

SOIL REPORT

A Preliminary soil report was prepared on the 2nd day of November, 1976, as required by the Health and Safety Code of California, Section 17953: by Geo Soils, Inc.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 7218

BEING A SUBDIVISION OF A PORTION OF LOTS 25 & 26 OF TEQUESQUITE HEIGHTS SUBD. PER MAP BOOK 10, PAGE 31, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

FILED On Oct. 6, 1977

At 12:40 P.M. W.D. BALOGH County Recorder by Harold C. Beale Deputy Fee \$11.00 No. 197811

ALBERT A. WEBB ASSOCIATES----CIVIL ENGINEERS RIVERSIDE, CALIFORNIA SEPTEMBER 1976

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 to public use, for street purposes Lot "A", and for construction and maintenance of overhead electrical distribution facilities the area designated as "5' P.U.E. (overhead elec.)", and for construction and maintenance of water line facilities the area designated as "10' water line easement"; and for construction and maintenance of storm drain facilities the area designated as "12' storm drain easement"; and for construction and maintenance of sewer facilities the area designated as "12' sewer easement"; and for tree planting purposes the easement designated as "4' tree planting easement"; and for hiking and equestrian purposes, the easement designated as "20' equestrian and hiking easement."

WINNER'S CIRCLE OF SUNSHINE HOMES, a joint venture composed of: WINNER'S CIRCLE CONSTRUCTION COMPANY INC., a California Corporation

Dean Zepheratos President Beverly Ann Mc Dier Secretary

SUNSHINE COUNTRY DEVELOPMENT CORPORATION, a California Corporation

Robert J. Munkley President Tom Mustone Secretary

RIVERSIDE ESCROW COMPANY INC., a California Corporation as Trustee

Glenna J. White President Charles P. Muehl Secretary

UTILITIES EASEMENTS

The City of Riverside, being the owners of the following described easements, hereby consent to the making and filing of the Annexed Final Map: (1) 10' water line easement by deed recorded Nov. 29, 1963 in Book 3545, page 42 O.R. Riv. Co., Calif. (2) Offer of Dedication for public streets, utilities, sewers, drains and other improvements by deeds recorded May 14, 1976 as Instr. Nos. 67298 and 67299, O.R. Riv. Co., Calif.

Dated Sept. 21, 1977 Everett C. Ross, Director of Public Utilities by Everett C. Ross

SIGNATURE OMISSION

In accordance with Section 66436 (b) (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:

- (1) Riverside Orange Company, Limited, an easement for pipelines and pole lines by deed recorded May 5, 1919 in Book 502, page 315 of Deeds, Records Riv. Co., Calif. (2) City of Riverside, 20' easement for storm drainage and sanitary sewer facilities, by deed recorded June 2, 1961 in Book 2918, page 316, O.R. Riv. Co., Calif. (3) City of Riverside, 15' easement for storm drain facilities, by deed recorded Mar. 12, 1973 as Instr. No. 31045, O.R. of Riverside Co., Calif. (4) City of Riverside, Offer of Dedication for public streets, utilities, sewers, drains, and other improvements by deeds recorded May 14, 1976, as Instrument Nos. 67298 and 67299, O.R. of Riverside Co., 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. 7218, which was approved by the Riverside City Planning Commission at its meeting held Dec. 4, 1975, 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; 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 Sept. 22nd 1977 James F. Martinek R.C.E. 8134 Director of Public Works by James F. Martinek

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. 7218 and the streets and easements are hereby accepted as public streets and easements, except the 20' Equestrian and Hiking Easement which is not accepted at this time, however the City of Riverside reserves all rights to accept said dedication at anytime hereafter, 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 27th 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 now a lien but not yet payable, which are estimated to be \$1,000.00

SEPTEMBER 13 1977 Donna Bauer Babcock County Tax Collector By Harold M. Jensen Deputy

TAX BOND

I hereby certify that a bond in the sum of \$1,000.00 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 Sept 21 1977 Donald D. Sullivan, County Clerk and ex-officio Clerk of the Board of Supervisors By Donald D. Sullivan Deputy

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 Sept 21 1977 H.E. Brewer, City Treasurer By H.E. Brewer

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 Sept. 21, 1977 Everett C. Ross Director of Public Utilities by Everett C. Ross

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 Sept. 1976 that all monuments of the character and location shown hereon are in place or will be in place within one (1) year from the recording date of this map; and that said monuments are sufficient to enable the survey to be retraced.

Dated Jan. 21st 1977 Ernest N. Webb R.C.E. 9876 By Ernest N. Webb

M.B. 92/82

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 7218

BEING A SUBDIVISION OF A PORTION OF LOTS 25 & 26 OF TEQUESQUITE HEIGHTS SUBD.  
PER MAP BOOK 10, PAGE 31, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

**ALBERT A. WEBB ASSOCIATES----CIVIL ENGINEERS**

RIVERSIDE, CALIFORNIA  
SEPTEMBER 1976

MB 92/83

### NOTARY ACKNOWLEDGEMENT

State of California } s.s.  
County of Riverside }

On this 19<sup>th</sup> day of July, 1977, before me, the undersigned, a Notary Public in and for said State, personally appeared BRIAN L. KIRKPATRICK and BEVERLY A. Mc DILL known to me to be the President and Secretary of Winner's Circle Construction Company, Inc., the corporation that executed the within instrument, said persons being known by me to be the persons who executed the within instrument on behalf of said corporation, said corporation being known by me to be one of the Joint Venturers of the Joint Venture that executed the within instrument and acknowledged to me that such corporation executed the same, both individually and as a Joint Venturer of said Joint Venture and that said Joint Venture also executed the same.  
WITNESS my hand and official seal.

[Signature]  
Notary Public in and for  
said State  
My Commission expires 3-11-79

### NOTARY ACKNOWLEDGEMENT

State of California } s.s.  
County of Riverside }

On this 25 day of July, 1977, before me, the undersigned, a Notary Public in and for said State, personally appeared Glenn J. White and Charles D. Wilson known to me to be the President, and Secretary of Riverside Escrow Company, Inc., the corporation that executed the within instrument, 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 within instrument pursuant to its by-laws or a resolution of its board of directors, as Trustee.  
WITNESS my hand and official seal.

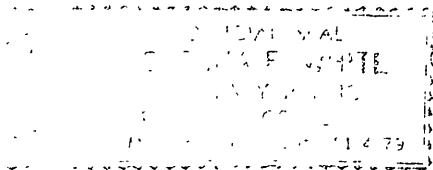
[Signature]  
Notary Public in and for  
said State  
My Commission expires 10-28-78

### NOTARY ACKNOWLEDGEMENT

State of California } s.s.  
County of Riverside }

On this 18 day of July, 1977, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert L. Mackley and Jam Murton known to me to be the President and Secretary of Sunshine Country Development Corporation, the corporation that executed the within instrument, said persons being known by me to be the persons who executed the within instrument on behalf of said corporation, said corporation being known by me to be one of the Joint Venturers of the Joint Venture that executed the within instrument and acknowledged to me that such corporation executed the same, both individually and as a Joint Venture and that said Joint Venture also executed the same.  
WITNESS my hand and official seal.

[Signature]  
Notary Public in and for  
said State  
My Commission expires 11-4-79



IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

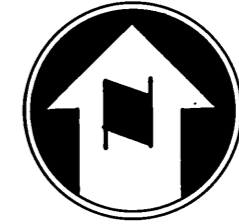
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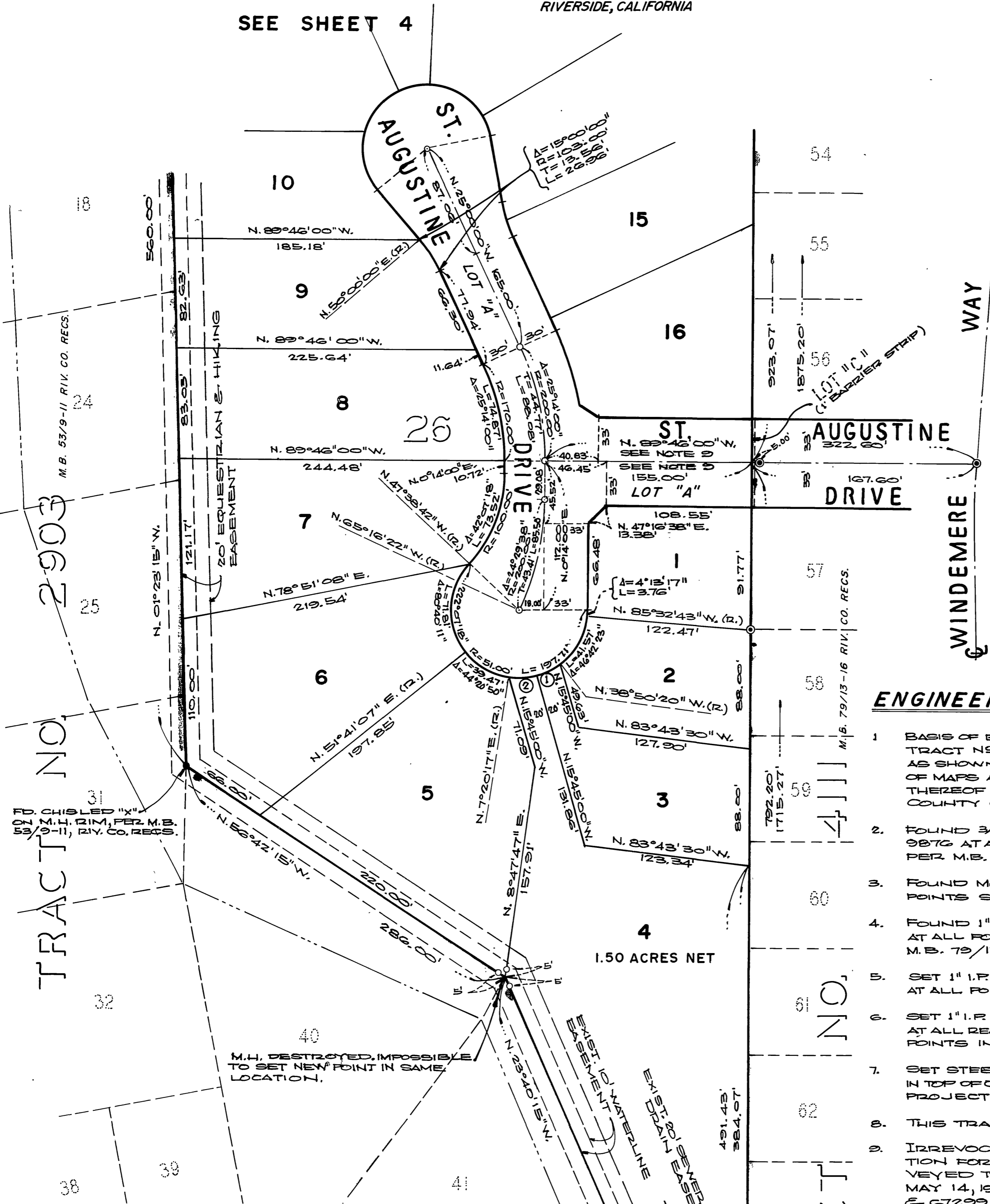
SEPT. 1976

SCALE 1" = 60'

ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA



SEE SHEET 4



### ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE WEST LINE OF TRACT NO 4111 TAKEN AS N. 0° 14' 00" E, AS SHOWN BY MAP ON FILE IN BOOK 79 OF MAPS AT PAGES 13-16 INCLUSIVE THEREOF RECORDS OF RIVERSIDE COUNTY CALIF.
2. FOUND 3/4" I.P. FLUSH, TAGGED R.C.E. 9876 AT ALL POINTS SHOWN THUS ○ PER M.B. 50/66-68 RIV. CO. RECS.
3. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●
4. FOUND 1" I.P. FLUSH, TAGGED L.S. 2921 AT ALL POINTS SHOWN THUS ○, PER M.B. 79/13-16 RIV. CO. RECS.
5. SET 1" I.P. FLUSH, TAGGED R.C.E. 9876, AT ALL POINTS SHOWN THUS ○.
6. SET 1" I.P. FLUSH, TAGGED R.C.E. 9876, AT ALL REAR LOT CORNERS, AND ANGLE POINTS IN LOT LINES.
7. SET STEEL PIN AND TAG R.C.E. 9876 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
8. THIS TRACT CONTAINS 12.16 ACRES.
9. IRREVOCABLE OFFERS OF DEDICATION FOR STREET PURPOSES CONVEYED TO THE CITY OF RIVERSIDE MAY 14, 1976 AS INSTR. NO'S 67298 & 67299 OF OFFICIAL RECORDS OF

MB92/84

TRACT NO. 2903

NO.



IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 7218

BEING A SUBDIVISION OF A PORTION OF LOTS 25 AND 26 OF TEQUESQUITE HEIGHTS SUBDIVISION PER MAP BOOK 10 PAGE 31, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

SEPT. 1976

ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

SCALE 1" = 60'



FD. 3/4" I.P. 20" DOWN, TAGGED R.C.E. 9876 PER R.S. 57/17. ACCEPTED AS THE S.W. COR. OF PAR. 3 OF R.S. 57/17.

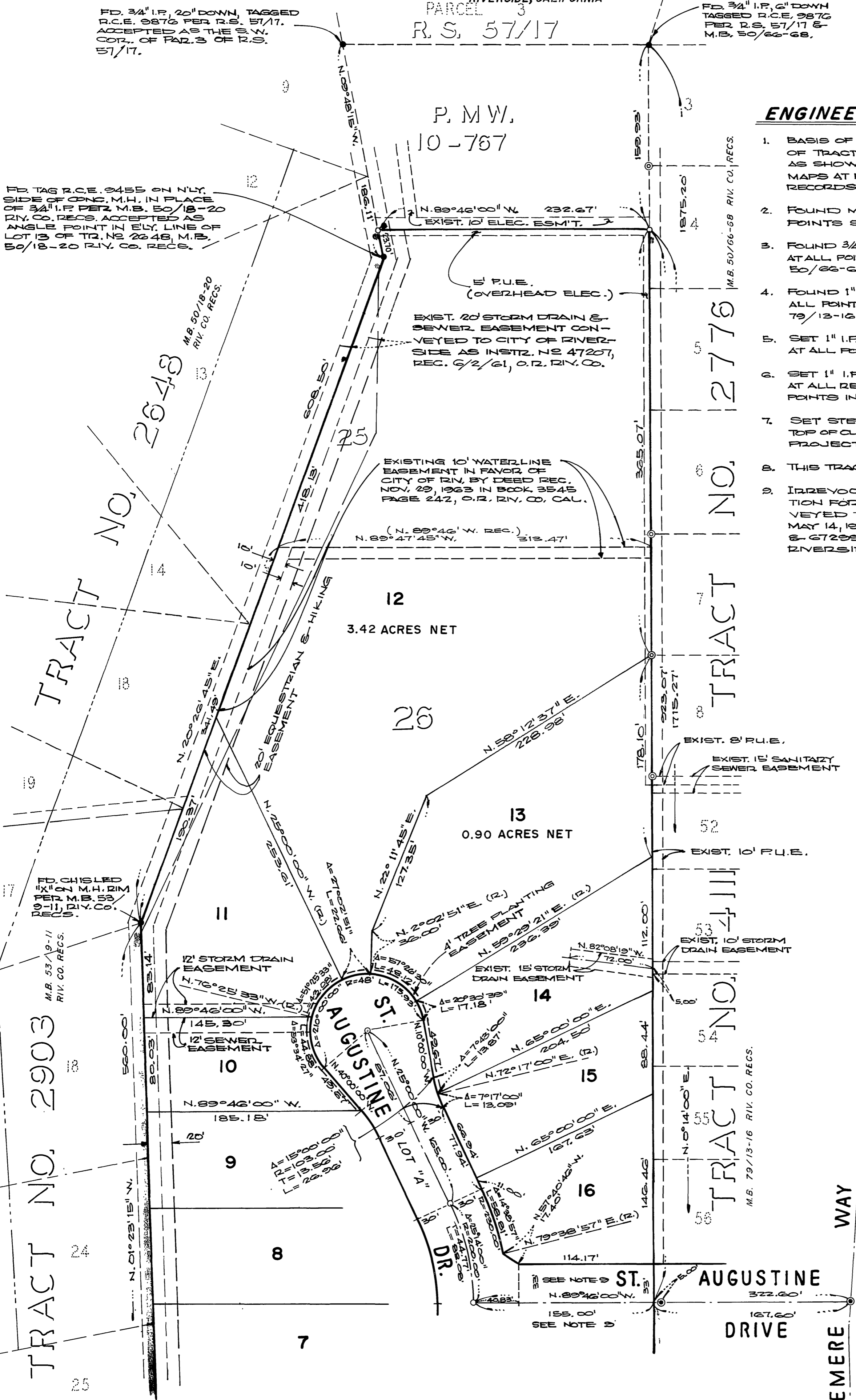
FD. 3/4" I.P. 6" DOWN TAGGED R.C.E. 9876 PER R.S. 57/17 & M.B. 50/66-68.

PARCEL 3  
R.S. 57/17

P.M.W.  
10-767

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TRACT NO. 2903

TRACT NO. 2648

TRACT NO. 2776

TRACT NO. 4111

SEE SHEET 3

MB 92/85