

TRACT 8586

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOTS 17 AND 18 OF ALGADENA, PER MAP BOOK 11, PAGES 80 AND 81, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 11, T.3S., R.6W., S.B.M.

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

MARCH 1977

SIGNATURE OMISSION

In accordance with Section 66436 (c) (1) of the Subdivision Map Act of the State of California, the signature of the following Easement Holder has been omitted since their interest cannot ripen into fee.

An easement in favor of the City of Riverside, Successor in interest to La Sierra Community Services District, in Instrument recorded April 26, 1963, as Instrument No. 42955, Official Records of Riverside County, California, for construction and maintenance of sanitary sewers.

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. 8586 which was approved by the Riverside City Planning Commission on OCTOBER 7, 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: Oct. 20, 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 utilities 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 Oct 12, 1977.

EVERETT C. ROSS
Director of Public Utilities
By David C. Ross

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 15, 1977.

H. E. BREWER
City Treasurer
By H.E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 16 day of NOVEMBER, 1976 as required by the Health and Safety Code of California, Section 17953 by PACIFIC FOUNDATION ENGINEERS INC.

OWNERSHIP

We hereby certify that we are the owners of or have some 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; that we hereby consent to the making and filing of said map and subdivision as shown within the colored border line and that we hereby offer for dedication for public use for street purposes Lots "A" and "B", and we hereby offer for construction and maintenance of electrical facilities those areas designated as 5' x 40' P.U.E. and 5' x 60' P.U.E.

LA SIERRA HEIGHTS DEVELOPMENT, a Limited Partnership

James A. Wilhelm
JAMES A. WILHELM, a general partner

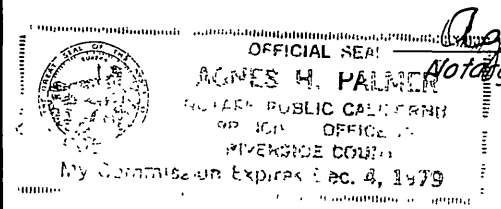
Leslie Breckenridge
LESLIE BRECKENRIDGE a general partner

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE }

On October 31 1977, before me the undersigned, a Notary Public in and for said County and State personally appeared JAMES A. WILHELM and LESLIE BRECKENRIDGE known to me to be the General Partners of LA SIERRA HEIGHTS DEVELOPMENT a California Limited Partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

WITNESS my hand and Official Seal My Commission expires 12/4/79



Agnes H. Palmer
Notary Public in and for said County and State

PUBLIC UTILITY EASEMENTS

The City of Riverside, being the owner of the below described easements, hereby consents to the making and filing of the annexed map.

Rights of way and water rights as granted to Twin Buttes Water Company, a corporation, together with right of entry for the purpose of laying, maintaining and constructing water ditches, canals, pipe lines, flumes and conduits for conveying and distributing water for irrigation and domestic purposes, as set out in Deed recorded August 11, 1919 in Book 508 page 101 of Deeds, Records of Riverside County, California.

A permanent easement and right of way granted to Citizens Domestic Water Company, to excavate for and lay, construct, maintain, operate, repair, alter, replace and remove a line of pipe or lines of pipes, ditches or flumes, together with any or all fittings appurtenant thereto, for the conveyance of water in, over, and across the herein described property, together with certain water and water rights, as set out in Deed recorded March 18, 1926 in Book 663 page 591 of Deeds, Records of Riverside County, California.

An easement over said land for either or both pole lines, conduits and incidental purposes, in favor of Southern California Edison Company, in Instrument recorded July 31, 1961 as Instrument No. 65264 of Official Records of Riverside County, California.

Dated Oct 12, 1977

EVERETT C. ROSS
Director of Public Utilities
By: David C. Ross

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of Two (2) sheets be, and the same is hereby accepted as the final map of TRACT NO. 8586 and the streets and easements are hereby accepted as public streets and easements.

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 1st day of November, 1977.

ALICE A. HARE
City Clerk of the City of Riverside, California
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 and 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 \$.

Dated OCTOBER 12th, 1977.

DONNA BOUER BABCOCK
County Tax Collector
By Kenneth C. Kevin

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 , 197 .

DONALD D. SULLIVAN
County Clerk and Ex-Officio Clerk of the Board of Supervisors
By 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 Two (2) sheets correctly represents a true and complete survey made under my supervision during December 1976, that all monuments of the character and locations 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 June 9, 1977.

J.F. Davidson
J.F. Davidson R.C.E. 862

M.B. 93/60

M.B. 93/60

MB 93/60

TRACT 8586

BEING A SUBDIVISION OF A PORTION OF LOTS 17 AND 18 OF ALGADENA PER MAP BOOK 11, PAGES 80 & 81, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 11, T3S R6W. S.B.M. JANUARY 1977 SCALE 1" = 40'

J.F. DAVIDSON ASSOCIATES

RIVERSIDE, CALIFORNIA

M.B. 93/61

ENGINEER'S NOTES

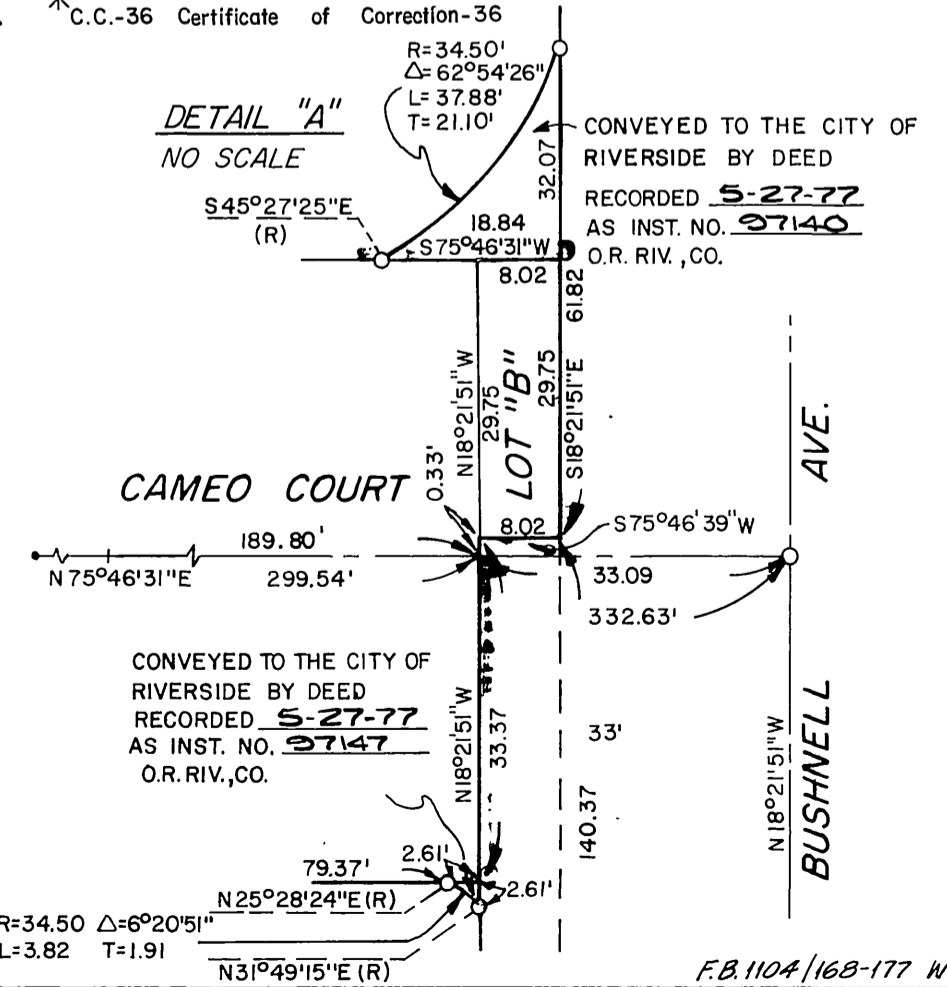
- "BASIS OF BEARINGS" IS THE CENTERLINE OF BUSHNELL AVENUE, TAKEN AS BEING N18°21'51"W, AS SHOWN ON MAP OF ALGADENA, M.B. 11/80-81, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- ⊙ INDICATES FOUND MONUMENTS AS NOTED.
- ⊙ INDICATES SET 3/4" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 862, FLUSH, UNLESS OTHERWISE NOTED.
- SET NAIL WITH R.C.E. 862 TAG IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
- SET 3/4" I.P. WITH PLASTIC PLUG, STAMPED R.C.E. 862 AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
- THIS SUBDIVISION CONTAINS 2.85 ACRES.
- () INDICATES RECORD DATA PER M.B. 11/80-81 UNLESS OTHERWISE NOTED.

8. CURVE DATA

C	A	R	L	T
1.	205°27'05"	48.00	172.12	
2.	25°27'05"	103.00	45.75	23.26
3.	02°54'59"	48.00	2.44	1.22
4.	42°43'19"	48.00	35.79	18.77
5.	38°18'44"	48.00	32.10	16.67
6.	24°37'26"	48.00	20.63	10.48
7.	45°02'15"	48.00	37.73	19.90
8.	51°50'22"	48.00	43.43	23.33
9.	10°37'54"	103.00	19.11	9.58
10.	14°49'11"	103.00	26.64	13.40

9. ALL DISTANCES SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.

10. * C.C.-36 Certificate of Correction-36



M.B. 93/61

MB 93/61

