

**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 DEEDS RECORDED SEPTEMBER 13, 1901, IN BOOK 124 OF DEEDS AT PAGE 289, JULY 25, 1902, IN BOOK 149 OF DEEDS AT PAGE 287, JANUARY 16, 1906, IN BOOK 220 OF DEEDS AT PAGE 77, ALL RECORDS OF RIVERSIDE COUNTY CALIF. FOR THE CONSTRUCTION AND MAINTENANCE OF ALL WATER DITCHES, FLUMES, PIPES OR OTHER CONDUITS.

EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES

DATED 11/20, 1977

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 "F", 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 4 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 30' P.U.E."

CITATION HOMES, A CALIFORNIA PARTNERSHIP, CONSISTING OF CITATION BUILDERS AND AUGUSTA CORPORATION,

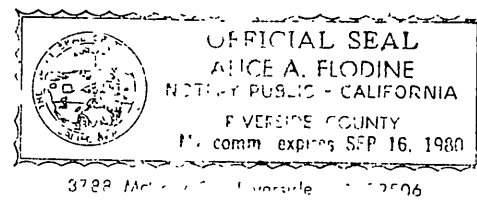
BY: CITATION BUILDERS, A CALIFORNIA PARTNERSHIP, GENERAL PARTNER.  
BY: ANTHONY A ALLEN, GENERAL MANAGER SOUTHERN DIVISION.

Anthony A. Allen  
ANTHONY A. ALLEN.

**NOTARY ACKNOWLEDGEMENT**

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

ON THIS 17<sup>TH</sup> 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. Flodine  
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. 7503-4**

BEING A SUBDIVISION OF PORTIONS OF LOTS 1, 2, 7 & 8 IN BLOCK 45 OF THE RIVERSIDE LAND AND IRRIGATING CO., PER MAP BOOK 1, PAGE 70, SAN BERNARDINO COUNTY RECORDS.

JUNE 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 13, 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. 26, 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 10/20, 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 8, 1977 H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

**SOIL REPORT**

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

FILED  
ON Nov 1, 1977

AT 11:45, A.M.  
W.D. BALOGH  
COUNTY RECORDER

BY: Harold C. Beale

FEE \$ 9.00

NR 221852

FILED BY City Clerk

SUBDN GTR F.A.T. Co.

**CITY CLERK'S CERTIFICATE**

RESOLVED: THAT THIS MAP CONSISTING OF THREE (3) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 7503-4, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT "F" WHICH IS ACCEPTED AS "1' BARRIER STRIP" TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "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 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 21, 1977

DONNA BOUER BABCOCK  
COUNTY TAX COLLECTOR

BY: Harold J. 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 THREE (3) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING APRIL, 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 MAY 2, 1977 ERNEST N. WEBB, R.C.E. 9876

BY: Ernest N. Webb

M.B. 93/67

MB 93 / 67

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 7503-4

BEING A SUBDIVISION OF PORTIONS OF LOTS 1, 2, 7, & 8 IN BLOCK 45 OF THE RIVERSIDE LAND AND IRRIGATING CO. PER MAP BOOK 1, PAGE 70, SAN BERNARDINO COUNTY RECORDS.

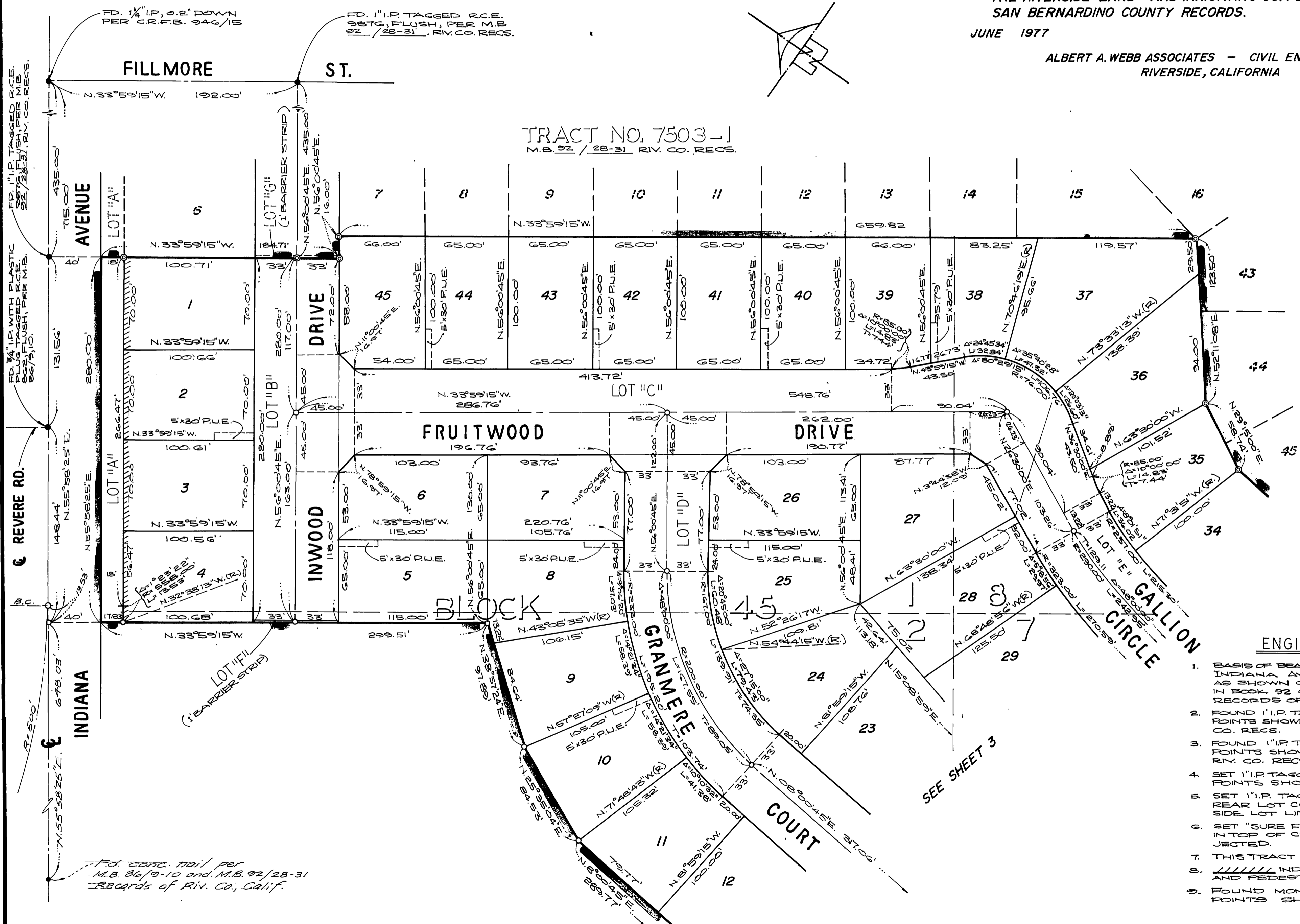
JUNE 1977

SCALE: 1" = 50'

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

M.B. 93/68

TRACT NO. 7503-1  
M.B. 92 / 28-31 RIV. CO. RECS.



### ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF INDIANA AVENUE TAKEN AS N. 55° 58' 25" E. AS SHOWN ON TRACT NO. 7503-1 RECORDED IN BOOK 92 OF MAPS, PAGES 28-31 INCLUSIVE RECORDS OF RIVERSIDE CO. CALIF.
2. FOUND 1" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS © PER M.B. 92/28-31 RIV. CO. RECS.
3. FOUND 1" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS © PER M.B. 92/28-31 RIV. CO. RECS.
4. SET 1" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS 0.
5. SET 1" I.P. 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 11.08 ACRES
8. // // // // INDICATES WAIVER OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS.
9. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●

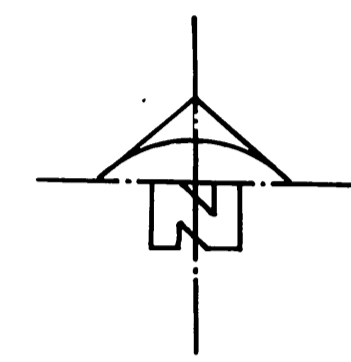
SEE SHEET 3

M.B. 93/68

MB 93/68

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 7503-4**  
BEING A SUBDIVISION OF PORTIONS OF LOTS 1, 2, 7 & 8  
IN BLOCK 45 OF THE RIVERSIDE LAND AND  
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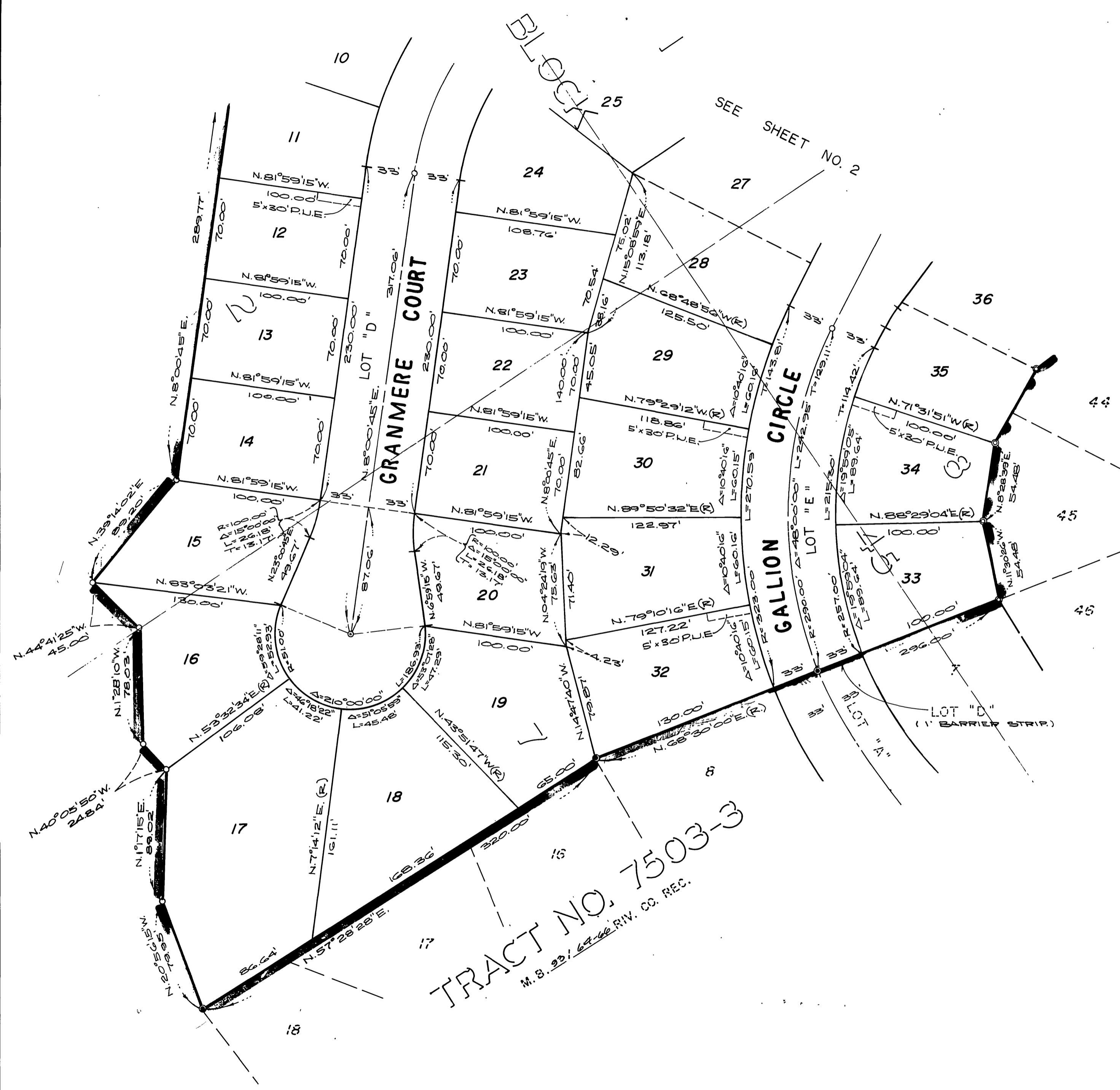
JUNE 1977 SCALE: 1" = 50'  
ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA



**ENGINEERS NOTES**

1. BASIS OF BEARINGS IS THE *Centerline of California Avenue* OF TRACT 7503-1. TAKEN AS N. 55° 58' 25" E. PER M.B. 92/28-31 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND 1" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS  $\odot$  PER M.B. 92/28-31 RIV. CO. REC.
3. FOUND 1" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS  $\odot$  PER M.B. 92/28-31 RIV. CO. REC., TRACT NO. 7503-3.
4. SET 1" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS  $\circ$
5. SET 1" I.P. 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 11.08 ACRES.
8. INDICATES WAIVER OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS.
9. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS  $\bullet$

TRACT NO. 7503-1  
M.B. 92/28-31 RIV. CO. REC.



TRACT NO. 7503-3  
M.B. 92/28-31 RIV. CO. REC.

M.B. 93/69

M.B. 93/69

MB 93/69