

# TRACT NO. 7689

BEING A SUBDIVISION OF A PORTION OF BLOCK 8 IN TRACT NO. 3 OF LA SIERRA HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 27 OF MAPS, RIVERSIDE COUNTY RECORDS.

IN THE CITY OF RIVERSIDE  
TALLAS D. MARGRAVE, JR. - L.S. 3785

COUNTY OF RIVERSIDE  
C.E.L.S. CORPORATION  
NEWPORT BEACH, CALIFORNIA

STATE OF CALIFORNIA  
AUGUST 1976

RECORDER'S CERTIFICATE  
FILED

On August 24, 1977.  
At 1:35 P. M.  
No. 165078  
W. D. BALOGH  
County Recorder  
By Harold C. Beale  
DEPUTY  
Fee \$13.00  
Filed by city clerk  
Subdn. G'tee Calif. Land T. Co.

91/93  
MB 91/93

### OWNER'S CERTIFICATE

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; we hereby offer for dedication to public use, for street purposes, lots "A" thru "D", inclusive; for construction and maintenance of waterlines, the easement designated as 10' waterline easement; for pedestrian way and underground electrical easement, Lot "E"; for construction and maintenance of storm drain facilities, the easement designated as 10' storm drain easement; and for construction and maintenance of public utilities facilities, the easements designated as 5'x 50' P.U.E.; 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 Lots 5 AND 6 ON, OVER AND ACROSS COOK AVENUE AND LOTS 24 & 25 ON, OVER AND ACROSS TYLER STREET AS SHOWN ON THE ANNEXED MAP.

CUNNINGHAM - PELT, RIVERSIDE #1, a joint venture

CUNNINGHAM PROPERTIES, INC.

By: Howard A. Cunningham  
PRESIDENT  
Ronald S. Tucker  
SECRETARY

JOHN PELT & ASSOCIATES, INC.

By: John Pelt  
PRESIDENT  
Ronald S. Tucker  
SECRETARY

### SURVEYOR'S CERTIFICATE:

I, TALLAS D. MARGRAVE, JR., hereby certify that I am a Licensed Land Surveyor, No. 3785 of the State of California, and that this map consisting of five (5) sheets, and the true and complete survey made in August, 1976, which it correctly represents, were both made by me or under my directions; that the boundary monuments are of the character and occupy the positions indicated, and the interior monuments will be set in such positions indicated, and that said monuments will be in place within one (1) year from recording date of this map; and that said monuments are, or will be, sufficient to enable the survey to be retraced.

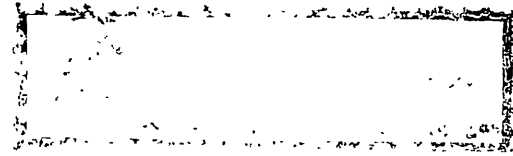
Tallas D. Margrave, Jr.  
TALLAS D. MARGRAVE, JR., L.S. 3785 DATE 3/21/77  
STATE OF CALIFORNIA

### NOTARY ACKNOWLEDGEMENTS

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

On this 18<sup>th</sup> day of MARCH, 1977, before me, JANET ADELMAN, a Notary Public in and for said State, personally appeared HOWARD A. CUNNINGHAM and RONALD S. TUCKER, known to me to be the President and Secretary, respectively, of CUNNINGHAM PROPERTIES, INC., 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, said corporation being known to me to be one of the joint venturers of CUNNINGHAM - PELT, RIVERSIDE #1, the joint venture that executed the within instrument and acknowledged to me that such corporation executed the same both individually and as joint venturer of said joint venture and that such joint venture also executed the same.

My commission expires: April 25, 1980 Witness my hand and official seal.

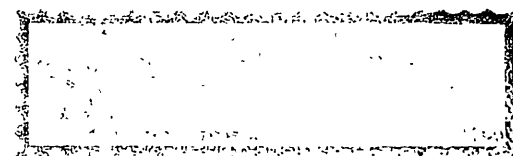


Janet Adelman  
NOTARY PUBLIC IN AND FOR SAID STATE

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

On this 18<sup>th</sup> day of MARCH, 1977, before me, JANET ADELMAN, a Notary Public in and for said State, personally appeared JOHN PELT and RONALD S. TUCKER, known to me to be the President and Secretary, respectively, of JOHN PELT & ASSOCIATES, INC., 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, said corporation being known to me to be one of the joint venturers of CUNNINGHAM - PELT, RIVERSIDE #1, the joint venture that executed the within instrument and acknowledged to me that such corporation executed the same both individually and as joint venturer of said joint venture and that such joint venture also executed the same.

My commission expires: April 25, 1980 Witness my hand and official seal.



Janet Adelman  
NOTARY PUBLIC IN AND FOR SAID STATE

### SIGNATURE OMISSIONS:

The signature of La Sierra Heights Water Company, a corporation, holder of rights of way and water rights together with right of entry as set forth in Deed recorded May 17, 1911 in Book 327, page 227 of Deeds, Records of Riverside County, California has been omitted under the provisions of Section 66436; Subsection (c) (1) of the Subdivision Map Act inasmuch as their interest cannot ripen into fee.

### SOIL REPORT:

A preliminary soil report was prepared by Earth Research Associates Inc. on April 29, 1976 by Dave Dering, P.E., RCE 10106, as required by the Health and Safety Code, Section 17953.

### 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 that are now a lien but not yet payable which are estimated to be \$ 3,000.00.

Dated this 15<sup>th</sup> day of APRIL, 1977.

DONNA BOUER BABCOCK  
County Tax Collector

By: Kenneth C. Kavin  
DEPUTY

### TAX BOND:

I hereby certify that a bond in the sum of \$ 3,000.00 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.

Dated this 19<sup>th</sup> day of April, 1977.

DONALD D. SULLIVAN  
County Clerk and ex-officio Clerk  
of the Board of Supervisors

By: J. Subpatrick  
DEPUTY

### 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. 7689, which was approved by the Riverside City Planning Commission on 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 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: AUGUST 16, 1977. JAMES F. MARTINEK, R.C.E. 8134  
Director of Public Works

By: William D. Gardner RCE 11405

### 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 Divisions of the Department of Public Utilities of the City of Riverside.

Dated this 29 day of July, 1977.

EVERETT C. ROSS  
Director of Public Utilities

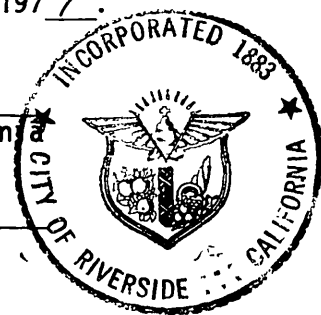
By: Everett C. Ross

### CITY CLERK:

RESOLVED: That this map consisting of five (5) sheets be and the same is hereby accepted as the final map of Tract 7689, and the streets and easements and pedestrian way are hereby accepted as public streets and easements and pedestrian way, 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 16<sup>th</sup> day of August, 1977.

ALICE A. HARE  
City Clerk of the City of Riverside, California

By: Karen E. Oakley  
Asst. City Clerk



### 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 against said property.

Dated this 18<sup>th</sup> day of April, 1977.

H. E. BREWER  
City Treasurer of the City of Riverside, California

By: \_\_\_\_\_

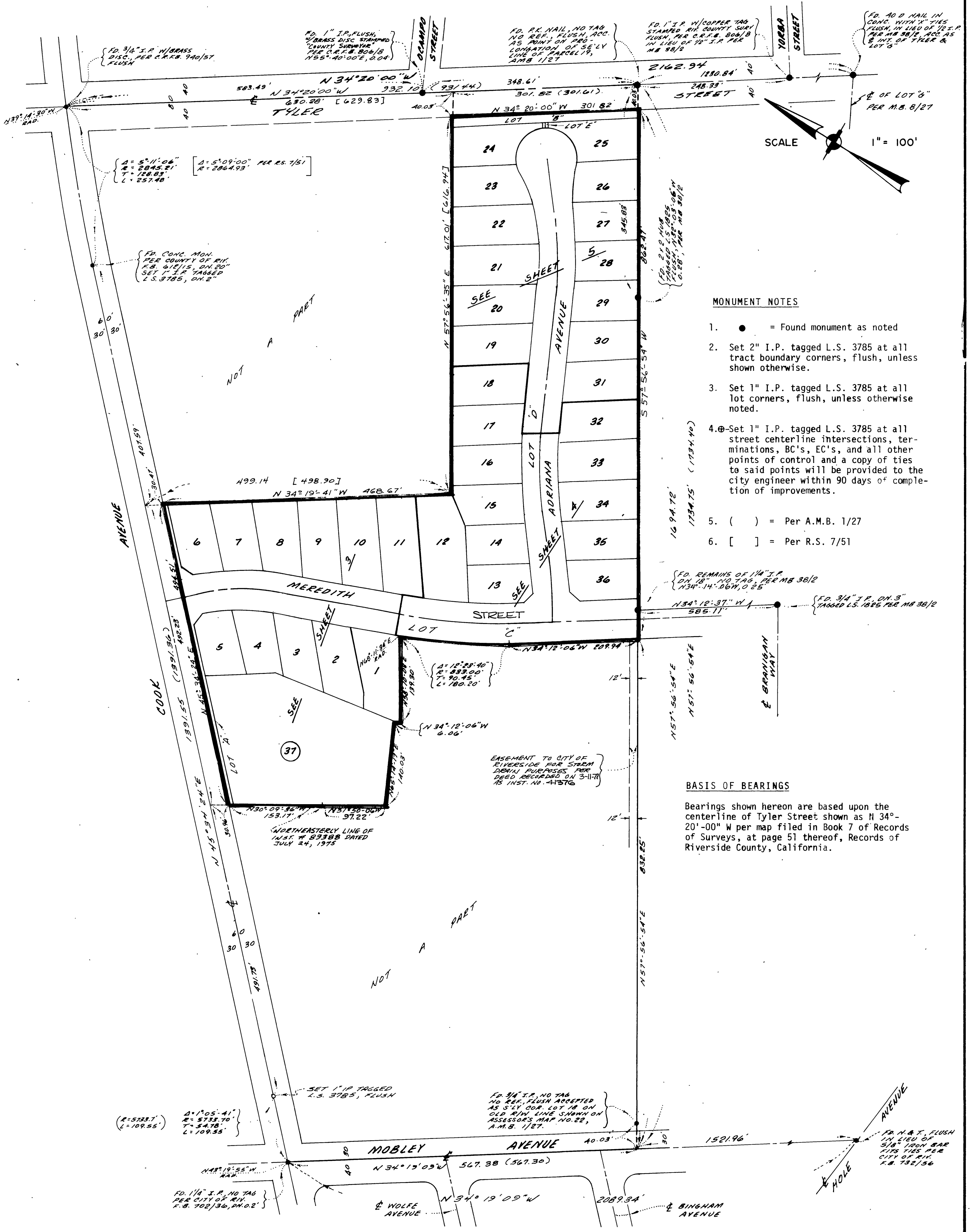
91/94  
MB 91/94

# TRACT NO. 7689

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IN THE CITY OF RIVERSIDE COUNTY OF RIVERSIDE STATE OF CALIFORNIA  
TALLAS D. MARGRAVE, JR. - L.S. 3785 C.E.L.S. CORPORATION AUGUST 1976  
NEWPORT BEACH, CALIFORNIA

## BOUNDARY & INDEX MAP



### MONUMENT NOTES

- = Found monument as noted
- Set 2" I.P. tagged L.S. 3785 at all tract boundary corners, flush, unless shown otherwise.
- Set 1" I.P. tagged L.S. 3785 at all lot corners, flush, unless otherwise noted.
- Set 1" I.P. tagged L.S. 3785 at all street centerline intersections, terminations, BC's, EC's, and all other points of control and a copy of ties to said points will be provided to the city engineer within 90 days of completion of improvements.
- ( ) = Per A.M.B. 1/27
- [ ] = Per R.S. 7/51

### BASIS OF BEARINGS

Bearings shown hereon are based upon the centerline of Tyler Street shown as N 34°-20'-00" W per map filed in Book 7 of Records of Surveys, at page 51 thereof, Records of Riverside County, California.

95  
MB 91/95

# TRACT NO. 7689

BEING A SUBDIVISION OF A PORTION OF BLOCK 8 IN TRACT NO. 3 OF  
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NEWPORT BEACH, CALIFORNIA

STATE OF CALIFORNIA  
AUGUST 1976

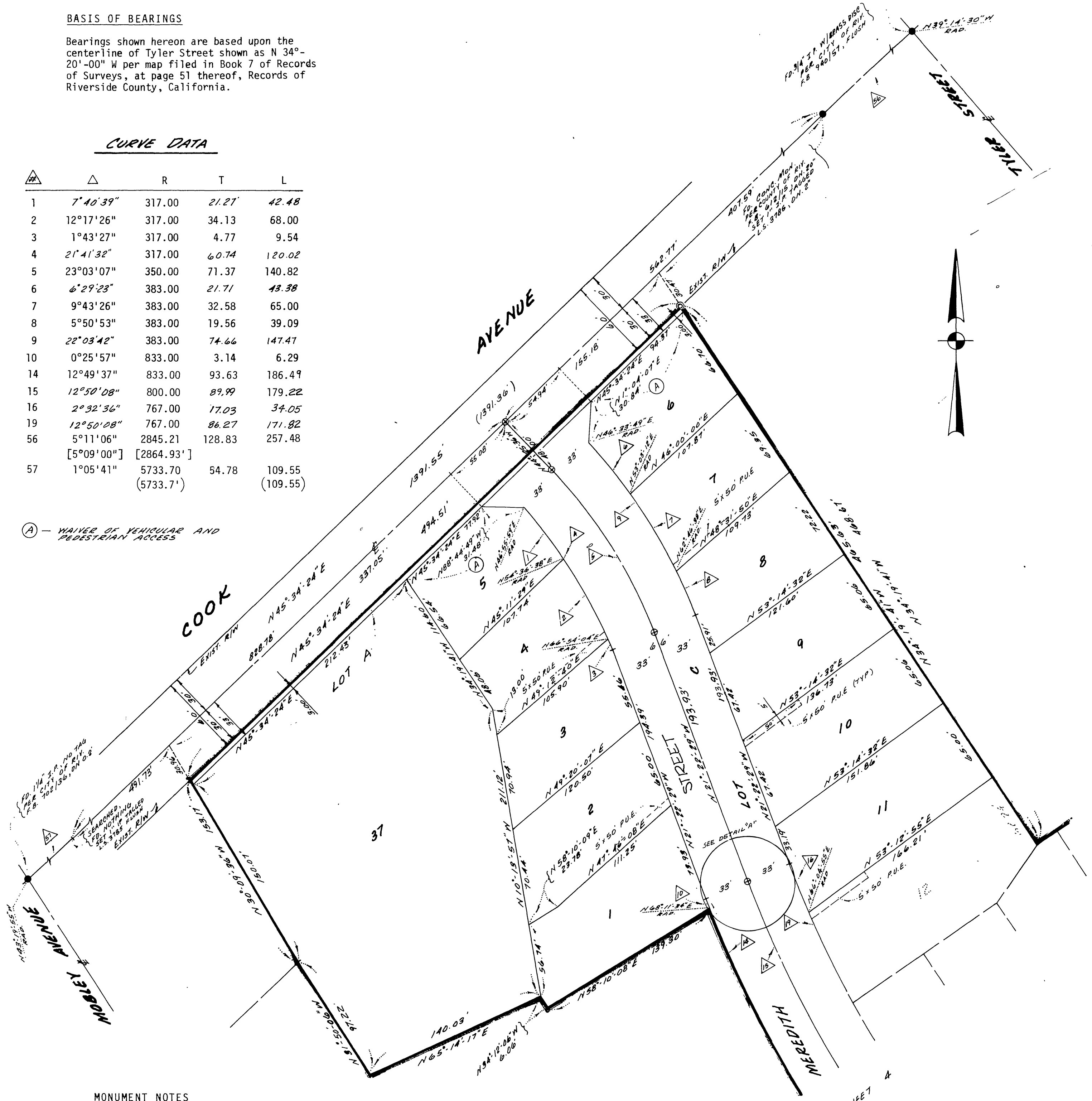
**BASIS OF BEARINGS**

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**CURVE DATA**

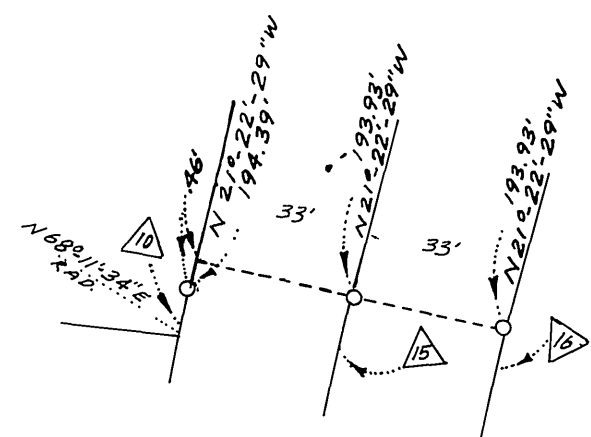
△	△	R	T	L
1	7°40'39"	317.00	21.27	42.48
2	12°17'26"	317.00	34.13	68.00
3	1°43'27"	317.00	4.77	9.54
4	21°41'32"	317.00	60.74	120.02
5	23°03'07"	350.00	71.37	140.82
6	6°29'23"	383.00	21.71	43.38
7	9°43'26"	383.00	32.58	65.00
8	5°50'53"	383.00	19.56	39.09
9	22°03'42"	383.00	74.66	147.47
10	0°25'57"	833.00	3.14	6.29
14	12°49'37"	833.00	93.63	186.49
15	12°50'08"	800.00	89.99	179.22
16	2°32'36"	767.00	17.03	34.05
19	12°50'08"	767.00	86.27	171.82
56	5°11'06"	2845.21	128.83	257.48
	[5°09'00"]	[2864.93']		
57	1°05'41"	5733.70	54.78	109.55
		(5733.7')		(109.55)

(A) - WAIVER OF VEHICULAR AND PEDESTRIAN ACCESS



**MONUMENT NOTES**

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- ( ) = Per A.M.B. 1/27
- [ ] = Per R.S. 7/51
- © NAIL & TAG L.S. 3785 IN TOP OF BLOCK WALL



DETAIL "A"  
NO SCALE

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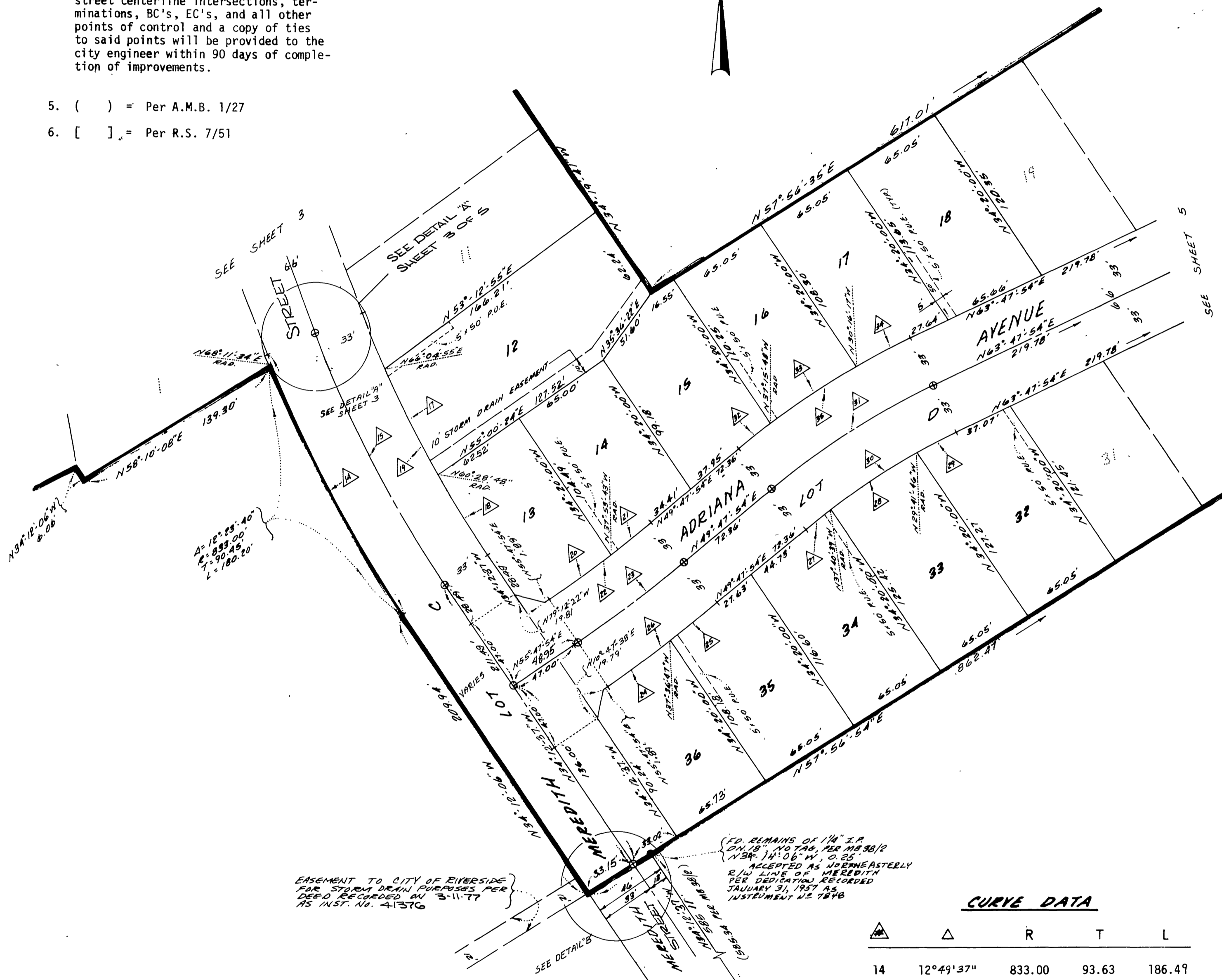
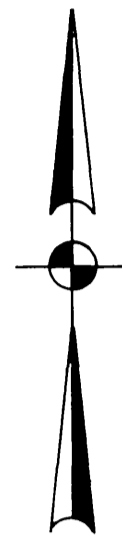
STATE OF CALIFORNIA  
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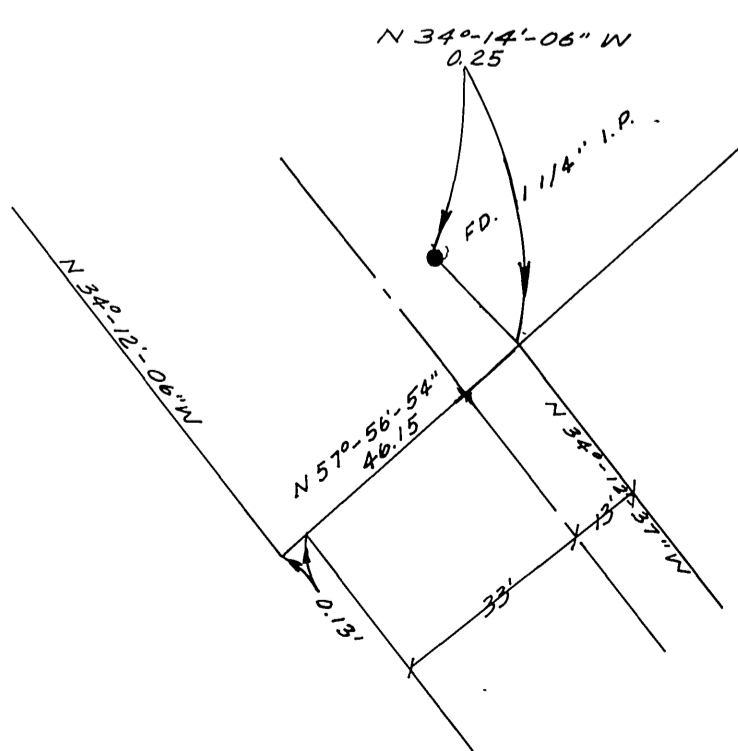


EASEMENT TO CITY OF RIVERSIDE FOR STORM DRAIN PURPOSES PER DEED RECORDED ON 3-11-77 AS INST. NO. 41376

FD. REMAINS OF 1/4" I.P. ON 1/8" NO TAG, SEE MB 90/2 N 34° 14' 06" W, 0.25' ACCEPTED AS NORTHEASTERLY R.O.W. LINE OF MEREDITH PER DEDICATION RECORDED JANUARY 31, 1957 AS INSTRUMENT NO 7848

### CURVE DATA

Station	Δ	R	T	L
14	12°49'37"	833.00	93.63	186.49
15	12°50'08"	800.00	89.99	179.22
17	5°36'07"	767.00	37.53	74.99
18	4°41'26"	767.00	31.41	62.79
19	12°50'08"	767.00	86.27	171.82
20	3°41'37"	767.00	24.73	49.45
21	2°18'23"	767.00	15.44	30.88
22	6°00'00"	767.00	40.20	80.32
23	6°00'00"	800.00	41.93	83.78
24	3°24'41"	833.00	24.81	49.60
25	2°35'19"	833.00	18.82	37.63
26	6°00'00"	833.00	43.66	87.23
27	2°31'27"	467.00	10.29	20.57
28	7°58'53"	467.00	32.58	65.05
29	3°29'40"	467.00	14.25	28.48
30	14°00'00"	467.00	57.34	114.11
31	14°00'00"	500.00	61.39	122.17
32	2°56'18"	533.00	13.67	27.33
33	6°59'31"	533.00	32.56	65.04
34	4°04'11"	533.00	18.94	37.86
35	14°00'00"	533.00	65.44	130.23



DETAIL "B"  
NO SCALE

# TRACT NO. 7689

SHEET 5 OF 5 SHEETS  
SCALE: 1" = 50'

BEING A SUBDIVISION OF A PORTION OF BLOCK 8 IN TRACT NO. 3 OF LA SIERRA HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 27 OF MAPS, RIVERSIDE COUNTY RECORDS.

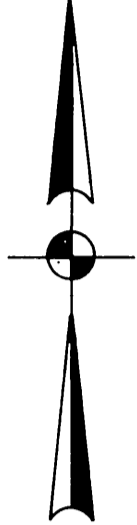
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COUNTY OF RIVERSIDE  
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NEWPORT BEACH, CALIFORNIA

STATE OF CALIFORNIA  
AUGUST 1976

**BASIS OF BEARINGS**

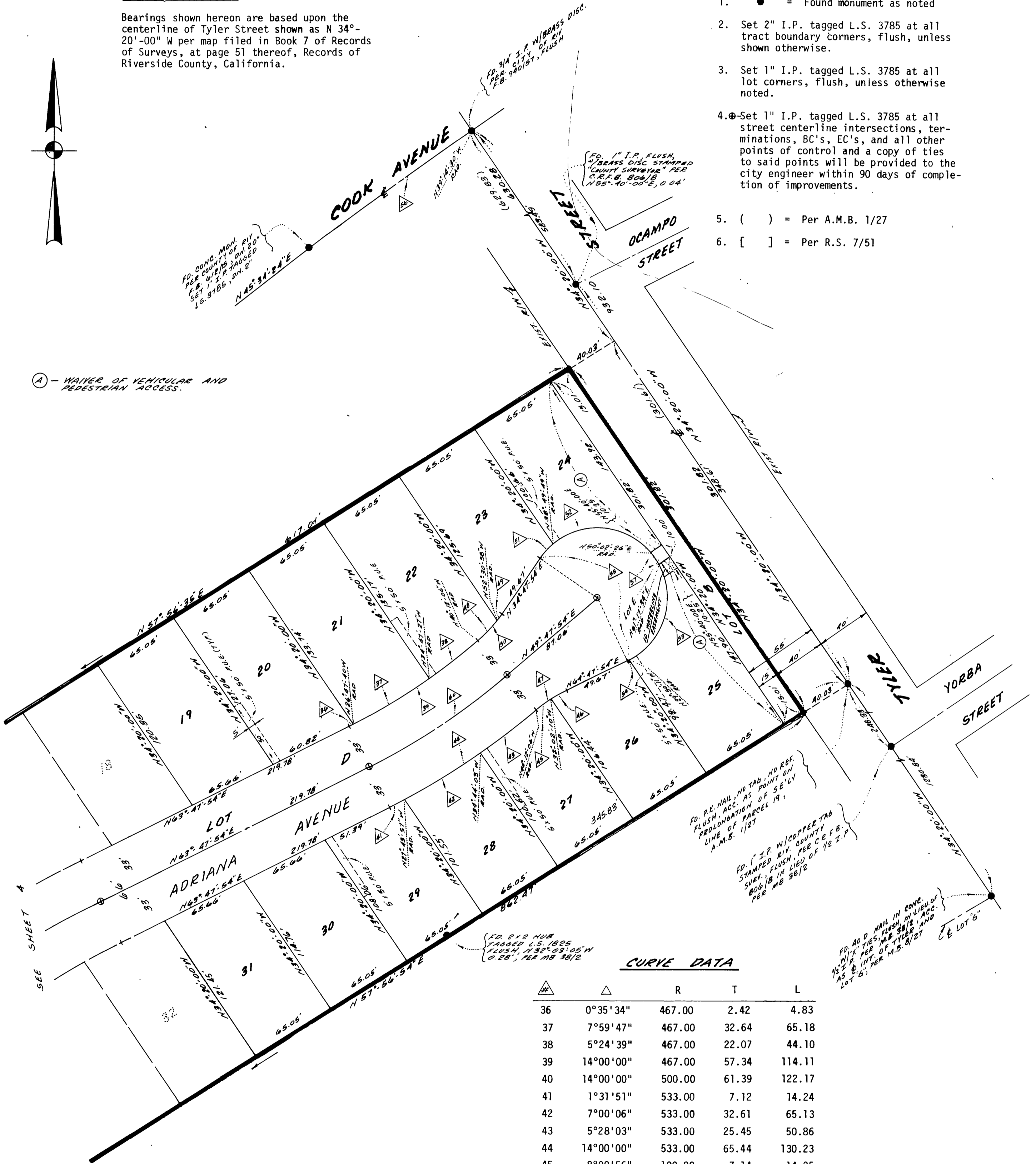
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5. ( ) = Per A.M.B. 1/27
6. [ ] = Per R.S. 7/51

(A) - WAIVER OF VEHICULAR AND PEDESTRIAN ACCESS.



**CURVE DATA**

Δ	Δ	R	T	L
36	0°35'34"	467.00	2.42	4.83
37	7°59'47"	467.00	32.64	65.18
38	5°24'39"	467.00	22.07	44.10
39	14°00'00"	467.00	57.34	114.11
40	14°00'00"	500.00	61.39	122.17
41	1°31'51"	533.00	7.12	14.24
42	7°00'06"	533.00	32.61	65.13
43	5°28'03"	533.00	25.45	50.86
44	14°00'00"	533.00	65.44	130.23
45	8°09'56"	100.00	7.14	14.25
46	6°50'04"	100.00	5.97	11.93
47	15°00'00"	100.00	13.17	26.18
48	12°18'52"	100.00	10.79	21.49
49	2°41'08"	100.00	2.34	4.69
50	15°00'00"	100.00	13.17	26.18
51	16°22'17"	51.00	7.34	14.57
52	88°52'15"	51.00	50.00	79.10
53	88°52'15"	51.00	50.00	79.10
54	4°38'05"	51.00	2.06	4.13
55	210°00'00"	51.00	---	186.92
56	5°11'06"	2845.21	128.83	257.48
	[5°09'00"]	[2864.93]		
57	11°15'08"	51.00	5.02	10.02

MB 91/97