

IN THE CITY OF RIVERSIDE

# TRACT 8898-1

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF A PORTION OF LOTS 12 & 13, IN BLOCK 44 OF RIVERSIDE LAND AND IRRIGATING COMPANY LANDS PER M.B. 1/70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA  
JULY 1977

SHEET 1 OF 4 SHEETS

**FILED**  
On Nov. 16, 1977  
At 3:00 P.M.

W.D. BALOGH  
County Recorder  
By Harold C. Beale  
Deputy  
Fee \$11.00  
No. 229290  
Filed by City Clerk  
Sub'd'n C'ee F.A.T.C.

M.B. 94/37

### J. F. DAVIDSON ASSOCIATES RIVERSIDE, CALIFORNIA

#### 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" through "F" inclusive, and for construction and maintenance of electrical facilities the easements designated as "5'x30' P.U.E." and "5' P.U.E."

MURRAY DEVELOPMENT CORPORATION, a California Corporation  
Paul Murray President

#### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }  
On this 1 day of November 1977, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Paul F. Murray known to me to be the president and Charles C. Camp known to me to be the of Murray Development Corporation, the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein 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 7-27-80  
Charles C. Camp  
Notary Public in and for said County & State

#### UTILITIES EASEMENT

The City of Riverside, being the owner of the following described easement hereby consents to the preparation and recordation of the annexed map: The City of Riverside, successors to the Riverside Water Company, owner of an easement for ditches, flumes, pipes, and incidental purposes by a deed recorded in Book 42, Page 296 of Deeds, Records of San Bernardino County, California.

EVERETT C. ROSS  
Director of Public Utilities  
Dated: Nov. 9, 1977  
By: Everett C. Ross

#### 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 8898, which was approved by the Riverside City Planning Commission at its meeting held Feb. 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 Title 18 of the Riverside Municipal Code applicable at the time of approval of the tentative map have been complied with, and that I am satisfied that this map is technically correct, that the easements for sewers and drainage facilities shown on said map have been approved; that the plans for drains, sewers and drainage works sufficient to protect all lots in said 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 10, 1977  
By JAMES F. MARTINEK R.C.E. 8134  
Director of Public Works  
By Donna Babcock

#### 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. 9, 1977  
By 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. 9, 1977  
By HE. BREWER  
City Treasurer  
By HE Brewer

#### SOIL REPORT

A preliminary soil report was prepared on the 21<sup>st</sup> day of APRIL 1977 as required by the Health and Safety Code of California, Section 17953 by: C.H.J. Materials Laboratory, Inc. 1526 N. E. St., San Bernardino, Calif.

#### 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. 8898-1 and the streets and easements are hereby accepted as public streets and easements, except Lots "E" & "F" which are accepted as 1' barrier strips to deny access from the adjoining private property, to Lots "A" & "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 15<sup>th</sup> day of November, 1977.  
By ALICE A. HARE  
City Clerk of the City of Riverside, California  
By Karen E. Oakley  
Asst. City Clerk

#### 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 November 4, 1977 By Harold M. Larson Deputy  
By DONNA BOUER BABCOCK  
County Tax Collector

#### 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                     ,  
By 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 four (4) sheets correctly represents a true and complete survey made under my supervision during March 1977, 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 7-26-77  
By J.F. Davidson  
J.F. DAVIDSON R.C.E. 862

M.B. 94/37

MB 94/37

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JULY, 1977 **J.F. DAVIDSON ASSOCIATES** SCALE: 1"=200'  
RIVERSIDE, CALIFORNIA

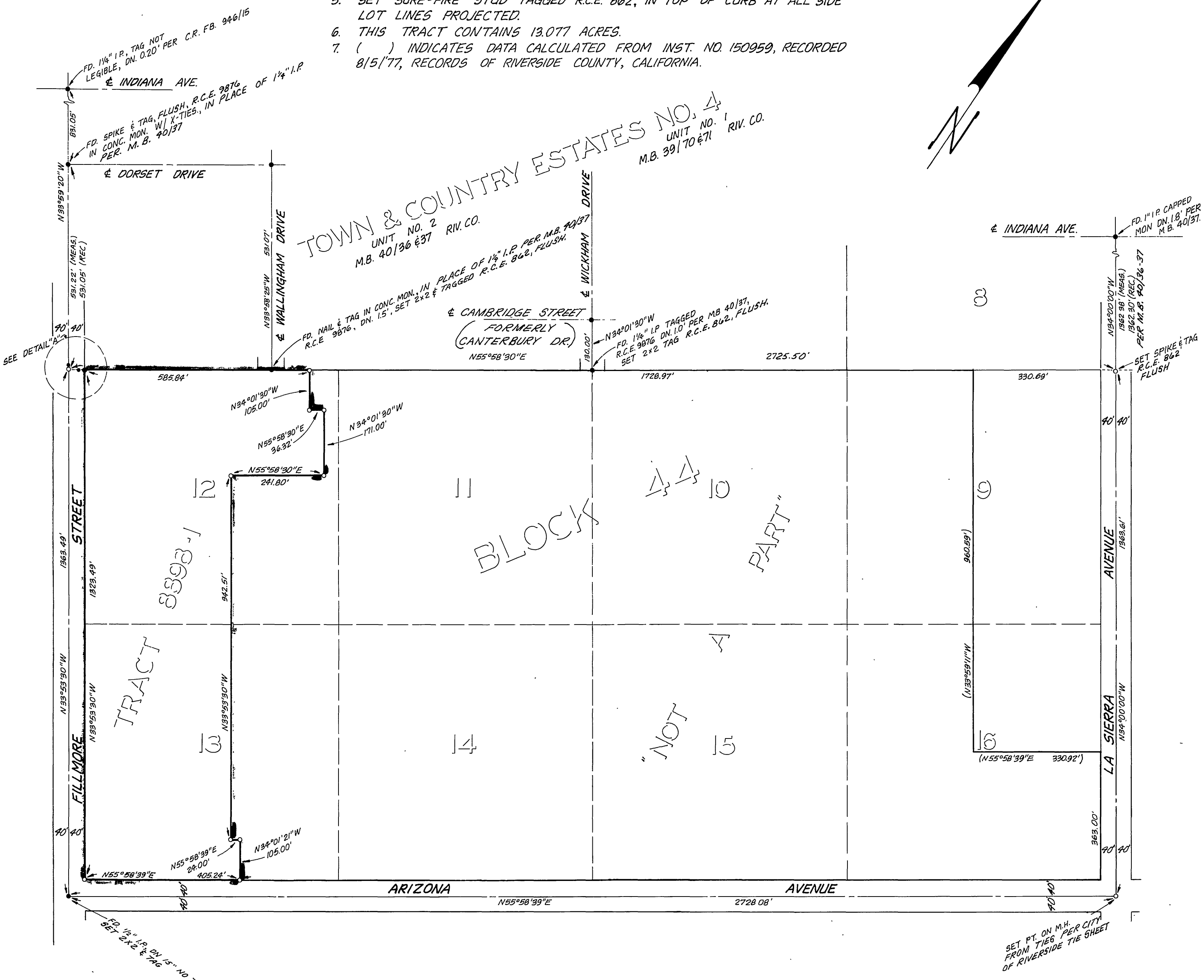
### SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE S'ELY BOUNDARY OF TOWN & COUNTRY ESTATES NO. 4, UNIT NO. 2, AS N55°58'30"E, PER M.B. 40/36 & 37, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. —●— INDICATES FOUND 1/4" IRON PIPE, FLUSH, TAGGED R.C.E. 9876 PER TOWN & COUNTRY ESTATES NO. 4, UNIT NO. 2, M.B. 40/36 & 37, UNLESS OTHERWISE NOTED.
3. —○— INDICATES SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED R.C.E. 862, FLUSH.
4. SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED R.C.E. 862 FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
5. SET "SURE-FIRE" STUD TAGGED R.C.E. 862, IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 13.077 ACRES.
7. ( ) INDICATES DATA CALCULATED FROM INST. NO. 150959, RECORDED 8/5/77, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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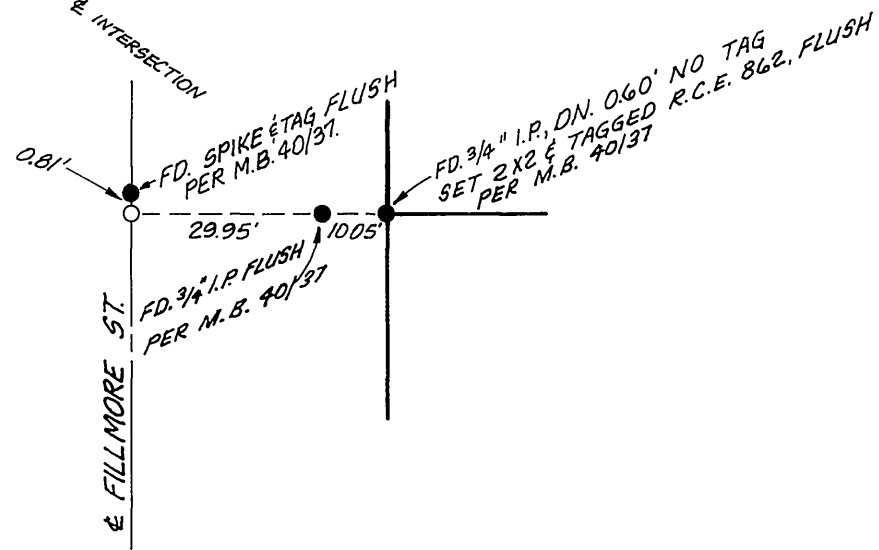
94  
38

MB 94/38



TOWN & COUNTRY ESTATES NO. 4  
UNIT NO. 2  
M.B. 40/36 & 37 RIV. CO.

FORMERLY  
CANTERBURY DR.  
M.B. 39/70 & 71 RIV. CO.



# TRACT 8898-1

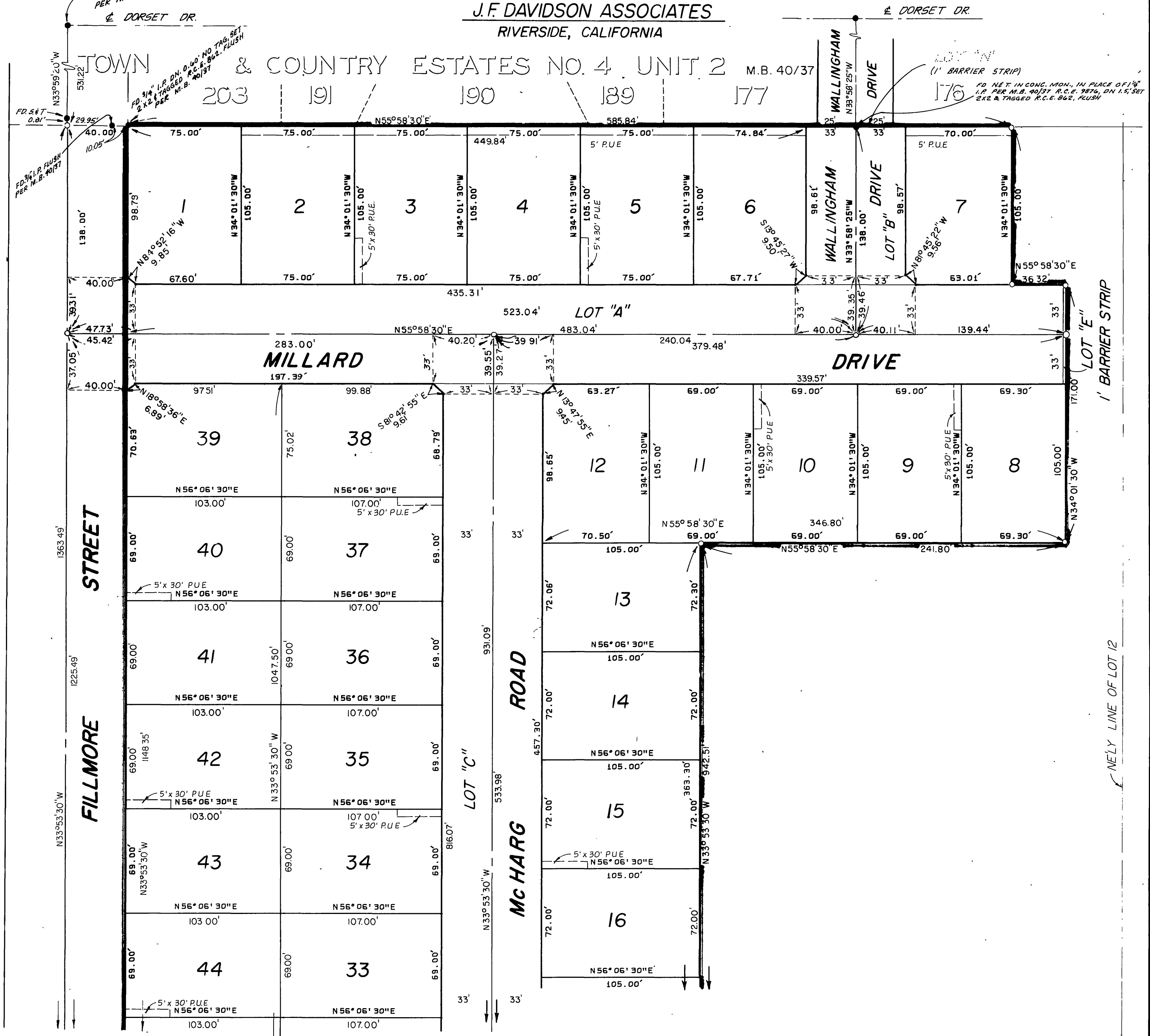
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JULY 1977

SCALE 1" = 50'

J.F. DAVIDSON ASSOCIATES  
RIVERSIDE, CALIFORNIA

Copy

MB 94/39



SEE SHEET 4 OF 4 SHEETS

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J.F. DAVIDSON ASSOCIATES  
RIVERSIDE, CALIFORNIA

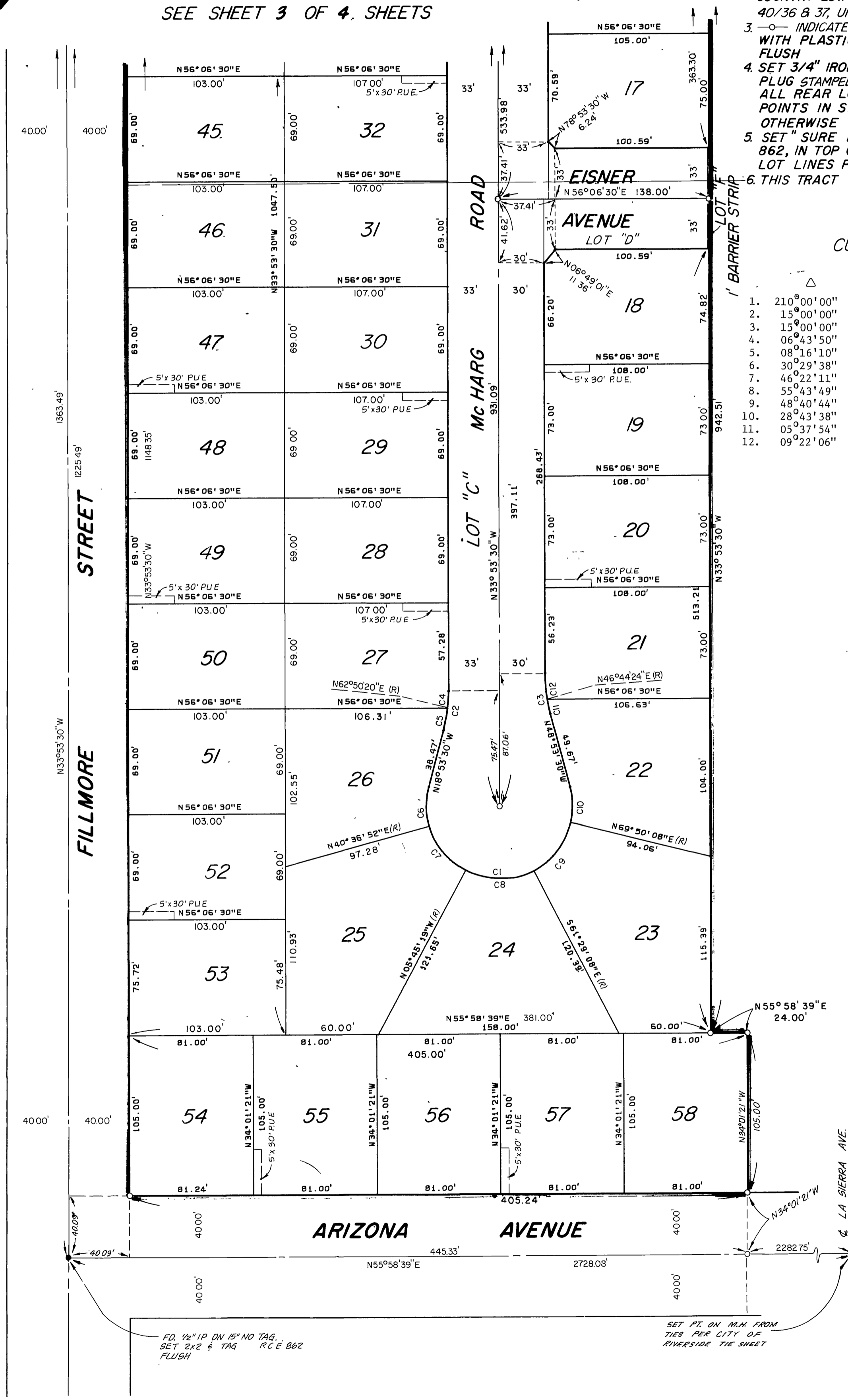
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SEE SHEET 3 OF 4 SHEETS

### CURVE DATA

Δ	R	L	T	
1.	210°00'00"	48.00'	175.93'	179.14'
2.	15°00'00"	100.00'	26.18'	13.16'
3.	15°00'00"	103.00'	26.96'	13.56'
4.	06°43'50"	100.00'	11.75'	5.88'
5.	08°16'10"	100.00'	14.43'	7.23'
6.	30°29'38"	48.00'	25.55'	13.08'
7.	46°22'11"	48.00'	38.85'	20.56'
8.	55°43'49"	48.00'	46.69'	25.38'
9.	48°40'44"	48.00'	40.78'	21.71'
10.	28°43'38"	48.00'	24.07'	12.29'
11.	05°37'54"	103.00'	10.12'	5.07'
12.	09°22'06"	103.00'	16.84'	8.44'



FD, 1/2" IP DN 15" NO TAG, SET 2x2 & TAG R.C.E. 862 FLUSH

SET PT. ON W.M. FROM TIES PER CITY OF RIVERSIDE TIE SHEET

MB 94/40