

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: CITY OF RIVERSIDE AS SUCCESSOR TO THE RIVERSIDE WATER COMPANY BY DEED RECORDED JULY 25, 1902 IN BOOK 143 OF DEEDS AT PAGE 287, RECORDS OF RIVERSIDE COUNTY CALIF. FOR THE CONSTRUCTION AND MAINTENANCE OF ALL WATER DITCHES, FLUMES, PIPES OR OTHER CONDUITS.

DATED Aug. 30, 1977
EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES
BY: E. W. Sinclair

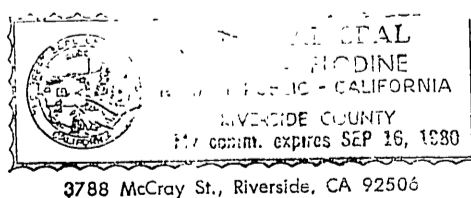
OWNERSHIP

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 "G", INCLUSIVE, AND FURTHER THE UNDERSIGNED OWNERS AND 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 1 THROUGH 6 INCLUSIVE, AS SHOWN ON THE ANNEXED MAP, ON, OVER, AND ACROSS INDIANA AVENUE ADJOINING SAID LOTS, AND WE ALSO HEREBY OFFER FOR DEDICATION FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES THOSE EASEMENTS DESIGNATED AS "5' X 50' R.U.E." AND "5' R.U.E."

CITATION HOMES, A CALIFORNIA PARTNERSHIP, CONSISTING OF CITATION BUILDERS AND AUGUSTA CORPORATION,
BY: CITATION BUILDERS, A CALIFORNIA PARTNERSHIP, GENERAL PARTNER
BY: ANTHONY A. ALLEN, GENERAL MANAGER, SOUTHERN DIVISION
Anthony A. Allen
ANTHONY A. ALLEN

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } S.S.
ON THIS 14th DAY OF June, 1977, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ANTHONY A. ALLEN, KNOWN TO ME TO BE THE GENERAL MANAGER OF THE SOUTHERN DIVISION OF CITATION BUILDERS, THE GENERAL PARTNER OF THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.



Alice A. Hodine
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES 9/16/80

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 7503-1

BEING A SUBDIVISION OF PORTIONS OF LOTS 1 AND 8 IN BLOCK 45 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING CO. PER MAP BOOK 1 PAGE 70, SAN BERNARDINO COUNTY RECORDS.

APRIL 1977

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

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 7503, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON MARCH 18, 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 31, 1977
JAMES F. MARTINEK, R.C.E. 8134
DIRECTOR OF PUBLIC WORKS
BY: William D. Gardner RCE 11405

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 Aug. 30, 1977
EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES
BY: E. W. 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 8/23, 1977
H.E. BREWER, CITY TREASURER
BY: W. R. Hansen

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 13TH DAY OF JULY, 1976, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY PACIFIC FOUNDATION ENGINEERS INC.

SIGNATURE OMISSIONS

IN ACCORDANCE WITH SECTION 66426 (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.

CITY OF RIVERSIDE BY DEED RECORDED AUGUST 5, 1977, AS INSTR. NO 151551, OR RIVERSIDE COUNTY FOR STREET PURPOSES.

SHEET 1 OF 4 SHEETS

FILED
ON Sept 12, 1977

AT 3:40, P.M.
W.D. BALOGH
COUNTY RECORDER

BY: Harold C. Beale

FEES \$ 11.00

NO 177461

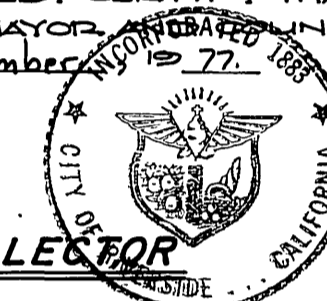
FILED BY City Clerk

SUBDN G TEE F.A.T.G.

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF FOUR (4) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO 7503-1, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS "F" AND "G" WHICH ARE ACCEPTED AS "1" BARRIER STRIP TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOTS "B" & "E", 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 6 DAY OF September, 1977.



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Karen E. Oakley
Asst. City Clerk

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 \$ _____.

DATED SEPT. 8, 1977
DONNA BOUER BABCOCK
COUNTY TAX COLLECTOR

BY: Harold M. Larson
DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ 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 _____, 19____
DONALD D. SULLIVAN
COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS

BY: _____

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 DECEMBER, 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 4, 1977
ERNEST N. WEBB, R.C.E. 2676

BY: Ernest N. Webb

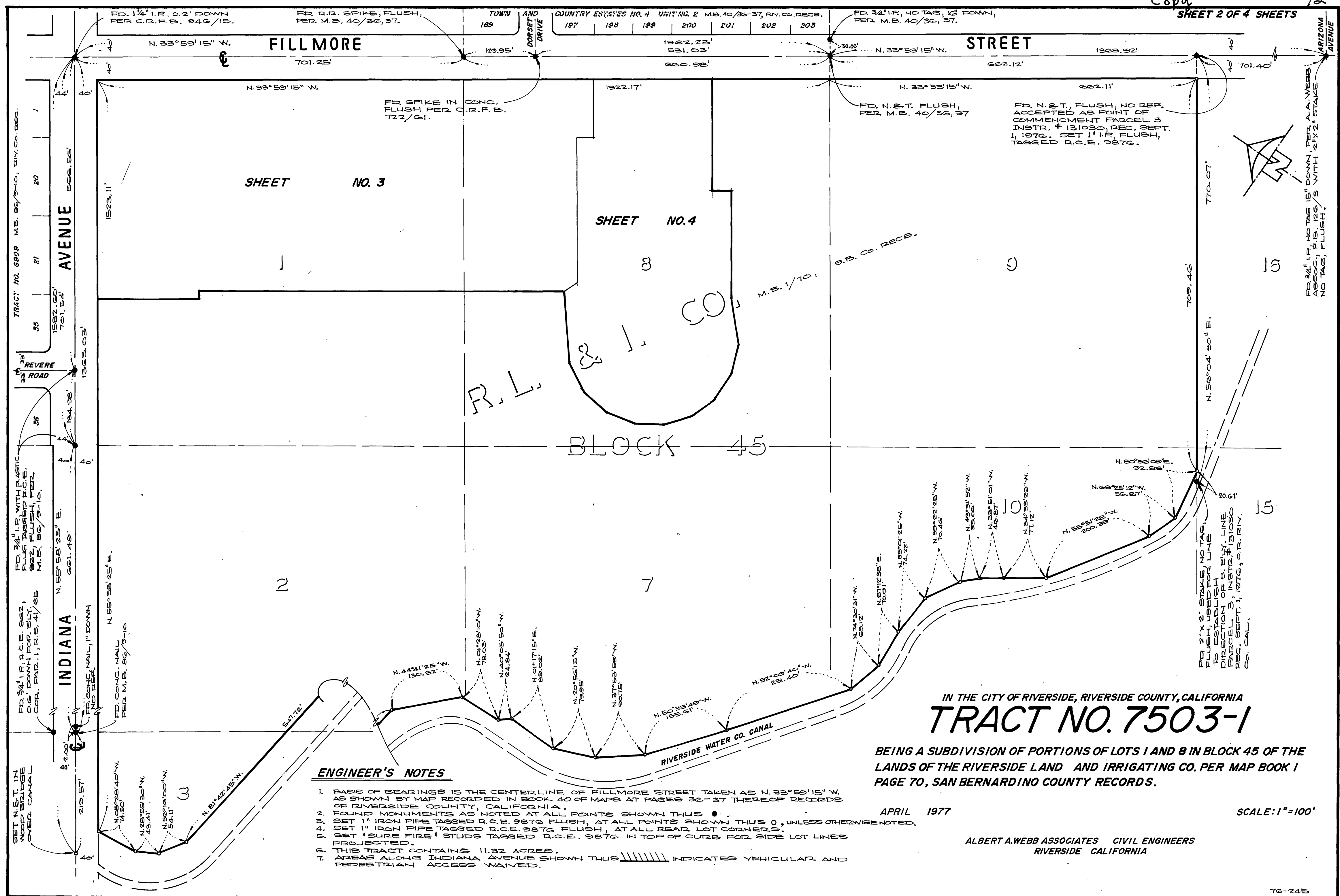
M.B. 92/28

M.B. 92/28

MB 92/28

M.B. 92/29

M.B. 92/29



ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF FILLMORE STREET TAKEN AS N. 33° 59' 15" W. AS SHOWN BY MAP RECORDED IN BOOK 40 OF MAPS AT PAGES 36-37 THEREOF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THIS ○
3. SET 1" IRON PIPE TAGGED R.C.E. 9876 FLUSH, AT ALL POINTS SHOWN THIS ○, UNLESS OTHERWISE NOTED.
4. SET 1" IRON PIPE TAGGED R.C.E. 9876 FLUSH, AT ALL REAR LOT CORNERS.
5. SET "SURE FIRE" STUDS TAGGED R.C.E. 9876 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 11.32 ACRES.
7. AREAS ALONG INDIANA AVENUE SHOWN THIS INDICATES VEHICULAR AND PEDESTRIAN ACCESS WAIVED.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 7503-1

BEING A SUBDIVISION OF PORTIONS OF LOTS 1 AND 8 IN BLOCK 45 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING CO. PER MAP BOOK 1 PAGE 70, SAN BERNARDINO COUNTY RECORDS.

APRIL 1977

SCALE: 1"=100'

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
 RIVERSIDE CALIFORNIA

MB 92/29

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2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THIS . . .
3. SET 1" IRON PIPE TAGGED R.C.E. 9876 FLUSH, AT ALL POINTS SHOWN THIS 0, UNLESS OTHERWISE NOTED.
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IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 7503-1

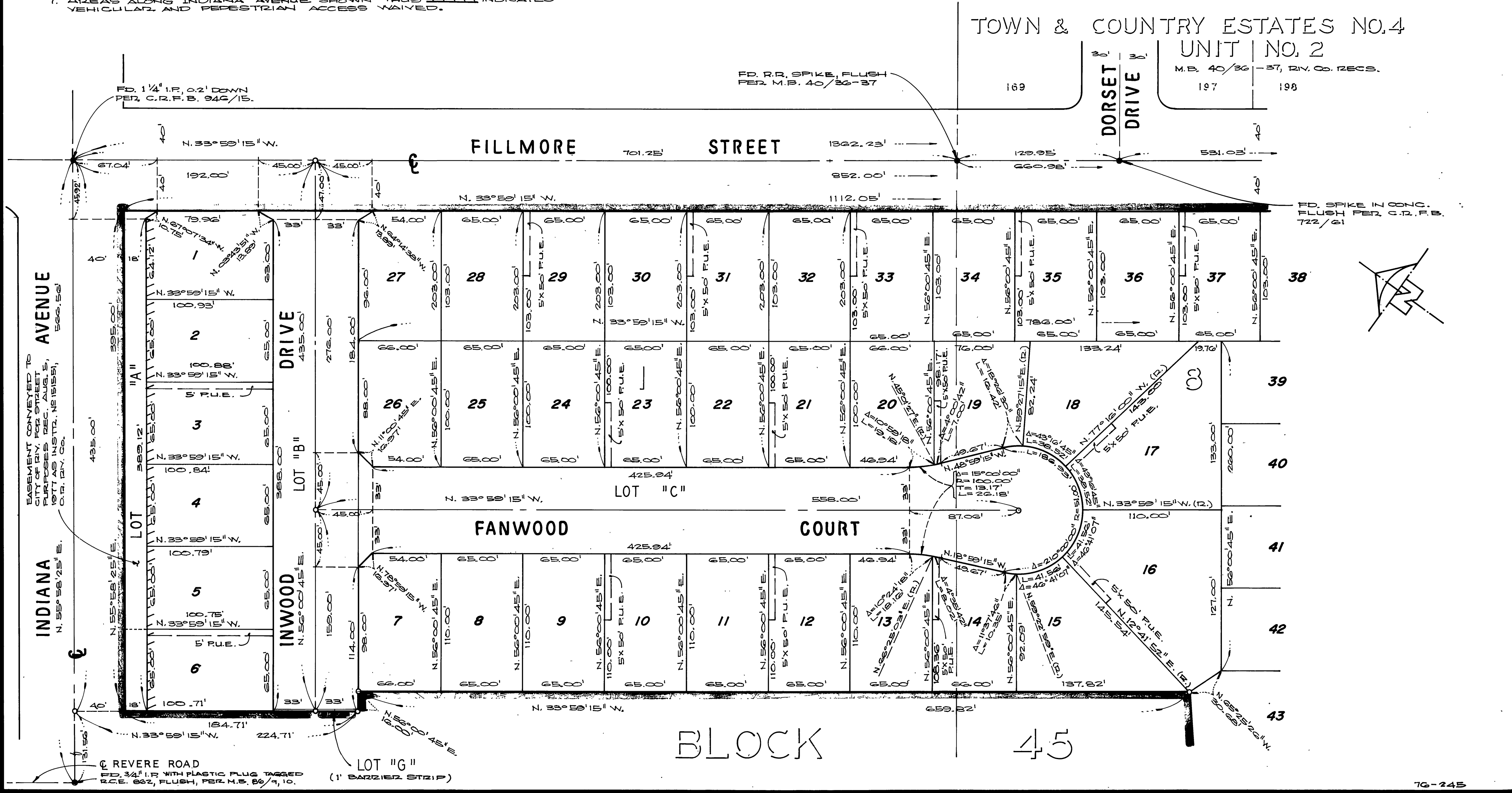
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APRIL 1977

SCALE: 1"=50'

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

M. B. 92 / 30



M. B. 92 / 30

MB 92 / 30

TOWN & COUNTRY ESTATES NO. 4 UNIT NO. 2
M.B. 40/36-37, RIV. CO. RECS.

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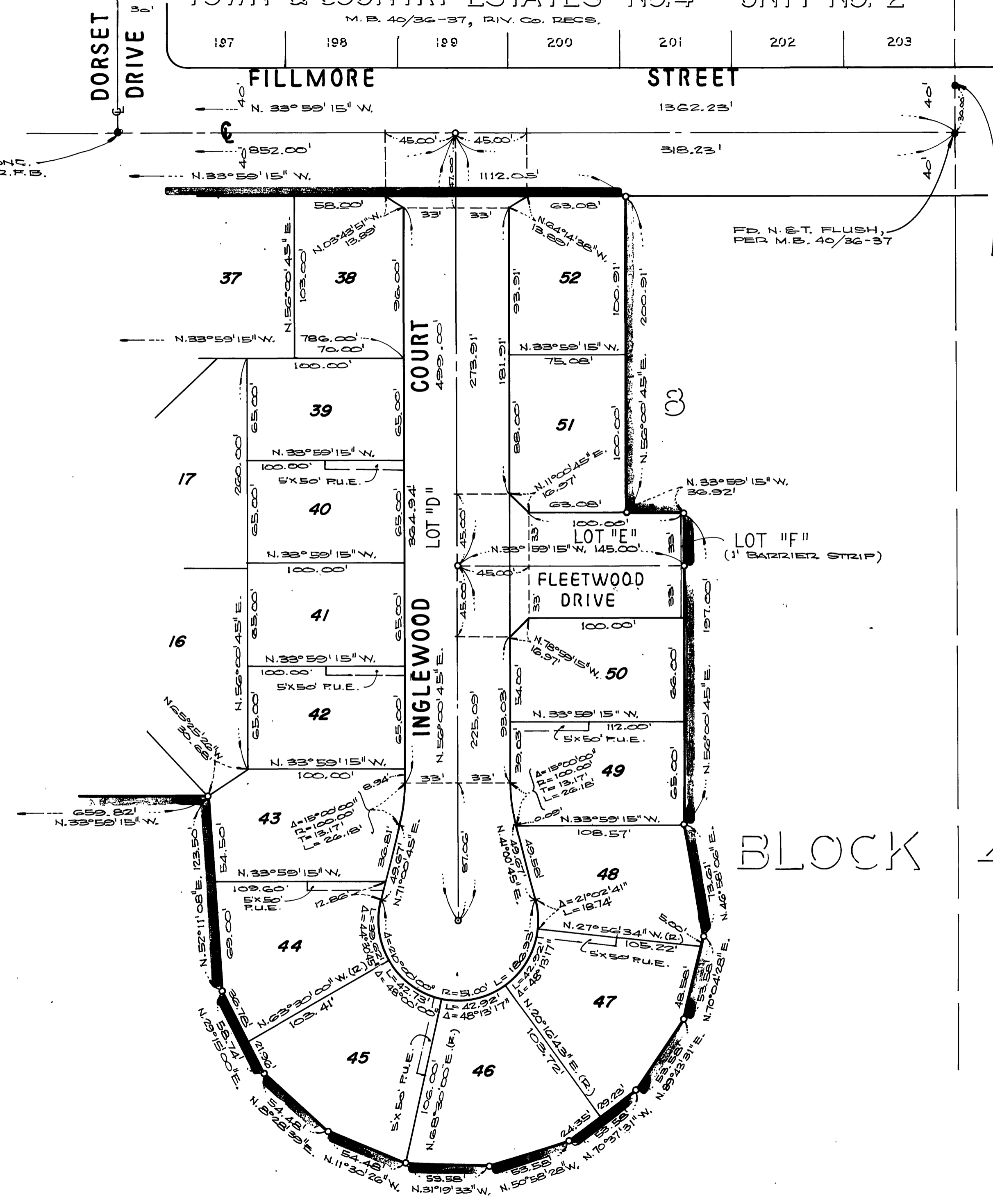
SCALE: 1"=50'

ALBERTA WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

FD. SPIKE N. CO. FLUSH PER P.P. 722/61.

FD. N. & T. FLUSH, PER M.B. 40/36-37.

FD. 3/4" I.P. NO TAG, 16" DOWN, PER M.B. 40/36-37.



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2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ● .
3. SET 1" IRON PIPE TAGGED R.C.E. 9876 FLUSH, AT ALL POINTS SHOWN THUS ○ .
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BLOCK 45

M. B. 92/31

M. B. 92/31

MB 92/31