

OWNERSHIP

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 9297

BEING A SUBDIVISION OF LOT 6 AND PORTIONS OF LOTS 3,4,5,11 AND 12
IN BLOCK 28 OF RIVERSIDE LAND AND IRRIGATING COMPANY LANDS PER M.B.1, PAGE 70,
RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA - IN SECTION 18, T.3S., R5W., SB.M.
JUNE, 1977

JF DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

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" through "K" inclusive; and for construction & maintenance of electrical public utility facilities the areas designated as "5'x20' P.U.E., 5'x25' P.U.E. and 5'x40' P.U.E." and for construction and maintenance of sewer facilities the areas designated as "12' Sewer Easement" and for construction and maintenance of storm drain facilities Lot "L" and the area designated as "12' Storm Drain Easement" and for construction and maintenance of water facilities the area designated as "15' Waterline Easement" and "1' Barrier Strip Lot "M". Further we the undersigned owners, our successors and assigns in interest hereby release and relinquish to the City of Riverside a municipal corporation all vehicular access rights appurtenant to Lots 42-53 inclusive as shown on the annexed map over and across Tyler Street adjoining said Lots 42-53 inclusive. Further, we offer for dedication for the construction & maintenance of retaining walls those areas designated as "10' Retaining Wall Easement".
PACSETER HOMES, INC., a California Corporation

BY Leonard F. Goodman V.P. BY Clara A. McWhorter ASST. SECY

RECORDER'S CERTIFICATE
Filed this 10 day of November, 1977, at 3:00 P.M. in Book 94 of Tract maps, at Pages 5-11 at the request of the City Clerk.
Fee: \$17.00 W. D. BALOGH
County Recorder
No. 225676 BY: Harold C. Beal Deputy
Subdn. G'Tee CALIFORNIA LAND TITLE COMPANY

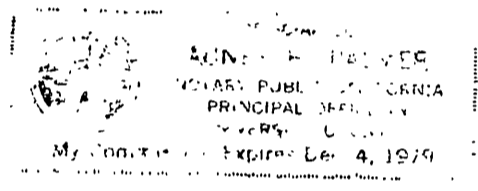
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE ss

On this 1st day of November, 1977, before me Agnes H. Palmer a Notary Public in and for said County and State, personally appeared LEONARD F. GOODMAN & CHERYL L. McWHORTER, known to me to be the VICE PRESIDENT & ASSISTANT SECRETARY of PACSETER HOMES Inc., the corporation that executed the within Instrument and known to me to be the persons who executed the within Instrument on behalf of the corporation herein 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.

Witness my hand and official seal.

My commission expires 12/4/79



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

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.

An easement for the construction and maintenance of all necessary water pipes, ditches and other conduits in favor of the City of Riverside by judgment of the Condemnation recorded May 23, 1961 in Book 2911, page 299 of Official Records of Riverside County.

Date Nov. 4, 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.

An Easement for storm drain facilities in favor of the City of Riverside, a municipal corporation, recorded July 16, 1965, as Instrument No. 82738, Official Records of Riverside County, California. Easement is shown upon map.

EASEMENTS for storm drain facilities in favor of the City of Riverside, a municipal corporation, recorded April 12, 1968, as Instrument No. 34003, JUNE 9, 1965 AS INSTRUMENT NO. 65095, MARCH 29, 1958 INSTRUMENT NO. 29196 AND OCTOBER 15, 1971 INSTRUMENT NO. 118020, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. EASEMENTS ARE SHOWN UPON MAP.

A reservation for permanent easements for sanitary sewers, storm drains and their appurtenances to the public in Instrument No. 29284 recorded April 6, 1961, Official Records of Riverside County. Easement is shown upon map.

An easement for a public road and appurtenances granted to the City of Riverside per deed recorded August 4, 1896, in Book 49 of Deeds at page 89, Riverside County Records. The easement is shown upon map.

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. 9297 which was approved by the Riverside City Planning Commission on MARCH 3, 1977, 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: Nov 8, 1977

JAMES F. MARTINEK, R.C.E. 8134
Director of Public Works

James F. 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 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 Nov. 4, 1977.

EVERETT C. ROSS
Director of Public Utilities

By Everett 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 Nov. 2, 1977.

H. E. BREWER
City Treasurer

By H. E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 8 day of APRIL, 1977 as required by the Health and Safety Code of California, Section 17953 by

ASSOCIATED SOILS ENGINEERING, INC.

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of Seven (7) sheets be, and the same is hereby accepted as the final map of TRACT NO. 9297 and the streets and easements are hereby accepted as public streets and easements, except Lot "M" which is accepted "Barrier Strip" to deny access from adjoining private property, and also except Lots "L" which is not accepted at this time, however the City 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 8th 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 \$~~ 48

Dated NOVEMBER 2, 1977.

DONNA BOUER BABCOCK
County Tax Collector

By Harold M. Larson

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. 48

Dated , 197 .

DONALD B. 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 Seven (7) sheets correctly represents a true and complete survey made under my supervision during JANUARY, 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 OCTOBER 19, 1977.

John W. Canty
R.C.E. 17550

M.B. 94/5

MB. 94/5

IN THE CITY OF RIVERSIDE RIVERSIDE COUNTY, CALIFORNIA

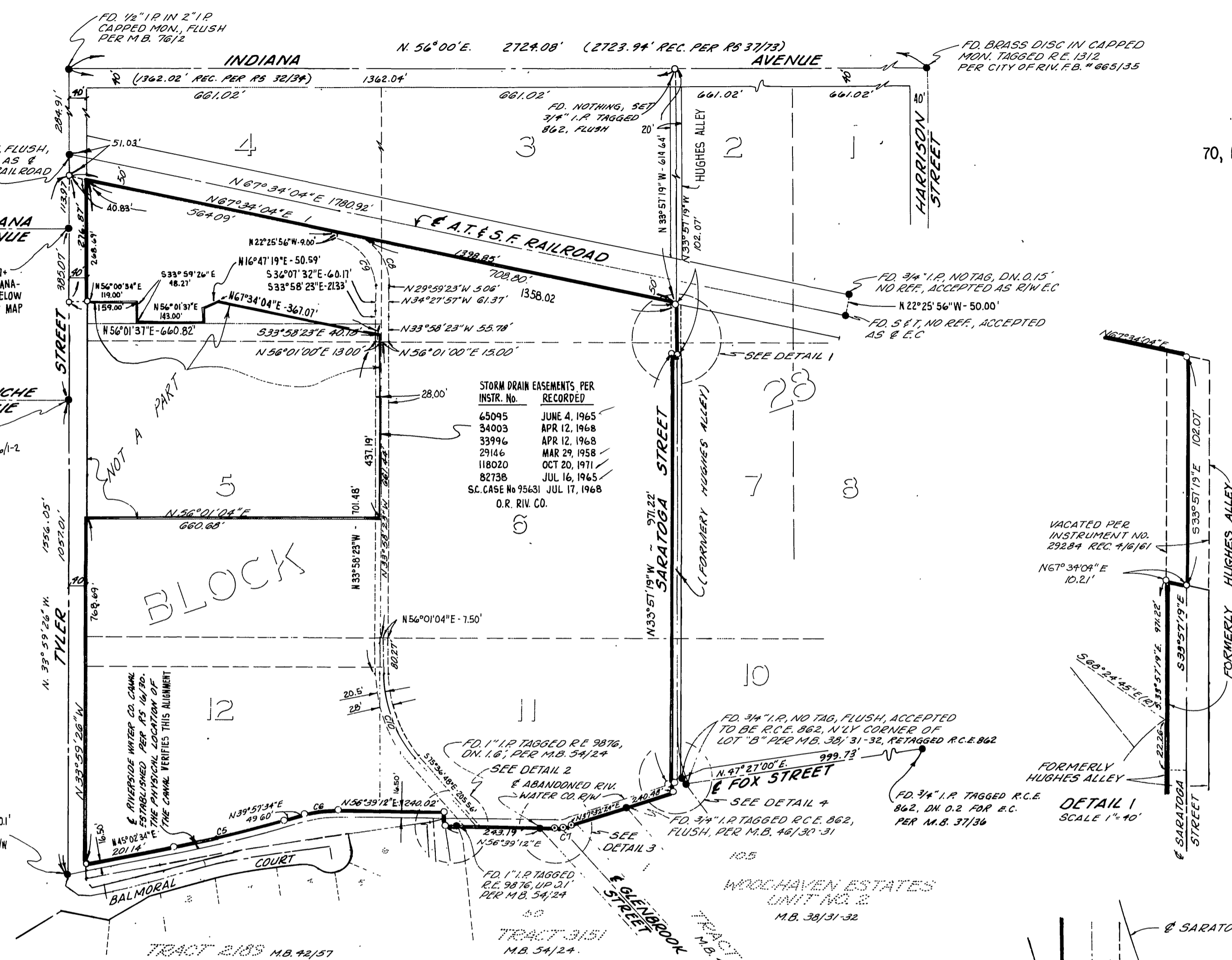
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JUNE, 1977

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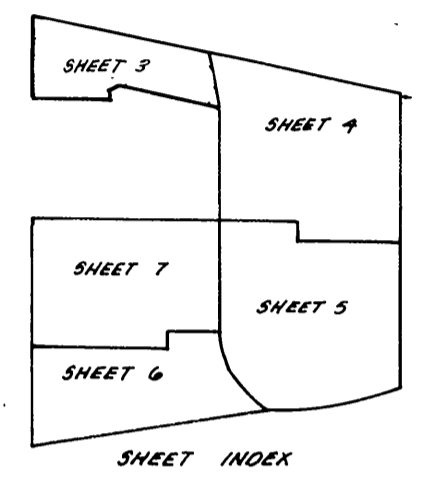
SCALE 1"=200'

M.B. 94/16



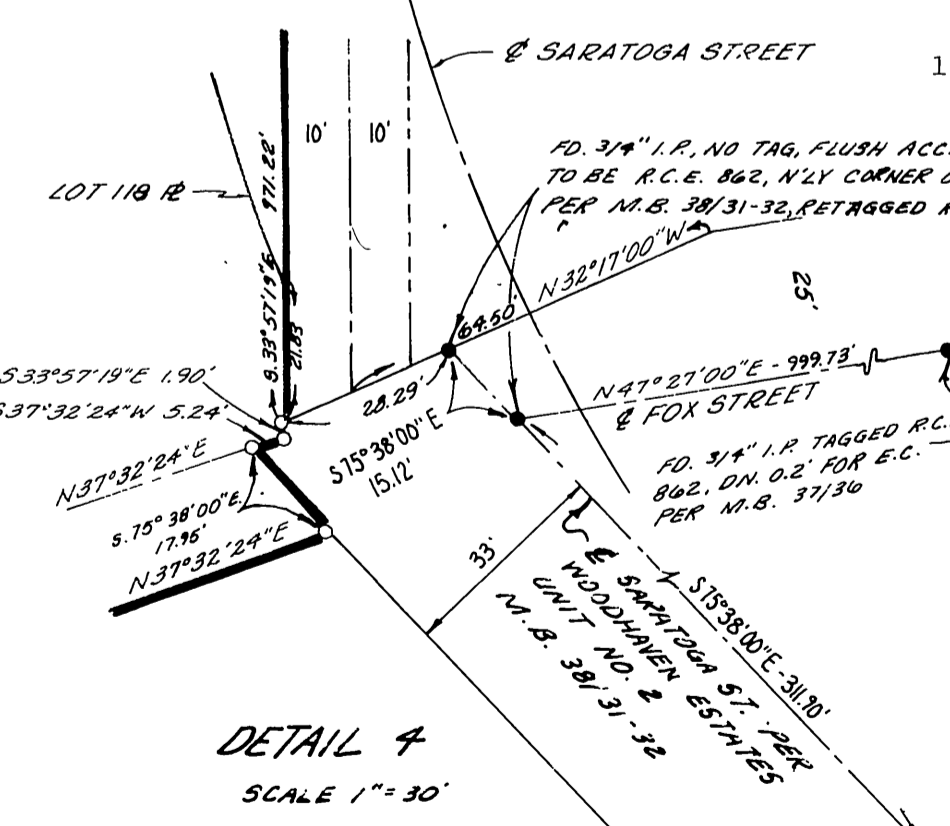
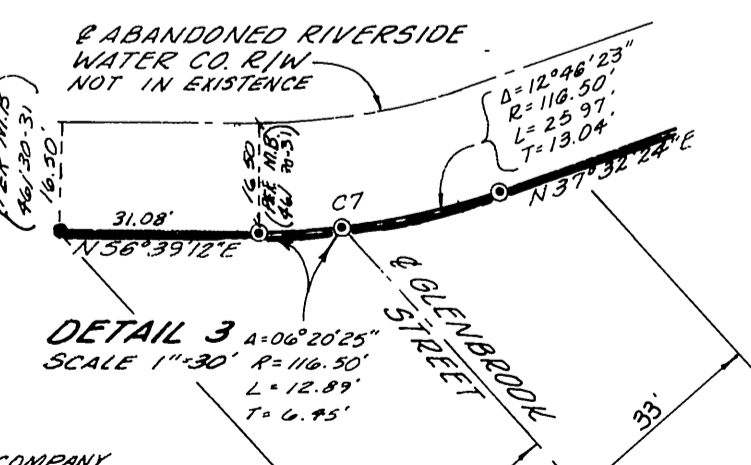
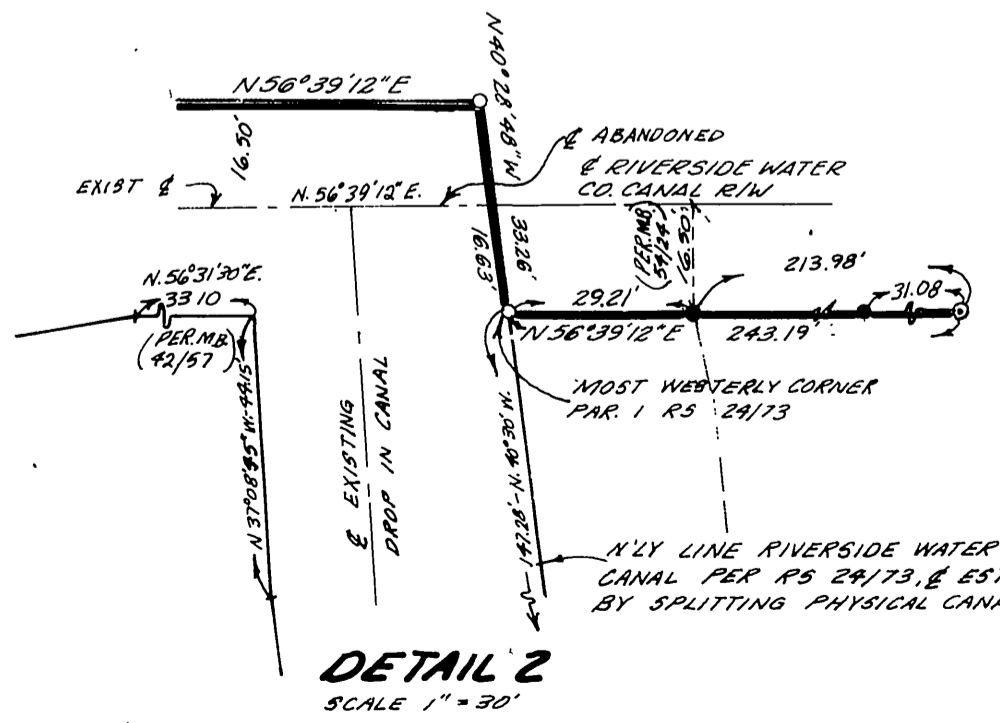
STORM DRAIN EASEMENTS PER INSTR. NO. RECORDED

650945	JUNE 4, 1965
34003	APR 12, 1968
33996	APR 12, 1968
29146	MAR 29, 1958
118020	OCT 20, 1971
82738	JUL 16, 1965
SC. CASE No 95631	JUL 17, 1968
O.R. RIV. CO.	



ENGINEER'S NOTES

- Basis of bearing is the centerline of Saratoga Street per Woodhaven Estates Unit No. 2, S.75°58'00"E., M.B. 38/31-32, Records of Riverside County, California.
- Found monument as noted.
- Found 1 1/4" iron pipe tagged R.C.E. 862, flush, M.B. 46/30-31.
- Set 3/4" iron pipe tagged R.C.E. 862, flush.
- Set 3/4" iron pipe tagged R.C.E. 862, flush, at all rear lot corners and angle points in side lot lines, except as otherwise noted.
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- Set nail with R.C.E. 862 tag in south face of wall 1' below top for side lot lines projected on Lots 1, 27-32, and 35-39.
- ||||| Indicates vehicular access rights waived.
- This tract contains 32.21 acres.



CURVE DATA

No	R	Δ	L	T
C5	2848.43'	05°05'00"	252.72'	126.44'
C6	256.99'	16°41'38"	74.88'	37.71'
C7	116.50'	19°06'48"	38.86'	19.61'
C8	148.50'	46°29'55"	120.52'	63.80'
C9	118.50'	77°20'26"	159.96'	94.84'
C10	280.00'	41°38'25"	203.49'	106.48'

M.B. 94/16

MB 94/16

IN THE CITY OF RIVERSIDE RIVERSIDE COUNTY, CALIFORNIA

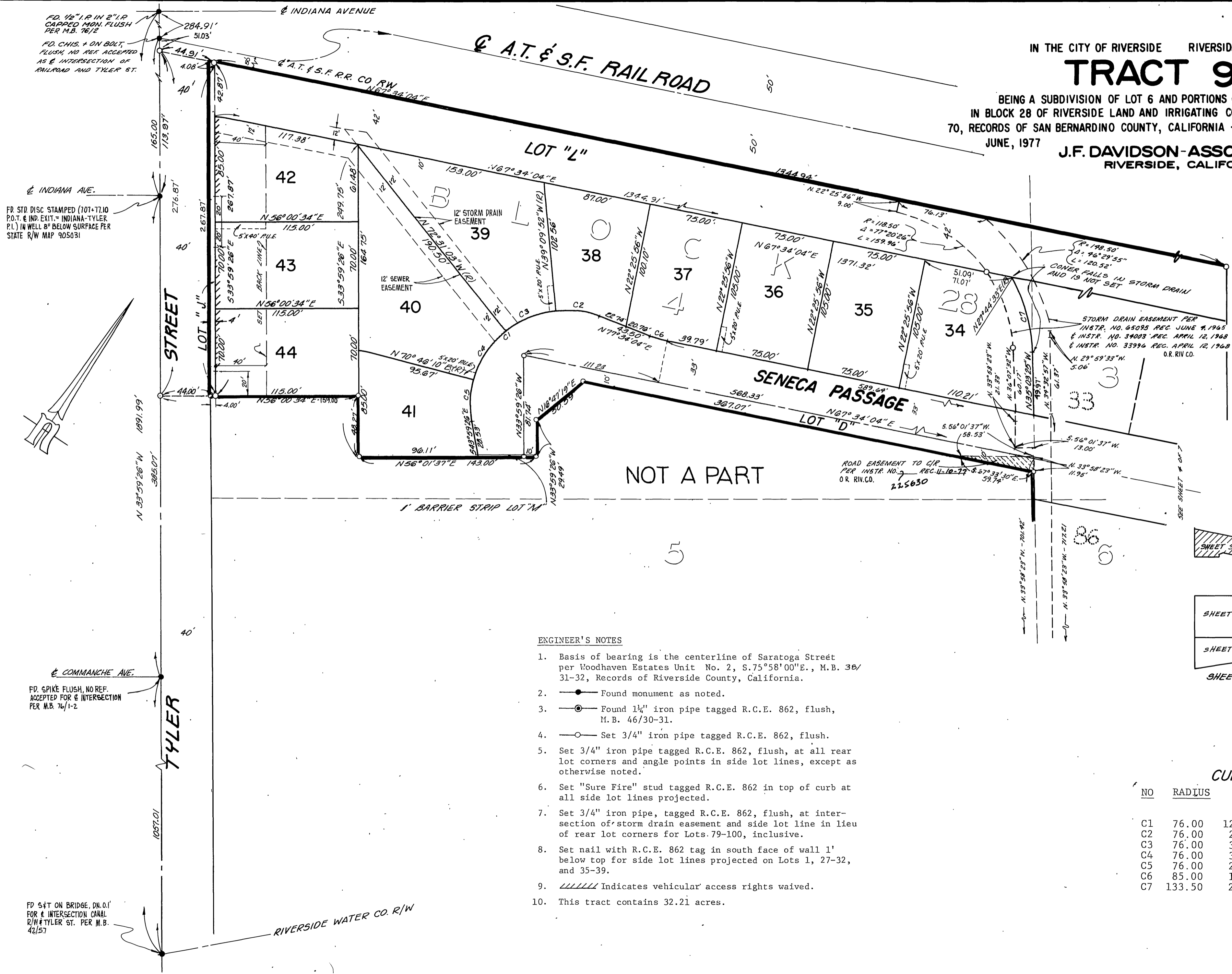
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JUNE, 1977

J.F. DAVIDSON-ASSOCIATES
RIVERSIDE, CALIFORNIA

SCALE: 1"=50'

M.B. 9417



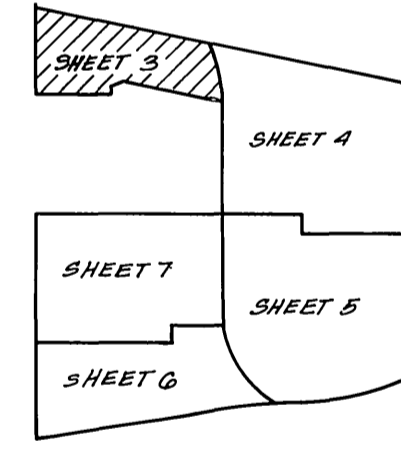
NOT A PART

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CURVE DATA

NO	RADIUS	Δ	LENGTH	TANGENT
C1	76.00	121°33'30"	161.24	
C2	76.00	26°43'56"	35.46	18.06
C3	76.00	33°21'11"	44.24	22.77
C4	76.00	36°42'47"	48.70	25.22
C5	76.00	24°45'36"	32.84	16.68
C6	85.00	10°00'00"	14.84	7.44
C7	133.50	27°09'57"	63.30	32.26



FD. 1/2" I.R. IN 2" I.P.
CAPPED MON. FLUSH
PER M.B. 76/2

FD. CHIS. + ON BOLT,
FLUSH, NO REF. ACCEPTED
AS @ INTERSECTION OF
RAILROAD AND TYLER ST.

FR. STD. DISC. STAMPED (107+71.0
P.O.T. & IND. EXIT - INDIANA-TYLER
P.L.) IN WELL 8" BELOW SURFACE PER
STATE R/W MAP 905031

FD. SPIKE FLUSH, NO REF.
ACCEPTED FOR @ INTERSECTION
PER M.B. 76/1-2

FD. S&T ON BRIDGE, DN. 0.1'
FOR @ INTERSECTION CANAL
R/W TYLER ST. PER M.B.
42/57

M.B. 9417

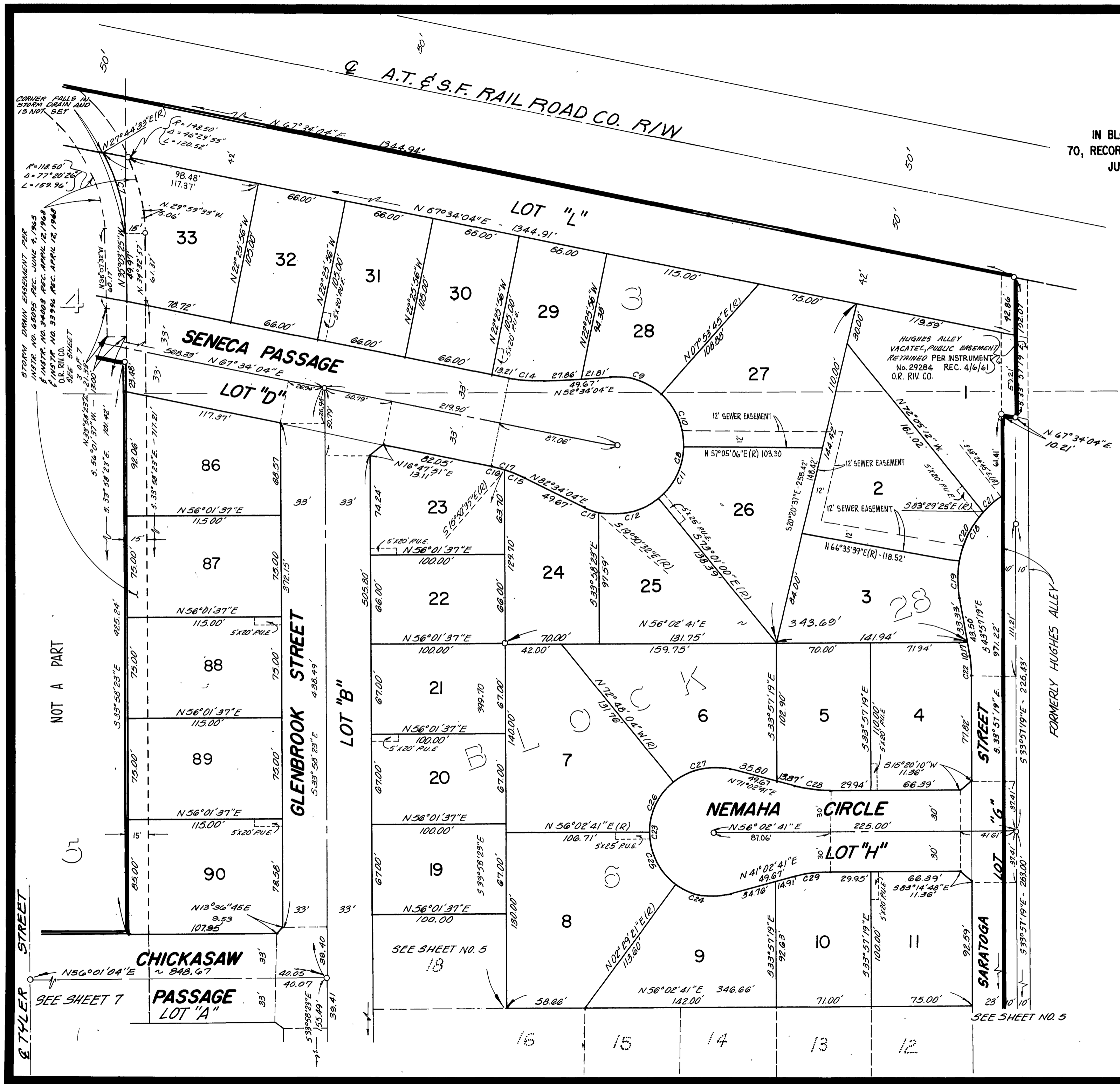
MB 94/7

IN THE CITY OF RIVERSIDE RIVERSIDE COUNTY, CALIFORNIA

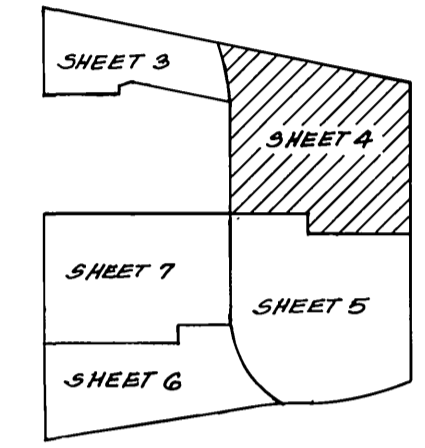
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M.B. 94/8



SHEET INDEX



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9. // Indicates vehicular access rights waived.
10. This tract contains 32.21 acres.

CURVE DATA

NO.	RADIUS	Δ	LENGTH	TANGENT
C7	133.50	27°09'57"	63.30	32.26
C8	51.00	210°00'00"	186.93	
C9	51.00	45°19'41"	40.35	21.30
C10	51.00	49°11'21"	43.78	23.34
C11	51.00	49°53'54"	44.42	23.73
C12	51.00	53°10'28"	47.33	25.53
C13	51.00	12°24'36"	11.05	5.55
C14	100.00	15°00'00"	26.18	13.17
C15	100.00	09°24'39"	16.43	8.23
C16	100.00	05°35'21"	9.76	4.88
C17	100.00	15°00'00"	26.19	13.17
C18	76.00	77°51'13"	103.27	61.38
C19	76.00	20°32'58"	27.26	13.78
C20	76.00	30°55'05"	41.01	21.02
C21	76.00	15°09'40"	20.00	10.06
C22	85.00	10°00'00"	14.84	7.44
C23	48.00	210°00'00"	175.93	
C24	48.00	51°26'40"	43.10	23.12
C25	48.00	53°33'20"	44.87	24.22
C26	48.00	51°09'15"	42.86	22.97
C27	48.00	53°50'45"	45.11	24.38
C28	103.00	15°00'00"	26.97	13.56
C29	103.00	15°00'00"	26.97	13.56

M.B. 94/8

MB 94/8

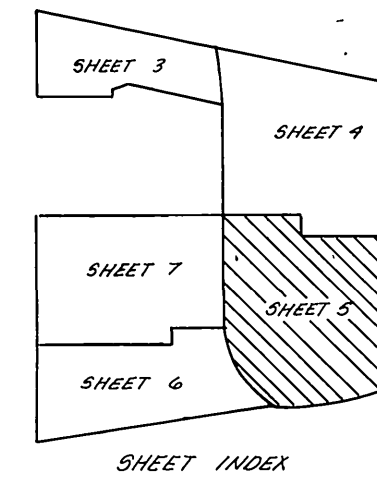
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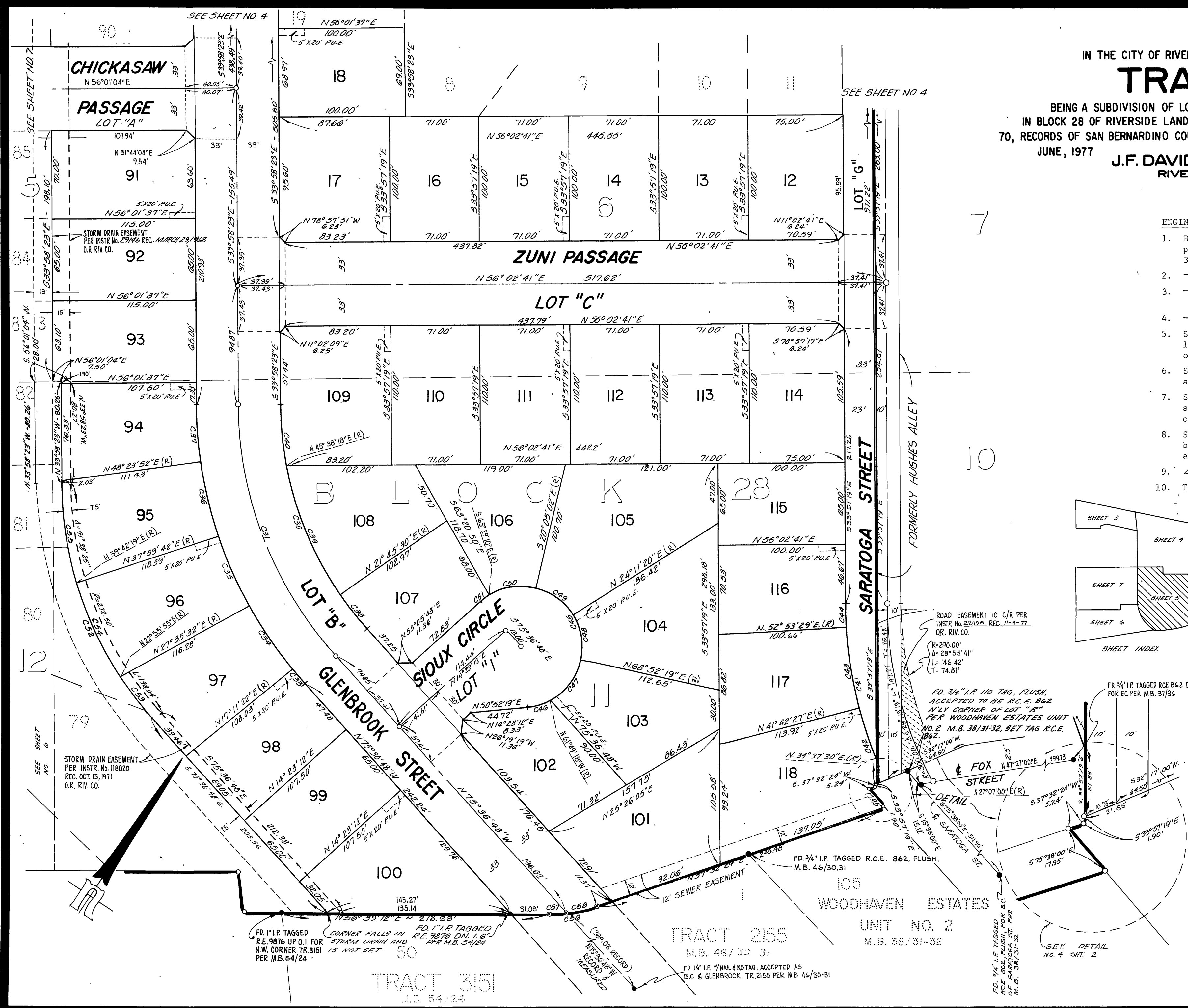
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CURVE DATA

NO.	RADIUS	Δ	LENGTH	TANGENT
C30	267.00	41°38'25"	194.04	101.53
C31	300.00	41°38'25"	218.02	114.08
C32	333.00	41°38'25"	242.01	126.63
C33	333.00	02°48'10"	16.29	8.15
C34	333.00	10°24'10"	60.46	30.31
C35	333.00	10°24'10"	60.46	30.31
C36	333.00	10°24'10"	60.46	30.31
C37	333.00	07°37'45"	44.34	22.20
C38	267.00	07°22'18"	34.35	17.20
C39	267.00	23°52'48"	111.28	56.46
C40	267.00	10°23'19"	48.41	24.27
C41	333.00	21°25'11"	124.49	62.98
C42	333.00	07°04'57"	71.16	20.61
C43	333.00	11°11'02"	65.00	32.60
C44	333.00	03°09'12"	18.33	9.17
C45	48.00	216°29'07"	181.36	
C46	48.00	22°41'36"	19.01	9.63
C47	48.00	49°18'23"	41.31	22.03
C48	48.00	44°40'59"	37.43	19.73
C49	48.00	44°16'22"	37.09	19.53
C50	48.00	45°24'08"	38.04	20.08
C51	48.00	10°07'38"	8.48	4.25
C52	280.00	41°38'25"	203.49	106.47
C53	280.00	08°32'43"	41.76	20.92
C54	280.00	16°46'24"	81.97	41.28
C55	280.00	16°19'18"	79.76	40.15
C56	116.50	19°06'48"	38.86	19.61
C57	116.50	06°20'25"	12.89	6.45
C58	116.50	12°46'23"	25.97	13.04



M.B. 94/9

M.B. 94/9

MB 94/9

CURVE DATA

NO.	RADIUS	Δ	LENGTH	TANGENT	NO.	RADIUS	Δ	LENGTH	TANGENT
C52	280.00	41°38'25"	203.49	106.47	C72	48.00	61°13'11"	51.29	28.40
C59	280.00	28°58'23"	141.60	72.34	C73	48.00	56°29'31"	47.33	25.79
C60	280.00	11°15'03"	54.98	27.58	C74	48.00	48°30'29"	40.64	21.63
C61	48.00	206°27'05"	172.12	172.12	C75	103.00	15°00'00"	26.97	13.56
C62	48.00	42°10'55"	35.34	18.51	C76	103.00	15°00'00"	26.97	13.56
C63	48.00	43°46'34"	36.67	19.28	C77	2848.43	01°07'10"	55.66	27.83
C64	48.00	47°44'47"	40.00	21.24	C78	2848.43	02°45'04"	136.77	68.40
C65	48.00	59°40'59"	50.00	27.54	C79	2848.43	01°12'46"	60.29	30.15
C66	48.00	12°03'50"	10.11	5.07	C80	2848.43	05°05'00"	252.72	126.44
C67	103.00	25°27'05"	45.76	23.26	C81	256.99	07°01'28"	31.51	15.77
C68	103.00	05°43'41"	10.30	5.15	C82	256.99	09°40'10"	43.37	21.74
C69	103.00	19°43'24"	35.46	17.91	C83	256.99	16°41'38"	74.88	37.71
C70	48.00	210°00'10"	175.94	175.94					
C71	48.00	43°46'49"	36.68	19.29					

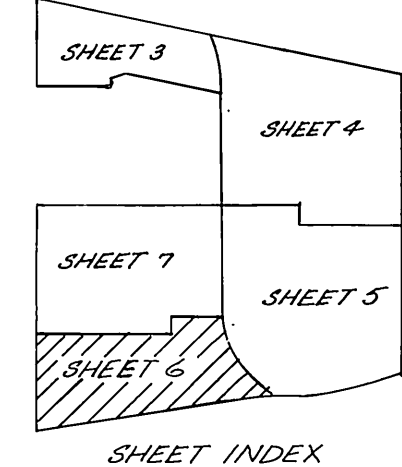
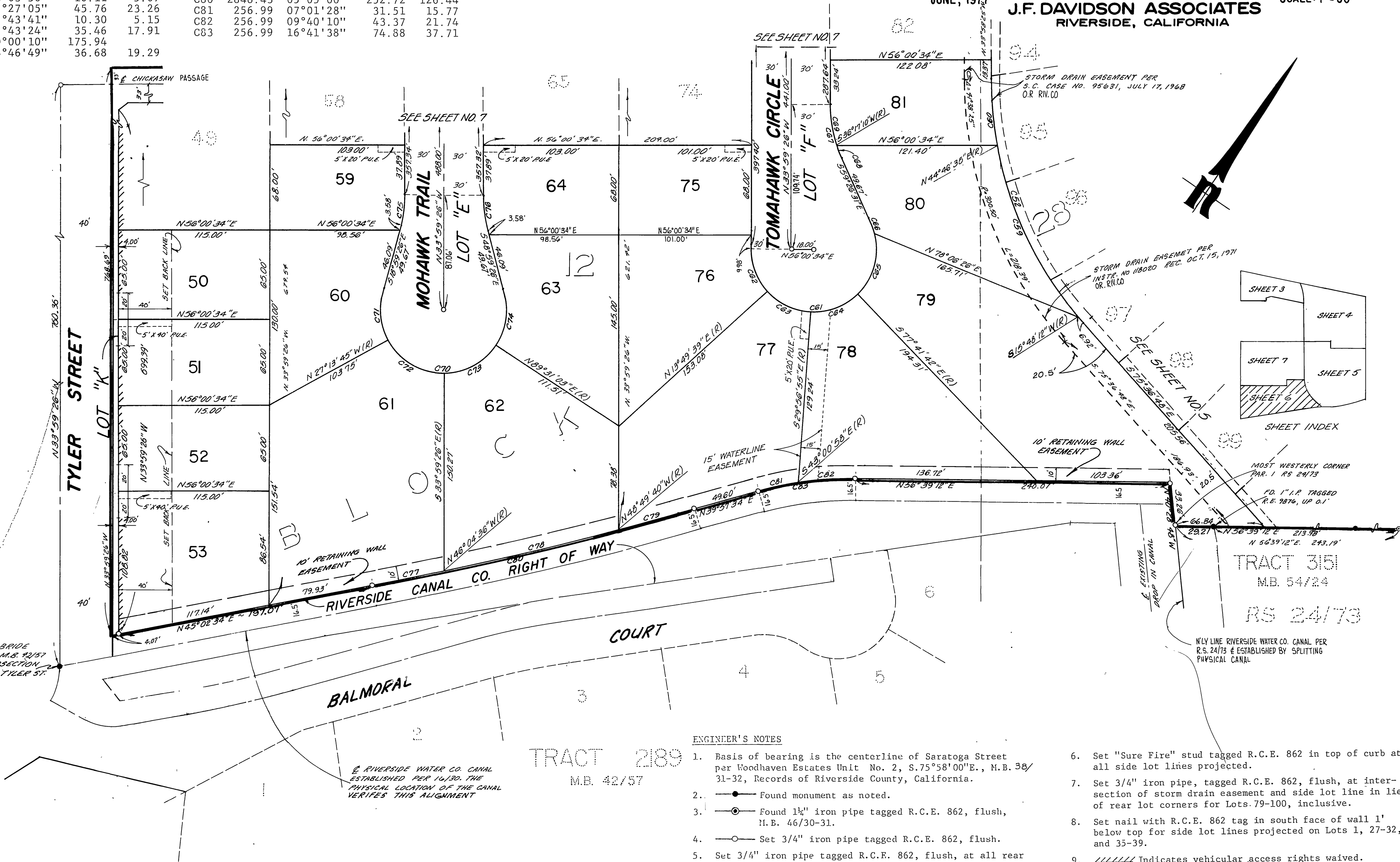
IN THE CITY OF RIVERSIDE RIVERSIDE COUNTY, CALIFORNIA

TRACT 9297

BEING A SUBDIVISION OF LOT 6 AND PORTIONS OF LOTS 3, 4, 5, 11 AND 12
 IN BLOCK 28 OF RIVERSIDE LAND AND IRRIGATING COMPANY LANDS PER M.B. 1, PAGE
 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA - IN SECTION 18, T.3S., R.5W., SB.M.
 JUNE, 1977

J.F. DAVIDSON ASSOCIATES
 RIVERSIDE, CALIFORNIA

SCALE: 1"=50'



ENGINEER'S NOTES

1. Basis of bearing is the centerline of Saratoga Street per Woodhaven Estates Unit No. 2, S.75°58'00"E., M.B. 38/31-32, Records of Riverside County, California.
2. —●— Found monument as noted.
3. —○— Found 1 1/2" iron pipe tagged R.C.E. 862, flush, M.B. 46/30-31.
4. —○— Set 3/4" iron pipe tagged R.C.E. 862, flush.
5. Set 3/4" iron pipe tagged R.C.E. 862, flush, at all rear lot corners and angle points in side lot lines, except as otherwise noted.
6. Set "Sure Fire" stud tagged R.C.E. 862 in top of curb at all side lot lines projected.
7. Set 3/4" iron pipe, tagged R.C.E. 862, flush, at intersection of storm drain easement and side lot line in lieu of rear lot corners for Lots 79-100, inclusive.
8. Set nail with R.C.E. 862 tag in south face of wall 1' below top for side lot lines projected on Lots 1, 27-32, and 35-39.
9. // // // // Indicates vehicular access rights waived.
10. This tract contains 32.21 acres.

M.B. 94/10

M.B. 94/10

MB 94/10

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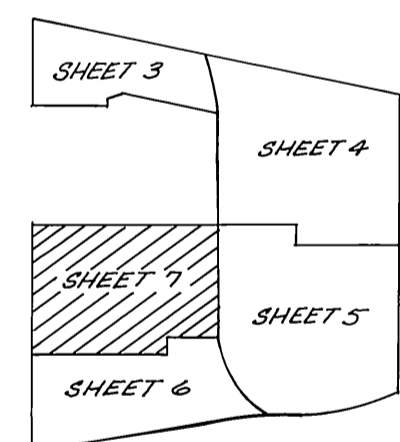
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STORM DRAIN EASEMENT
PER INSTR. NO. 29146 REC. MARCH 29, 1968
O.R. RIV CO.

STORM DRAIN EASEMENT
PER INSTR. NO. 118020
REC. OCT. 15, 1971 O.R. RIV CO.



SHEET INDEX

FD. STD. DISC. STAMPED (107-11.10
P.O.T. & IND. EX. T. - INDIANA-TYLER P.L.)
IN WELL 8" BELOW SURFACE PER
STATE R/W MAP 905031

FD. SPIKE, FLUSH NO REF
ACCEPTED FOR INTERSECTION
PER M.B. 76/1-2

FD. SET ON BRIDGE DN. Q1 FOR
INTERSECTION CANAL R/W &
TYLER STREET PER M.B. 42/57

INDIANA AVENUE

COMANCHE AVE.

TYLER STREET

LOT "K"

CHICKASAW

LOT "A"

PASSAGE

MOHAWK TRAIL

LOT "E"

TOMAHAWK CIRCLE

LOT "F"

M.B. 94 / 11

M.B. 94 / 11

MB 94/11