

UTILITIES EASEMENT

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP: CITY OF RIVERSIDE AS SUCCESSOR TO RIVERSIDE LAND & IRRIGATING CO. BY DEED RECORDED IN BOOK 21 PAGE 379, OF DEEDS, RECORDS OF SAN BERNARDINO CO. CALIF., DOCUMENT BEING FOR THE CONSTRUCTION AND MAINTENANCE OF WATER DITCHES, FLUMES, PIPELINES OR OTHER CONDUITS.

DATED Oct. 25, 1977

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

BY: E. W. Sinclair

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 8726

BEING A SUBDIVISION OF A PORTION OF LOT 8, BLOCK 74 OF THE LANDS OF SAYWARD AND AND EVANS, PER MAP BOOK 3, PAGE 2, RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA.

FEBRUARY 1977

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

SIGNATURE OMISSION

PURSUANT TO 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 RISE INTO FEE: GAGE CANAL CO. AS SUCCESSOR TO THE RIVERSIDE TRUST CO. LTD. BY DEED RECORDED IN BOOK 147, PAGE 113 OF DEEDS, RECORDS OF RIVERSIDE CO., CALIF., DOCUMENT BEING FOR THE CONSTRUCTION AND MAINTENANCE OF WATER FITCHES, FLUMES, PIPELINES OR OTHER CONDUITS.

FILED
ON Nov. 7, 1977

AT 10:00, A.M.
W.D. BALOGH
COUNTY RECORDER

BY: Harold C. Beale

FEE \$17.00

NO 221818

FILED BY City Clerk

SUB'DN GTEE E.A.T.G.

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 LOT "A", AND FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES THE AREA DESIGNATED AS "4" P.U.E., AND FOR TREE PLANTING PURPOSES THE AREA DESIGNATED AS "4" TREE PLANTING EASEMENT.

ANDREWS DEVELOPMENT CO., A CALIFORNIA CORPORATION

Jay A. Andrews
JAY A. ANDREWS, PRES.

UNITED CALIFORNIA BANK, A CALIFORNIA CORPORATION
AS TRUSTEE.

Alex S. Campbell
Alex S. Campbell, Vice Pres.

Robert R. Hervey
ROBERT R. HERVEY, ASST. VICE PRESIDENT

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 8726, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON NOVEMBER 4, 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. 25, 1977

JAMES F. MARTINEK, R.C.E. 8124
DIRECTOR OF PUBLIC WORKS

BY: William D. Gardner, RCE 11405

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 8726, 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

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 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 October 25, 1977

DONNA BOUER BABCOCK
COUNTY TAX COLLECTOR

BY: Harold M. Larson
DEPUTY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

ON THIS 18th DAY OF OCTOBER, 1977, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAY A. ANDREWS, KNOWN TO ME TO BE THE PRESIDENT OF ANDREWS DEVELOPMENT CO., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL.

Alice G. Flodine

NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 10-16-80

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }

ON THIS 21st DAY OF October, 1977, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Alex S. Campbell AND Robert R. Hervey, KNOWN TO ME TO BE THE Vice President AND Asst. Vice President 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 SAID CORPORATION 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.

Constance M. Forsberg

NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 3-22-81

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 Oct. 25, 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 Oct. 5, 1977

H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 6th DAY OF MAY, 1977, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17053: C.H.J. MATERIALS LABORATORY, INC.

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$_____ WAS 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 TWO (2) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING JANUARY, 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 April 27, 1977

ERNEST N. WEBB, R.C.E. 2876

BY: Ernest N. Webb

M.B. 93/62

M.B. 93/62

MB 93/62

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF GRATTON STREET TAKEN AS N. 34°00'00" W. AS SHOWN ON MAP OF TRACT NO. 4763, RECORDED IN MAP BOOK 83, AT PAGES 32 & 33 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THIS ●, UNLESS OTHERWISE NOTED, PER M.B. 88/23-24, RIV. CO. REC.
3. FOUND 3/4" IRON PIPE TAGGED R.C.E. 862, FLUSH, AT ALL POINTS SHOWN THIS ○, UNLESS OTHERWISE NOTED, PER M.B. 86/18-19, RIV. CO. REC.
4. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THIS ○.
5. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES.
6. SET "SURE FIRE" STUDS TAGGED R.C.E. 9876 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
7. THIS TRACT CONTAINS 4.80 ACRES

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 8726

BEING A SUBDIVISION OF A PORTION OF LOT 8, BLOCK 74 OF THE LANDS OF SAYWARD AND EVANS, PER MAP BOOK 3, PAGE 2, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

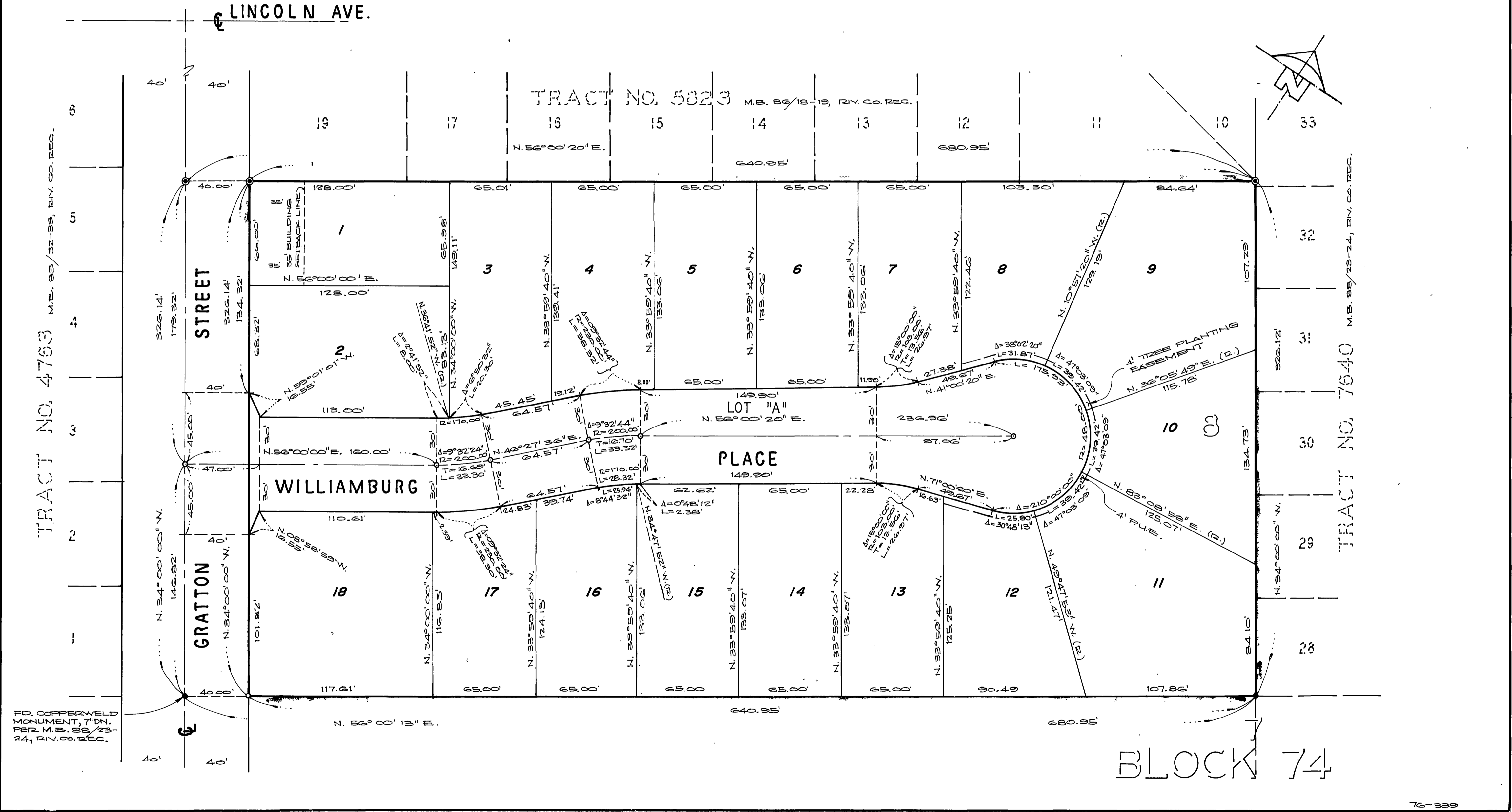
FEBRUARY 1977

SCALE: 1" = 40'

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS RIVERSIDE CALIFORNIA

M.B. 93/63

M.B. 93/63



FD. COPPERWELD MONUMENT, 7" DN. PER M.B. 88/23-24, RIV. CO. REC.

MB 93/63