

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 8006-1**

BEING A SUBDIVISION OF PORTIONS OF MOBLEY AVENUE, BLOCK 7 AND LOT "G" OF TRACT NO. 3 OF LA SIERRA HEIGHTS, PER MAP BOOK 8, PAGE 27, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

JANUARY 1977

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

SHEET 1 OF 5 SHEETS

**FILED**  
ON Nov. 17, 1977

AT 11:50, A.M.  
W.D. BALOGH  
COUNTY RECORDER

BY: Harold C. Beale

FEE \$13.00

NR 230064

FILED BY City Clerk

SUB'DN G TEE Calif. Land

M.B. 94/54

**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 "I", INCLUSIVE, AND FURTHER, THE UNDERSIGNED OWNERS, OUR 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, 2, 3, 4, AND 59, AS SHOWN ON THE ANNEXED MAP, ON, OVER, AND ACROSS HOLE AVENUE AND MOBLEY AVENUE ADJOINING SAID LOTS.

WE FURTHER OFFER FOR DEDICATION FOR PUBLIC USE FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES THE AREAS DESIGNATED AS 12' storm drain EASEMENT AND 10' STORM DRAIN EASEMENT AND FOR CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES THE AREAS DESIGNATED AS 4' SEWER EASEMENT AND 10' SEWER EASEMENT AND FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES THE AREAS DESIGNATED AS 5' P.U.E., 5'x40' P.U.E., 5'x30' P.U.E.

WOODHAVEN DEVELOPERS, INC. A CALIFORNIA CORPORATION

BY: David Miller  
DAVID D. MILLER, PRESIDENT

**NOTARY ACKNOWLEDGEMENT**

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

ON THIS 10<sup>TH</sup> DAY OF OCTOBER, 1977, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID D. MILLER KNOWN TO ME TO BE THE PRESIDENT OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, KNOWN TO ME TO BE THE PERSON 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



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

**SIGNATURE OMISSION**

IN ACCORDANCE WITH SECTION 06436(C)(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.

- (1) CITY OF RIVERSIDE, PRESENT HOLDER OF A SANITARY SEWER EASEMENT GRANTED TO LA SIERRA COMMUNITY SERVICES DISTRICT JAN. 22, 1958 AS INST. # 5176, OR RIVERSIDE COUNTY.
- (2) A RIGHT OF WAY FOR PIPE LINES, AND INCIDENTAL PURPOSES AS GRANTED TO THE SOUTHERN CALIFORNIA GAS CO, IN DEED RECORDED OCT. 11, 1954 AS INSTRUMENT NO. 52297, O.R. RIV. CO.
- (3) LA SIERRA HEIGHTS WATER COMPANY, W. J. HOLE & J. F. MEGGINSON AS TO A RIGHT OF WAY FOR WATER LINE AND INCIDENTAL PURPOSES BY DEEDS RECORDED IN BOOK 327, PAGE 227 & BOOK 341, PAGE 167, BOTH OF DEEDS RIV. CO. RECS.

**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 8006, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON JULY 22, 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: Nov 9<sup>th</sup>, 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 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. 31, 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 Oct. 5, 1977

H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

**SOIL REPORT**

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 23<sup>RD</sup> DAY OF SEPT., 1976, 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 FIVE (5) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO 8006-1, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT "I" WHICH IS ACCEPTED AS "1' BARRIER STRIP" TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "H", 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 16<sup>th</sup> DAY OF November, 1977.

ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE

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 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 NOVEMBER 9, 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 FIVE (5) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING DECEMBER, 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 Feb. 1, 1977

ERNEST N. WEBB, R.C.E. 9672

BY: Ernest N. Webb

MB 94/54

M.B. 94/54

**ENGINEER'S NOTES**

1. BASIS OF BEARINGS IS THE CENTERLINE OF MOBLEY AVENUE TAKEN AS N. 34°18'45" W. PER M.B. 38/1,2 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THIS . . .
3. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THIS 0 . . .
4. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS, AND ANGLE POINTS IN SIDE LOT LINES.
5. SET "SURE FIRE" STUDS TAGGED R.C.E. 9876 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
6. AREA ALONG MOBLEY AVENUE AND HOLE AVENUE SHOWN THIS ||||||| INDICATES - VEHICULAR AND PEDESTRIAN ACCESS WAIVED.
7. THIS TRACT CONTAINS 15.45 ACRES.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

**TRACT NO. 8006-1**

BEING A SUBDIVISION OF PORTIONS OF MOBLEY AVENUE, BLOCK 7 AND LOT "G" OF TRACT NO. 3 OF LA SIERRA HEIGHTS, PER MAP BOOK 8, PAGE 27, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

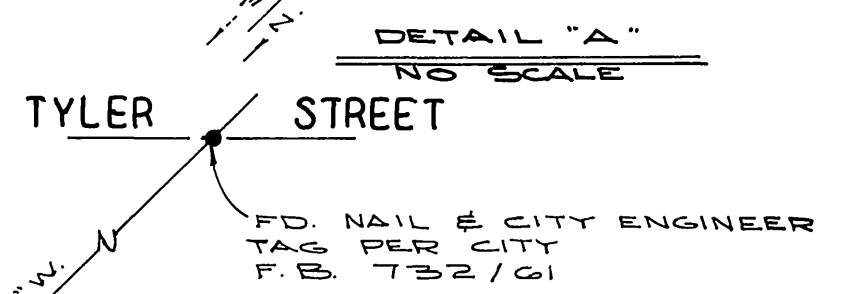
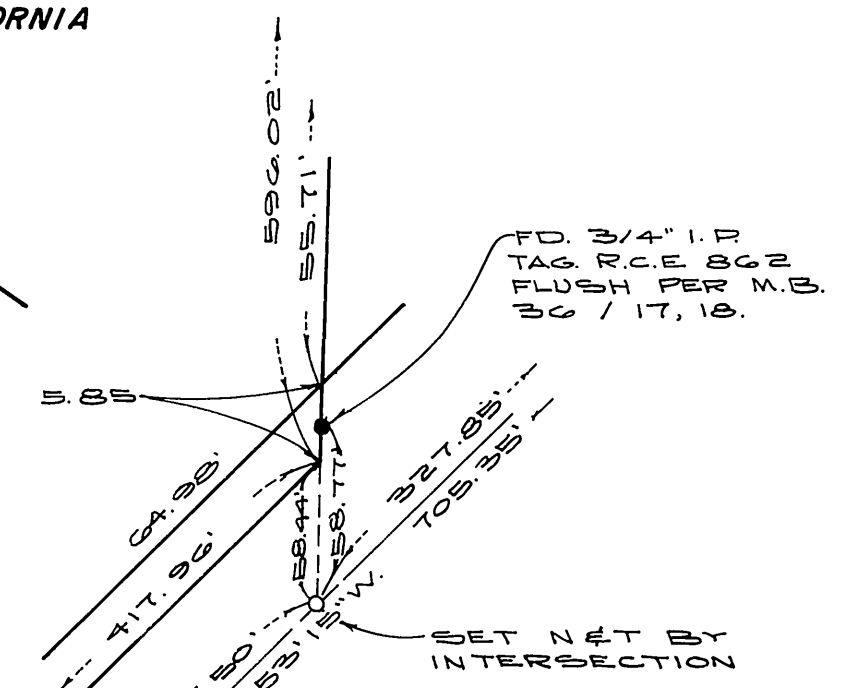
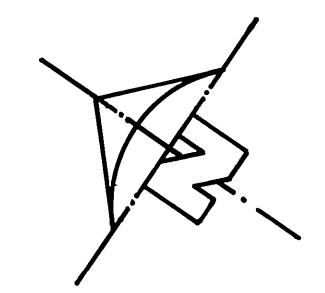
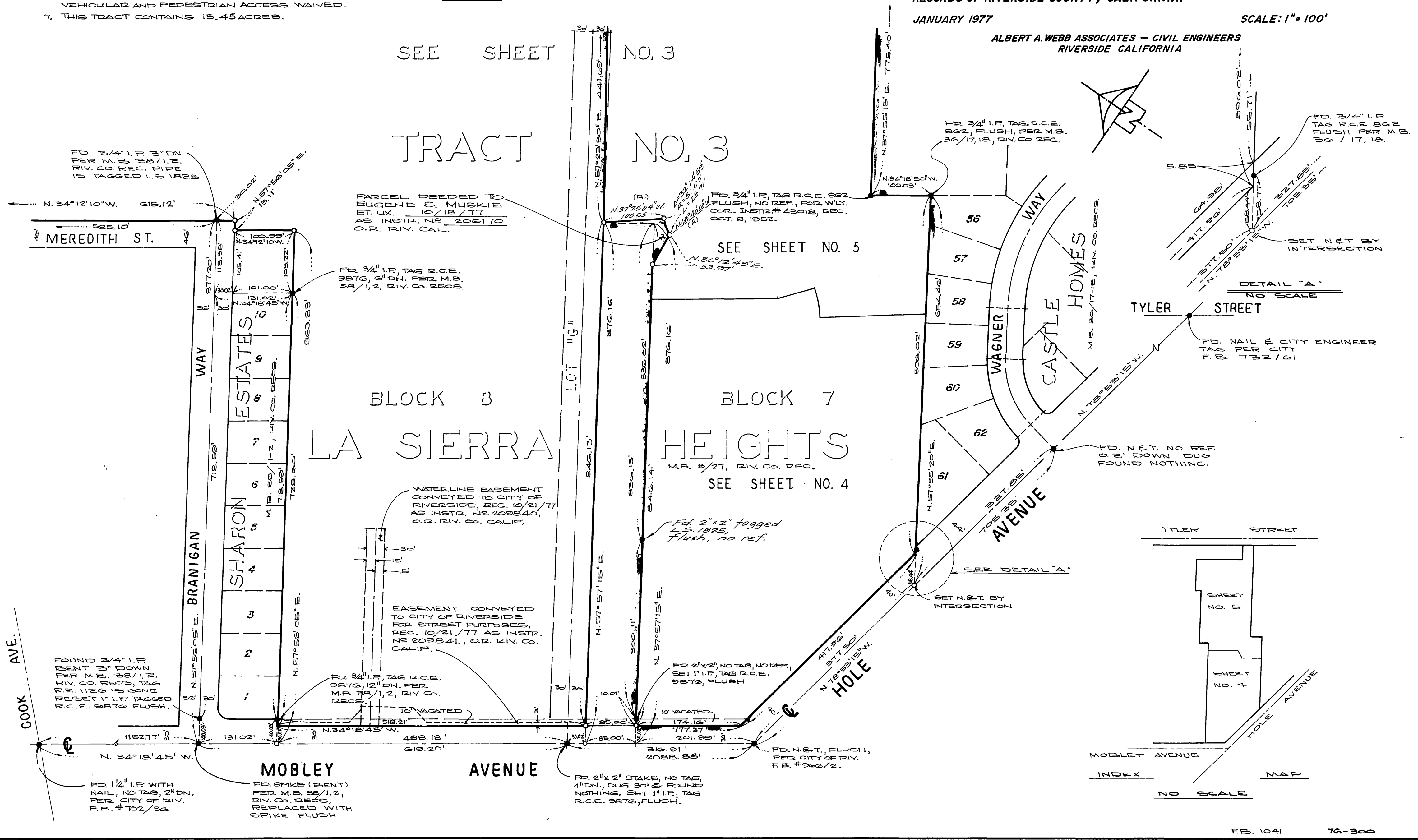
JANUARY 1977

SCALE: 1" = 100'

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

SEE SHEET NO. 3

TRACT NO. 3



M.B. 94/55

M.B. 94/55

MB 94/55

**ENGINEER'S NOTES**

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2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THIS ●.
3. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THIS ○.
4. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS, AND ANGLE POINTS IN SIDE LOT LINES.
5. SET "SURE FIRE" STUDS TAGGED R.C.E. 9876 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
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IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

**TRACT NO. 8006-1**

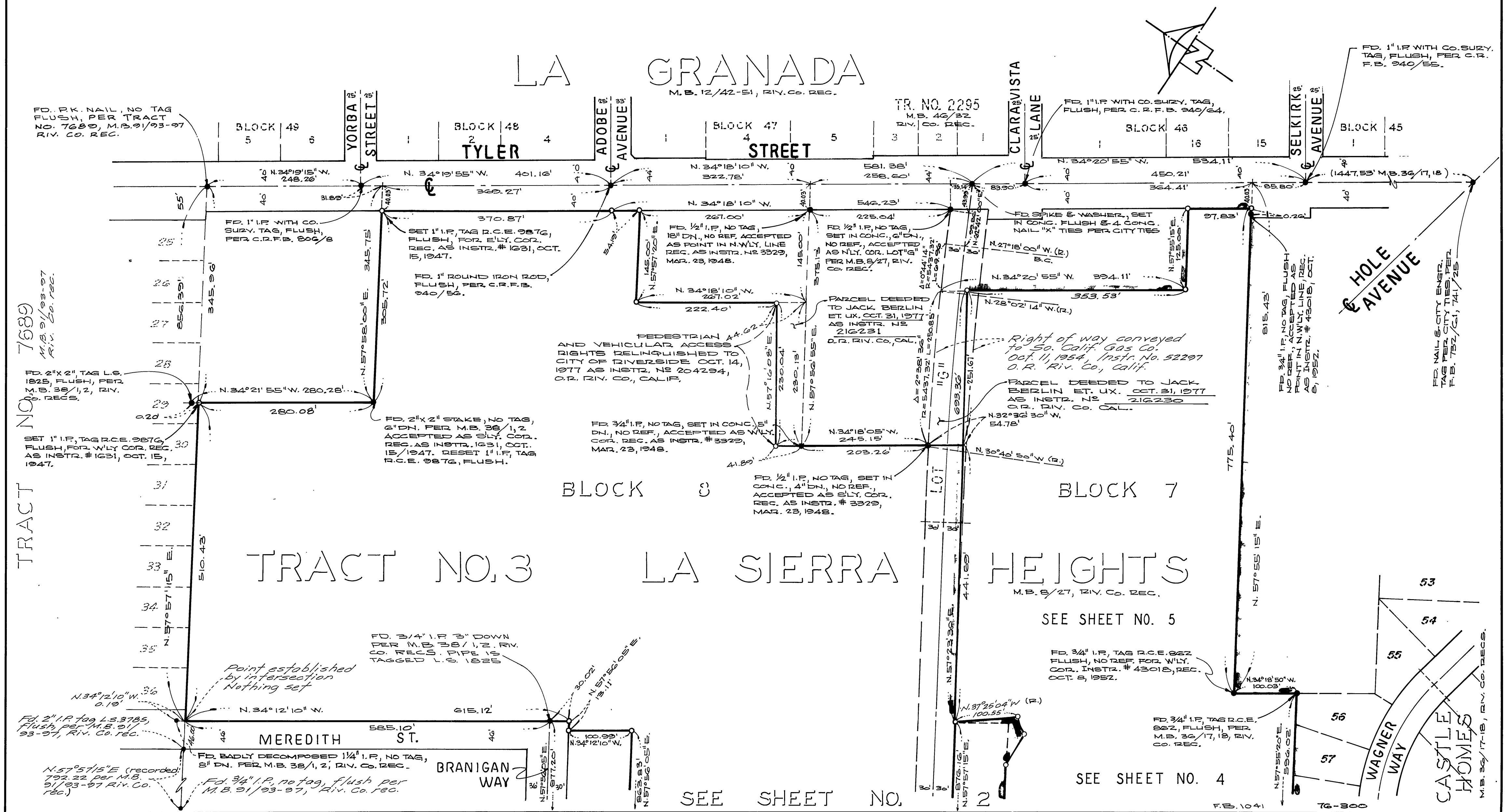
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JANUARY 1977

SCALE: 1" = 100'

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

M.B. 94 / 56



M.B. 94 / 56

MB 94 / 56



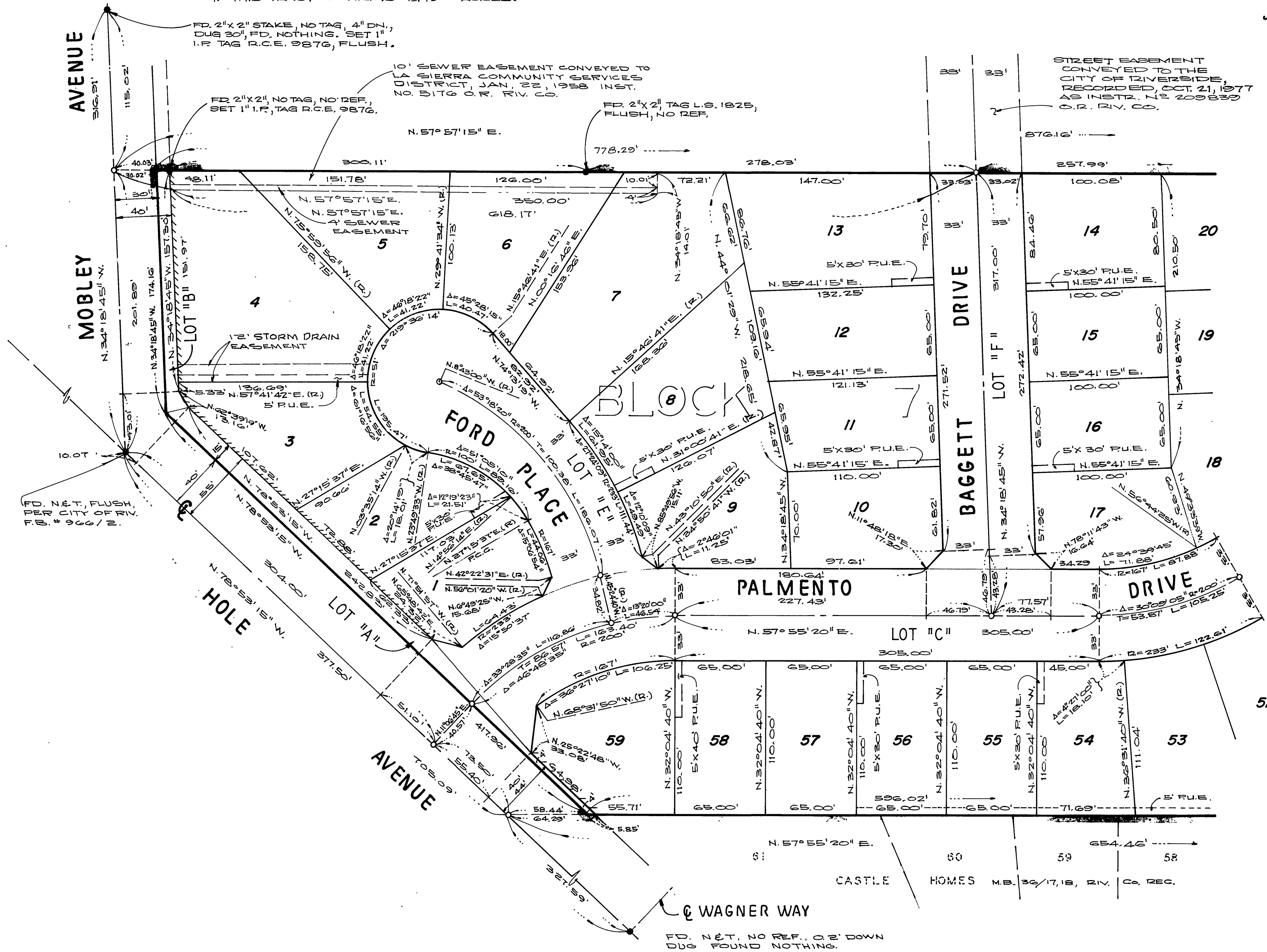
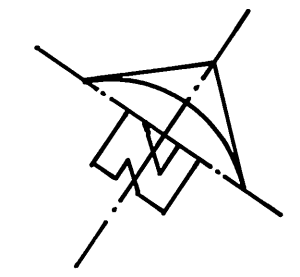
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JANUARY 1977 SCALE: 1" = 50'

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA



SEE SHEET NO. 5

FD. NET. NO REF. 0.2' DOWN  
DUG FOUND NOTHING.

M.B. 94 / 57

M.B. 94 / 57

MB 94 / 57

**ENGINEER'S NOTES**

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2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THIS ●
3. SET 1" IRON PIPE TAGGED D.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THIS ○
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5. SET "SURE FIRE" STUDS TAGGED D.C.E. 9876 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
6. AREA ALONG MOBLEY AVENUE AND HOLE AVENUE SHOWN THIS // INDICATES - VEHICULAR AND PEDESTRIAN ACCESS WAIVED.
7. THIS TRACT CONTAINS 15.45 ACRES.

**CURVE DATA**

NO	Δ	R	T	L
①	15° 00' 00"	100.00'	13.17'	26.18'
②	2° 14' 14"	100.00'	-	3.30'
③	12° 45' 46"	100.00'	-	22.28'
④	01° 46' 07"	233.00'	-	7.19'
⑤	10° 00' 00"	85.00'	7.44'	14.84'
⑥	06° 21' 19"	76.00'	-	8.43'
⑦	10° 51' 57"	100.00'	-	18.96'
⑧	32° 14' 59"	51.00'	-	28.71'

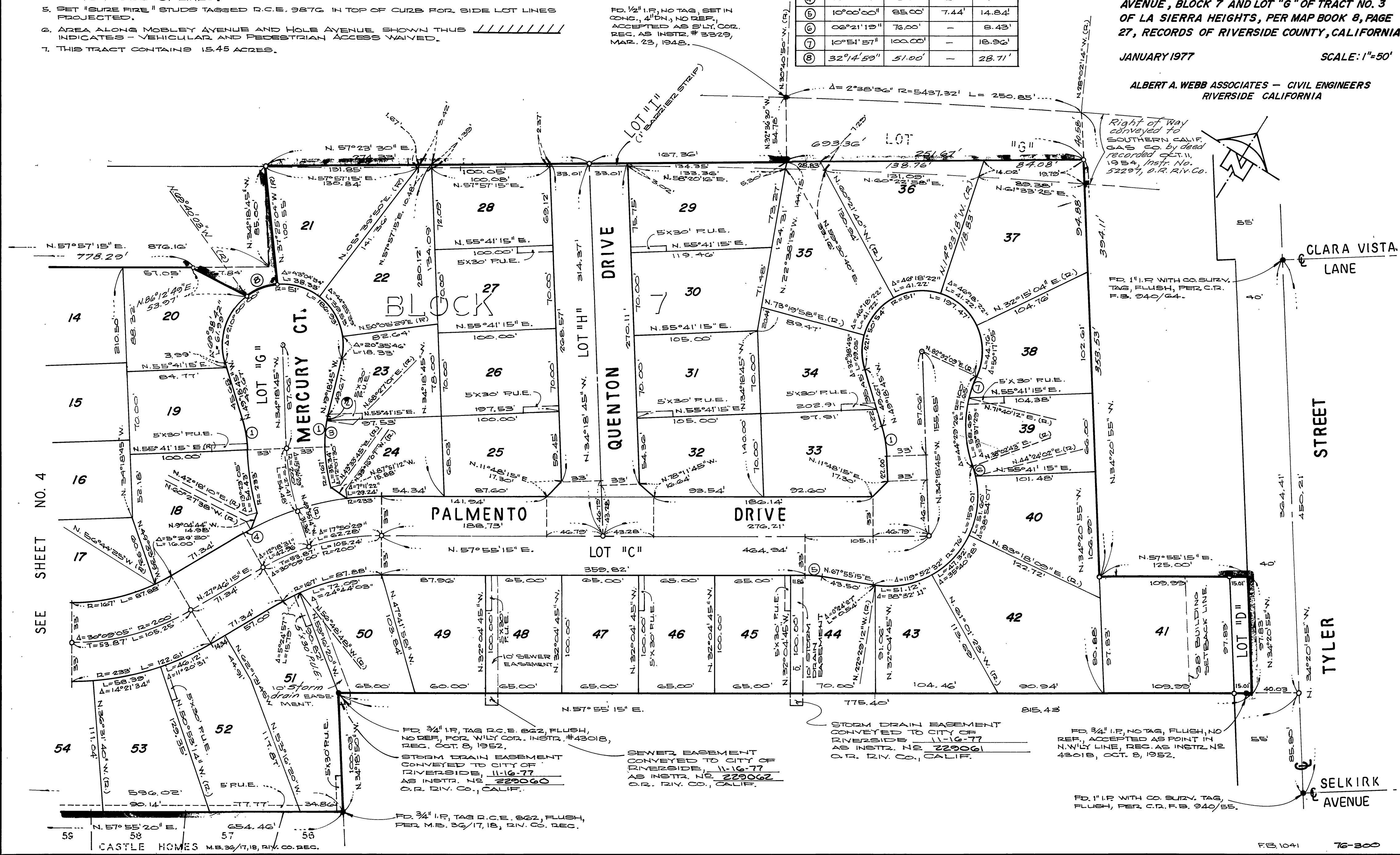
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JANUARY 1977 SCALE: 1"=50'

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

M.B. 94/58



FD. 1/2" I.P., NO TAG, SET IN CONC., 4" DIA., NO REF., ACCEPTED AS S'LY. COR. REC. AS INSTR. # 3229, MAR. 23, 1948.

Right of way conveyed to SOUTHERN CALIF. GAS CO. by deed recorded Oct. 11, 1954, Instr. No. 52297, O.R. RIV. CO.

FD. 1" I.P. WITH CO. SURV. TAG, FLUSH, PER C.R. F.B. 940/64.

FD. 3/4" I.P., TAG R.C.E. 862, FLUSH, NO REF., FOR WILLY COR. INSTR. #43018, REC. OCT. 9, 1952.

STORM DRAIN EASEMENT CONVEYED TO CITY OF RIVERSIDE, 11-16-77 AS INSTR. NO. 229060 O.R. RIV. CO., CALIF.

SEWER EASEMENT CONVEYED TO CITY OF RIVERSIDE, 11-16-77 AS INSTR. NO. 229062 O.R. RIV. CO., CALIF.

STORM DRAIN EASEMENT CONVEYED TO CITY OF RIVERSIDE, 11-16-77 AS INSTR. NO. 229061 O.R. RIV. CO., CALIF.

FD. 3/4" I.P., NO TAG, FLUSH, NO REF., ACCEPTED AS POINT IN N.W. LY. LINE, REC. AS INSTR. NO. 43018, OCT. 9, 1952.

FD. 1" I.P. WITH CO. SURV. TAG, FLUSH, PER C.R. F.B. 940/55.

M.B. 94/58

MB 94/58