

**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:
- (1) CITY OF RIVERSIDE, SUCCESSORS TO THE RIVERSIDE WATER COMPANY, A BLANKET EASEMENT FOR DITCHES AND CONDUITS BY DEEDS RECORDED AUGUST 14, 1885, IN BOOK 42, PAGE 296 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
  - (2) 14' EASEMENT FOR PIPELINES BY DEED RECORDED DEC. 12, 1935 IN BOOK 263, PAGE 152, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
  - (3) 5' EASEMENT FOR ELECTRIC LINES AND CABLES BY DEED RECORDED OCT. 23, 1959 IN BOOK 2568/443 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
  - (4) 10' EASEMENT FOR ELECTRICAL TRANSMISSION LINE AND RELATED FACILITIES BY DEED RECORDED FEB. 24, 1967 AS INSTR. NO 15882, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS PARCEL 1.
  - (5) 10' EASEMENT FOR PUBLIC UTILITIES FACILITIES BY DEED RECORDED APRIL 22, 1968 AS INSTR. NO 36213, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED 10/20/77 EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES

**OWNERSHIP**

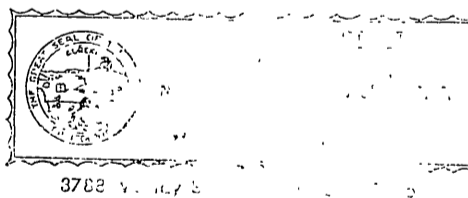
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE COLORED BORDER LINE AND WE HEREBY OFFER FOR DEDICATION, FOR STREET PURPOSES LOTS "A" THROUGH "E", INCLUSIVE AND FURTHER, THE UNDERSIGNED OWNER, HIS SUCCESSOR AND ASSIGNS IN INTEREST, HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR ACCESS RIGHTS APPURTENANT TO LOT 1, AS SHOWN ON THE ANNEXED MAP, ON, OVER AND ACROSS GIBRALTAR DRIVE, ADJOINING SAID LOT 1. WE FURTHER HEREBY OFFER FOR DEDICATION TO PUBLIC USE, FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES THE AREAS DESIGNATED AS "10' P.U.E.", AND "SPECIAL P.U.E." AND FOR CONSTRUCTION AND MAINTENANCE OF WATER LINE FACILITIES, THE AREAS DESIGNATED AS "SPECIAL WATER LINE EASEMENT".

Woodrow W. Smith  
WOODROW W. SMITH

Nedra E. Smith  
NEDRA E. SMITH

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } S.S.  
ON THIS 28th DAY OF Sept., 1977, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED WOODROW W. SMITH AND NEDRA E. SMITH KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.  
WITNESS MY HAND AND OFFICIAL SEAL.



Alice A. Flodine  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES 9-16-80

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 5920**

BEING A SUBDIVISION OF A PORTION OF FRACTIONAL NORTH WEST 1/4, SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 WEST, S.B. & M., AND A PORTION OF LOT 74 IN DIVISION "D" OF HALL'S ADDITION, MAP BOOK 9, PAGE 4, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

NOVEMBER, 1976

SCALE: 1" = 60'

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 5920, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD AUGUST 22, 1974, 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 16 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 SAID MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS, SEWERS AND DRAINAGE WORKS 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 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 NOVEMBER 2, 1977 JAMES F. MARTINEK, R.C.E. 8134  
DIRECTOR OF PUBLIC WORKS

EXPIRATION DATE: FEBRUARY 22, 1978.

BY: J. Martinek

**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. 5, 1977 H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

**SOIL REPORT**

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 6TH DAY OF APRIL 1976, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: PIONEER CONSULTANTS

**SIGNATURE OMISSION**

IN ACCORDANCE WITH SECTION 66436 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) SECURITY SAVINGS BANK OF RIVERSIDE, A BLANKET EASEMENT FOR PIPELINES BY DEED RECORDED NOV. 17, 1919 IN BOOK 512, PAGE 301 OF DEEDS, RECORDS OF RIVERSIDE CO., CALIFORNIA.
- (2) MARJORIE E. HEER AS TO AN EASEMENT FOR ROAD PURPOSES BY DEED RECORDED, NOV. 14, 1963 AS INSTR. NO 120560 O.R. DIV. CO. CALIF.

**FILED**  
ON Nov. 10, 1977

AT 2:50 P.M.  
W.D. BALOSH  
COUNTY RECORDER

BY: Haved C. Beale

FEE \$ 11.00

NO 225672

FILED BY City Clerk

SUBD'N G'TEE T.I.

**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 5920, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT "E" WHICH IS ACCEPTED AS "I" BARRIER STRIP TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "D", 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 5th 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 20, 1977 DONNA BOUER BABCOCK  
COUNTY TAX COLLECTOR

BY: Harold M. Larsen  
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                     , 1977 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 JUNE, 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 Dec. 3, 1976 ERNEST N. WEBB, R.C.E. 9876

BY: Ernest N. Webb

M.B. 94/1

M.B. 94/1

MB 94/1

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

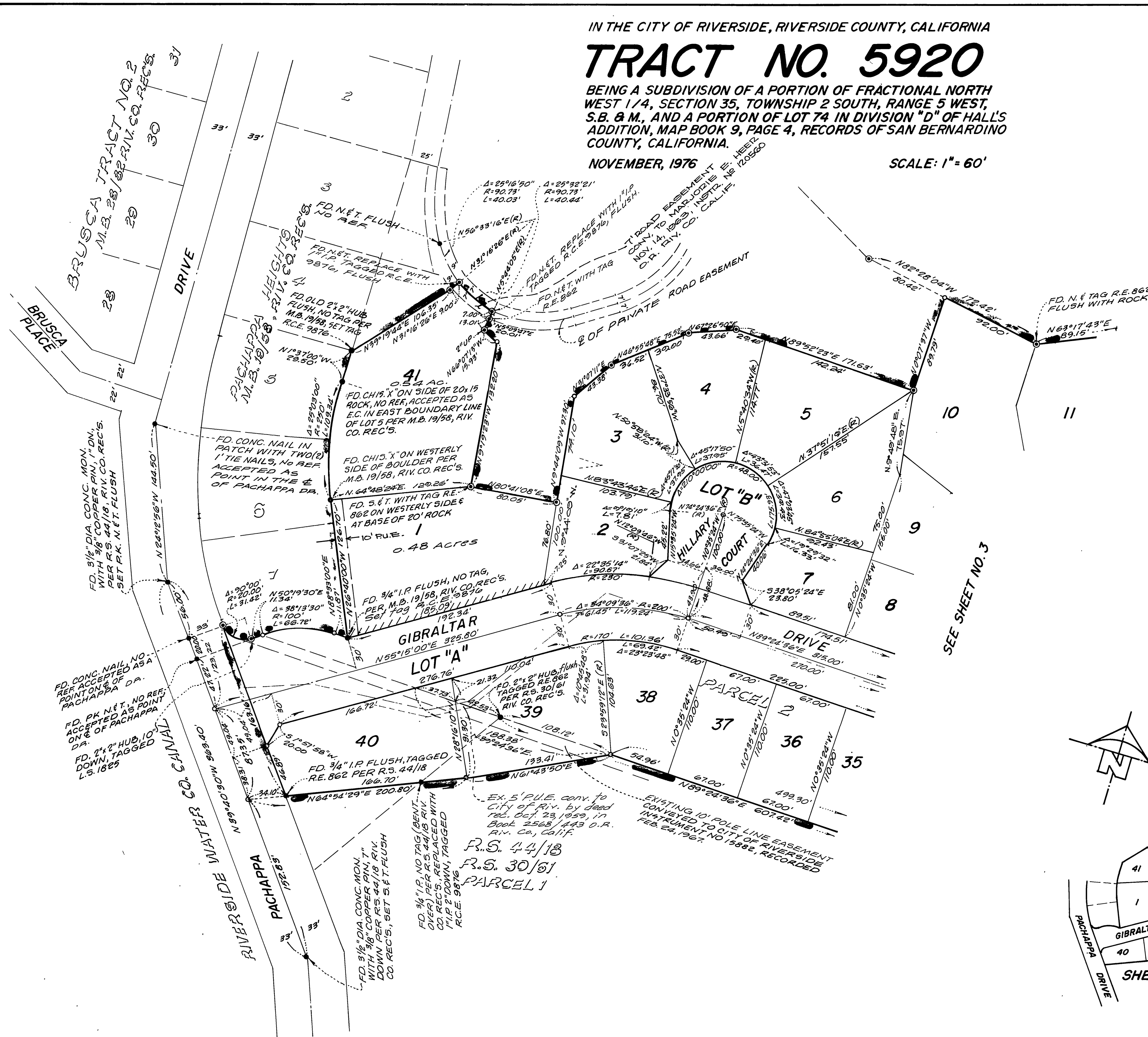
# TRACT NO. 5920

BEING A SUBDIVISION OF A PORTION OF FRACTIONAL NORTH WEST 1/4, SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 WEST, S.B. & M., AND A PORTION OF LOT 74 IN DIVISION "D" OF HALL'S ADDITION, MAP BOOK 9, PAGE 4, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

NOVEMBER, 1976

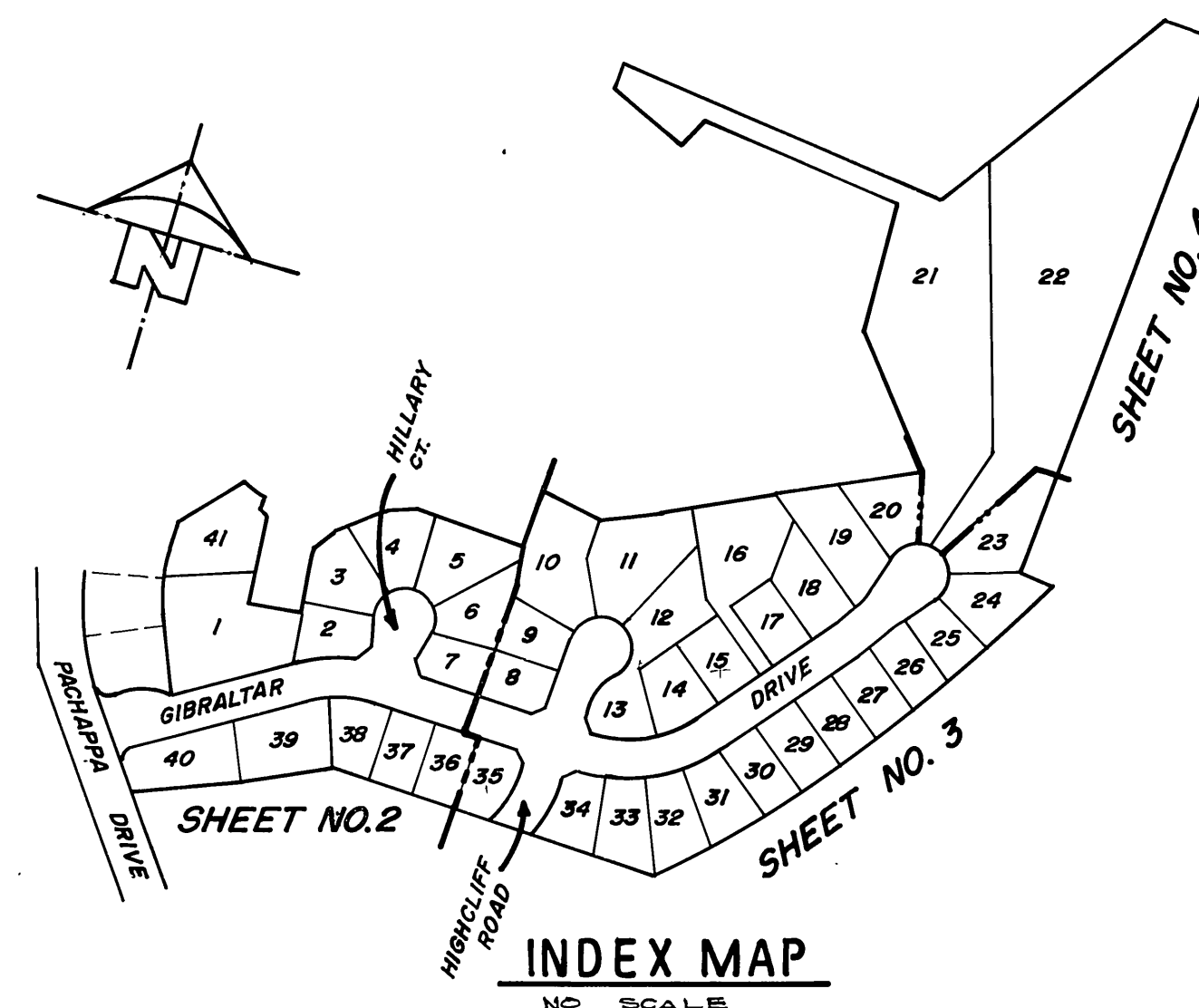
SCALE: 1" = 60'

ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA



### ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF PACHAPPA DRIVE (FORMERLY OLIVEWOOD AVENUE) TAKEN AS S39°40'30"E AS SHOWN BY PACHAPPA HEIGHTS MAP ON FILE IN BOOK 19 OF MAPS, PAGE 58 THEREOF, RECORDS OF RIVERSIDE COUNTY CALIFORNIA.
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 ○, UNLESS OTHERWISE NOTED.
4. SET 1" IRON PIPE, TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES.
5. SET STEEL PIN AND TAG R.C.E. 9876 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 17.04 ACRES.
7. FOUND 3/4" I.P. FLUSH, TAGGED R.E. 862 AT ALL POINTS THUS ⊙ WHICH ARE ACCEPTED AS ANGLE POINTS, POINTS IN CURVE AND POINTS IN A LINE IN THE BOUNDARY OF PARCEL CONVEYED TO ANGELO M. IACOBONI BY DEED RECORDED NOV. 14, 1963 AS INST. NO. 120560 RECORDS OF RIVERSIDE COUNTY, CALIF., UNLESS OTHERWISE NOTED.
8. LLLLLLLLL INDICATES WAIVER OF VEHICULAR ACCESS RIGHTS.



INDEX MAP  
NO SCALE

M.B. 94/2

M.B. 94/2

MB 94/2

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 5920

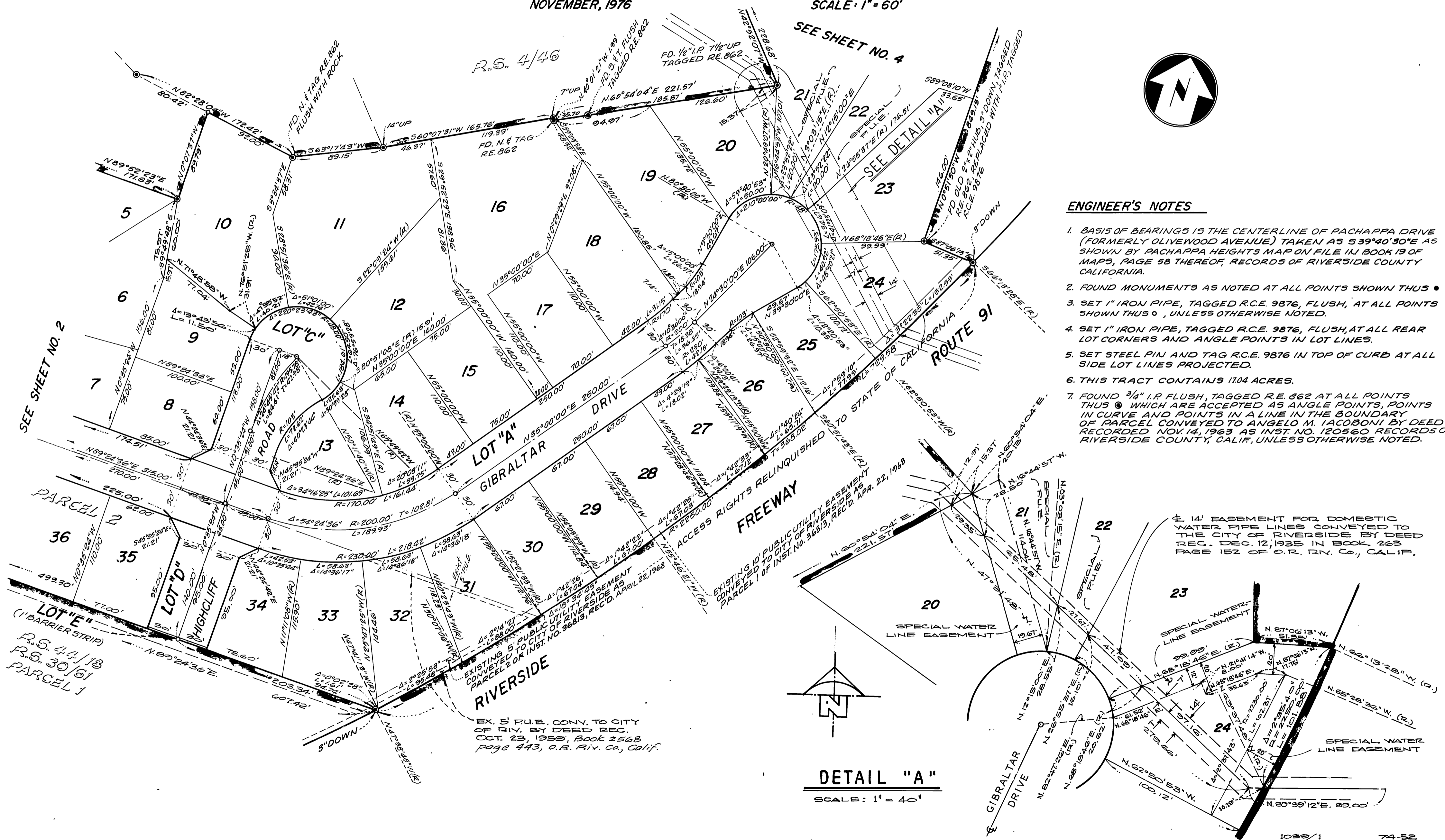
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NOVEMBER, 1976

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CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

M.B. 94/3



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2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS  $\bullet$
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$\bullet$  14' EASEMENT FOR DOMESTIC WATER PIPE LINES CONVEYED TO THE CITY OF RIVERSIDE BY DEED DEC. 12, 1935 IN BOOK 263 PAGE 152 OF O.R. DIV. CO., CALIF.

DETAIL "A"  
SCALE: 1" = 40'

M.B. 94/3

MB 94/3

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

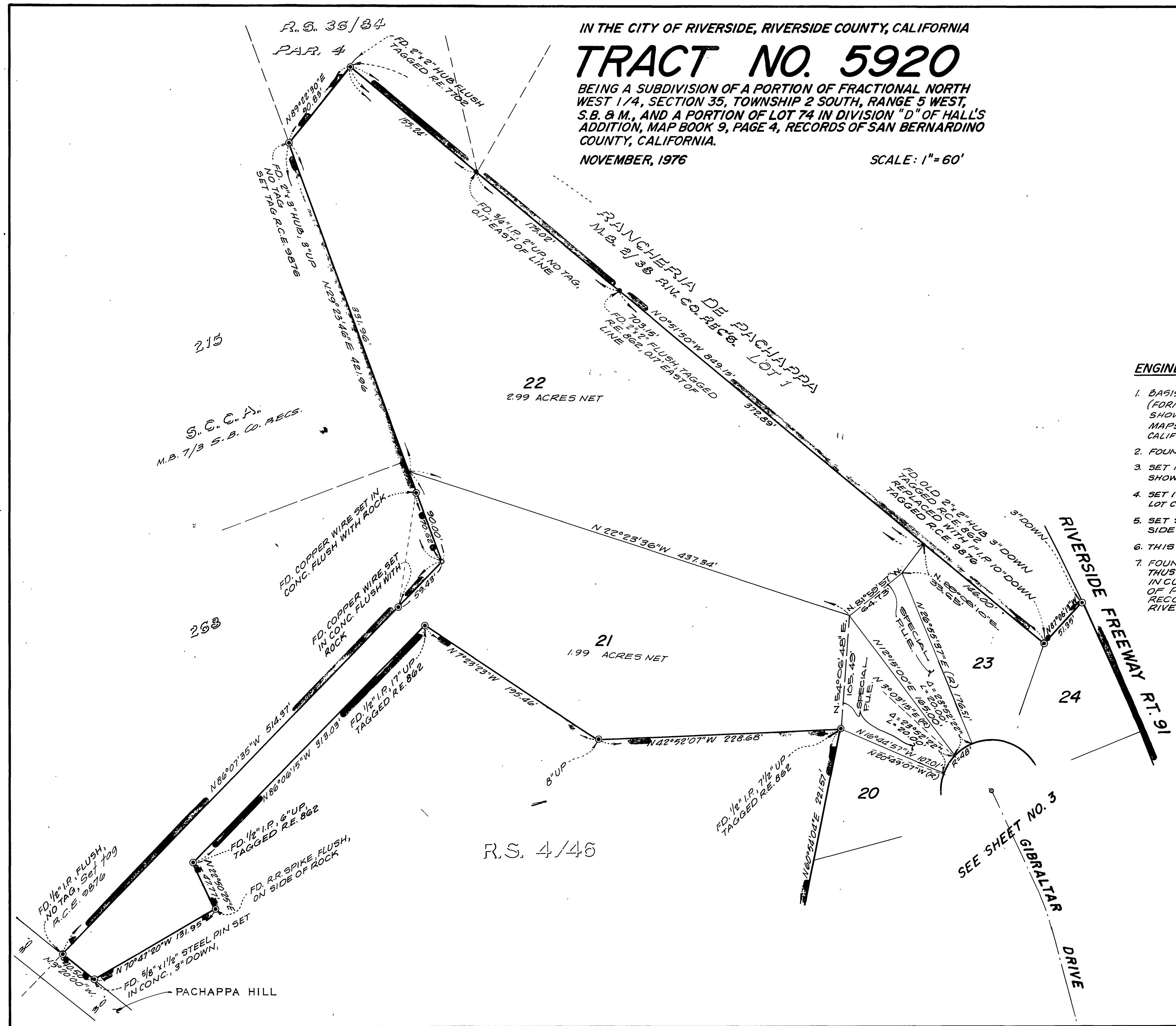
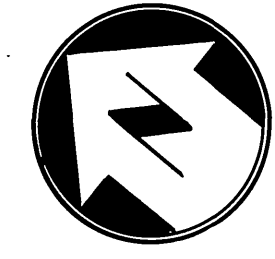
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M.B. 94/4

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