicates Monument found as noted
C.S.M. Indicates "County Surveyors Monument," Iron pipe with tag
R.S. Indicates "Record of Survey"
(---)* Indicates Record data per R.S. 48/23
(---)^b Indicates Record data per R.S. 41/7
(---)^a Indicates Record data per R.S. 48/35-43
 3. Set 2"x2"x16" Redwood Stake painted white and tagged R.C.E. 13191 at all lot corners, unless otherwise noted.

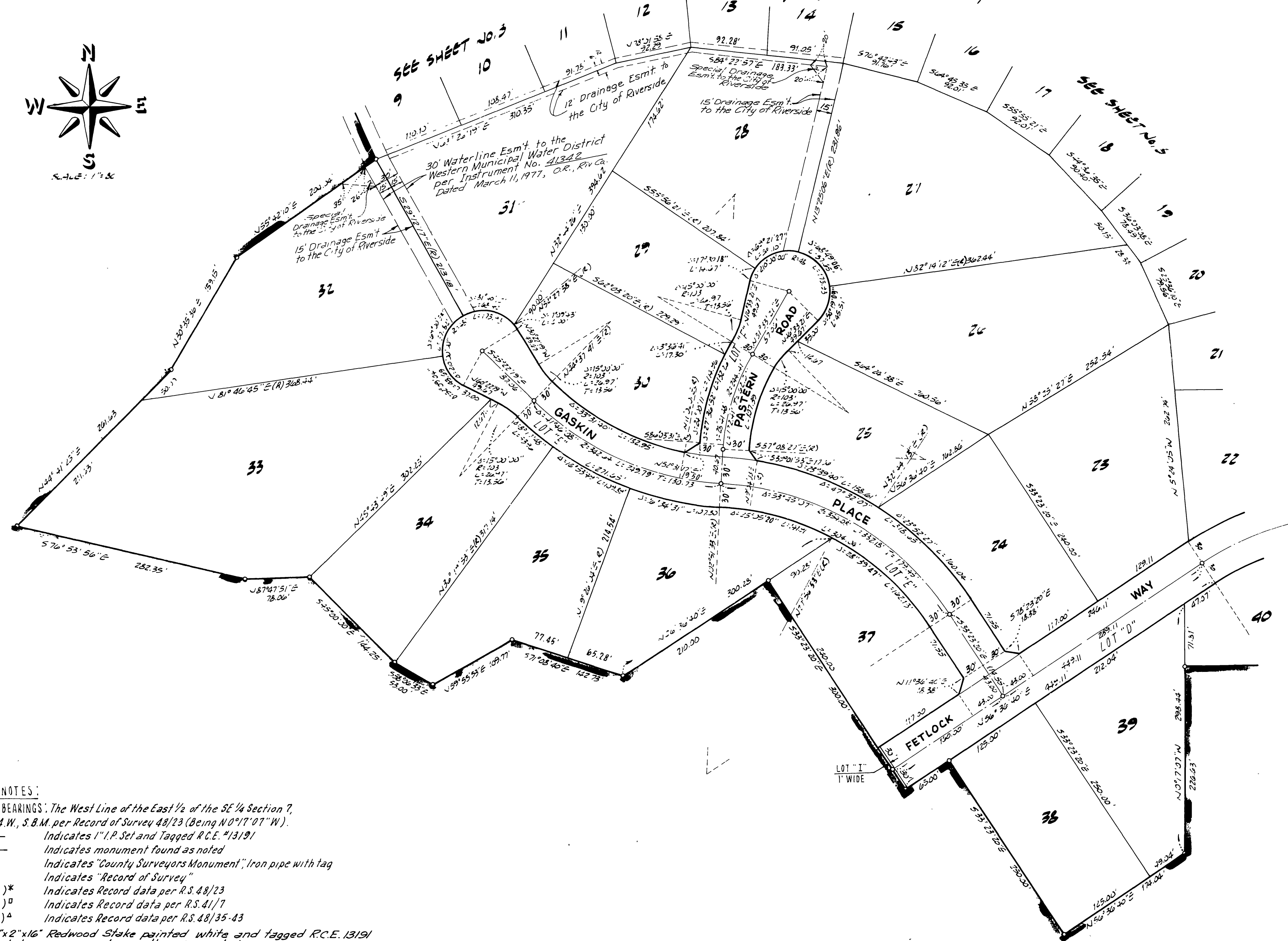
M.B. 91/70

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SEE SHEET No. 3

SEE SHEET No. 5

SEE SHEET No. 2

ENGINEER'S NOTES:

- 1 BASIS OF BEARINGS: The West Line of the East 1/2 of the SE 1/4 Section 7, T.3.S., R.4W., S.B.M. per Record of Survey 48/23 (Being N0°17'07"W).
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M.B. 91/71

MB 91/71

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