

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT NO. 9889

BEING A SUBDIVISION OF A PORTION OF LOTS 7 16 AND 17 OF MRS. M.M.  
KENDALL'S SUBDIVISION M.B. 8/40 SAN BERNARDINO COUNTY RECORDS,  
IN SECTION 8, T.2S., R.4W., S.B. B & M.  
KRUEPER ENGINEERING

AUGUST 1978

### RECORDER'S CERTIFICATE

FILED THIS 26 DAY OF MARCH 1980 AT 4:15 PM IN BOOK 112 OF TRACT MAPS AT PAGES 28-29 AT THE REQUEST OF THE COUNTY CLERK  
NO. 58063  
FEE \$13.00  
DONALD D. SULLIVAN COUNTY RECORDER  
BY Deddie Ann Stagan DEPUTY SUBDIVISION GUARANTEE: CALIFORNIA LAND TITLE CO. RIVERSIDE, CALIFORNIA

### OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND. THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE COLORED BORDERLINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS 'A' THROUGH 'D' INCLUSIVE. AS A CONDITION OF DEDICATION OF LOT 'A' MAIN STREET AND LOT 'B' CENTER STREET THE OWNERS OF LOT 'I' ABUTTING THESE HIGHWAYS AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS WHATSOEVER AS SUCH EXCEPT THE GENERAL EASEMENT OF TRAVEL. WE HEREBY DEDICATE TO PUBLIC USE THE EASEMENT SHOWN AS 14' BIKE PATH EASEMENT

Jay Moss  
JAY MOSS

### BOARD OF SUPERVISORS CERTIFICATE

THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA BY AND THROUGH IT DULY AUTHORIZED OFFICERS HEREBY APPROVES SAID FINAL MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON EXCEPT LOT 'C' AND LOT 'D' AND THE 14' BIKE EASEMENT.

DATED 3-25, 1980 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY: A. G. McQuinn  
CHAIRMAN OF THE BOARD OF SUPERVISORS.

ATTEST:  
DONALD D. SULLIVAN  
COUNTY CLERK AND EX-OFFICIO  
CLERK OF THE BOARD OF SUPERVISORS

BY: Nancy Peters, DEPUTY

### TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE COUNTY MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEIN BUT NOT YET PAYABLE WHICH ARE ESTIMATED TO BE \$6000.00

DATED: July 2, 1979 DONNA BOUER BABCOCK COUNTY TAX COLLECTOR  
FEB. 22ND 1980

BY: Kenneth F. Kinn DEPUTY

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$1,425.00 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 IS A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED 3-25-80 DONALD D. SULLIVAN COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS

BY: Nancy Peters, DEPUTY

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND FOUND IT TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 9889 AS FILED AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON DECEMBER 19, 1977. THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND COUNTY REGULATIONS HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT

DATED 3-20-80 A. E. Newcomb  
A. E. NEWCOMB  
COUNTY SURVEYOR

### SOILS REPORT

A PRELIMINARY SOILS REPORT BY CHJ MATERIALS LAB ORATORY INC ON THE 15TH DAY OF APRIL 1977 AS REQUIRED BY THE HEALTH AND SAFETY CODE JOB NO. 77248-3

### EASEMENT NOTES

1. A RIGHT OF WAY OVER THE HEREIN DESCRIBED PROPERTY FOR ALL DITCHES PIPE LINES AND OTHER APPLIANCES FOR THE DISTRIBUTION OF WATER FOR DOMESTIC AND IRRIGATING PURPOSES AS RESERVED TO EAST RIVERSIDE LAND COMPANY ITS SUCCESSORS OR ASSIGNS THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS, RECORDED NOVEMBER 14 1888 BOOK 86 PAGE 314 OF DEEDS SAN BERNARDINO COUNTY CALIFORNIA
2. AN EASEMENT FOR EITHER OR BOTH POLE LINES CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY IN INSTRUMENT NO. 89499 OF OFFICAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA LOCATED WITHIN THE WESTERLY AND NORTHWESTERLY 5 FEET OF SAID LINE

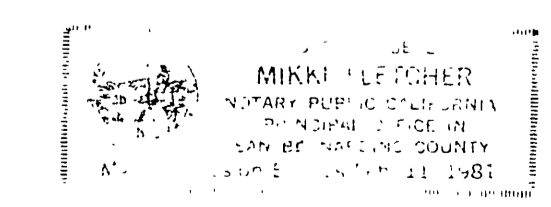
### CIVIL ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THIS MAP CONSISTING OF 5 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JUNE 1978; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN OR WILL BE IN PLACE WITHIN ONE (1) YEAR OF RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: Nov. 13, 1978 Harry J. Krueper  
HARRY J. KRUEPER PCE 12953

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }  
COUNTY OF San Bernardino } ss  
ON THIS 11th DAY OF May 1979 BEFORE ME MIKKI FLETCHER A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED JAY MOSS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME  
MY COMMISSION EXPIRES Feb. 11, 1981  
WITNESS MY HAND AND OFFICAL SEAL



Mikki Fletcher  
NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY

M.B. 112/23

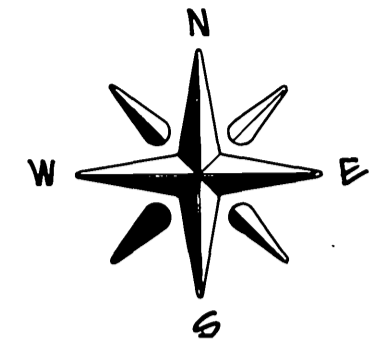
M.B. 112/23

MB 112/23

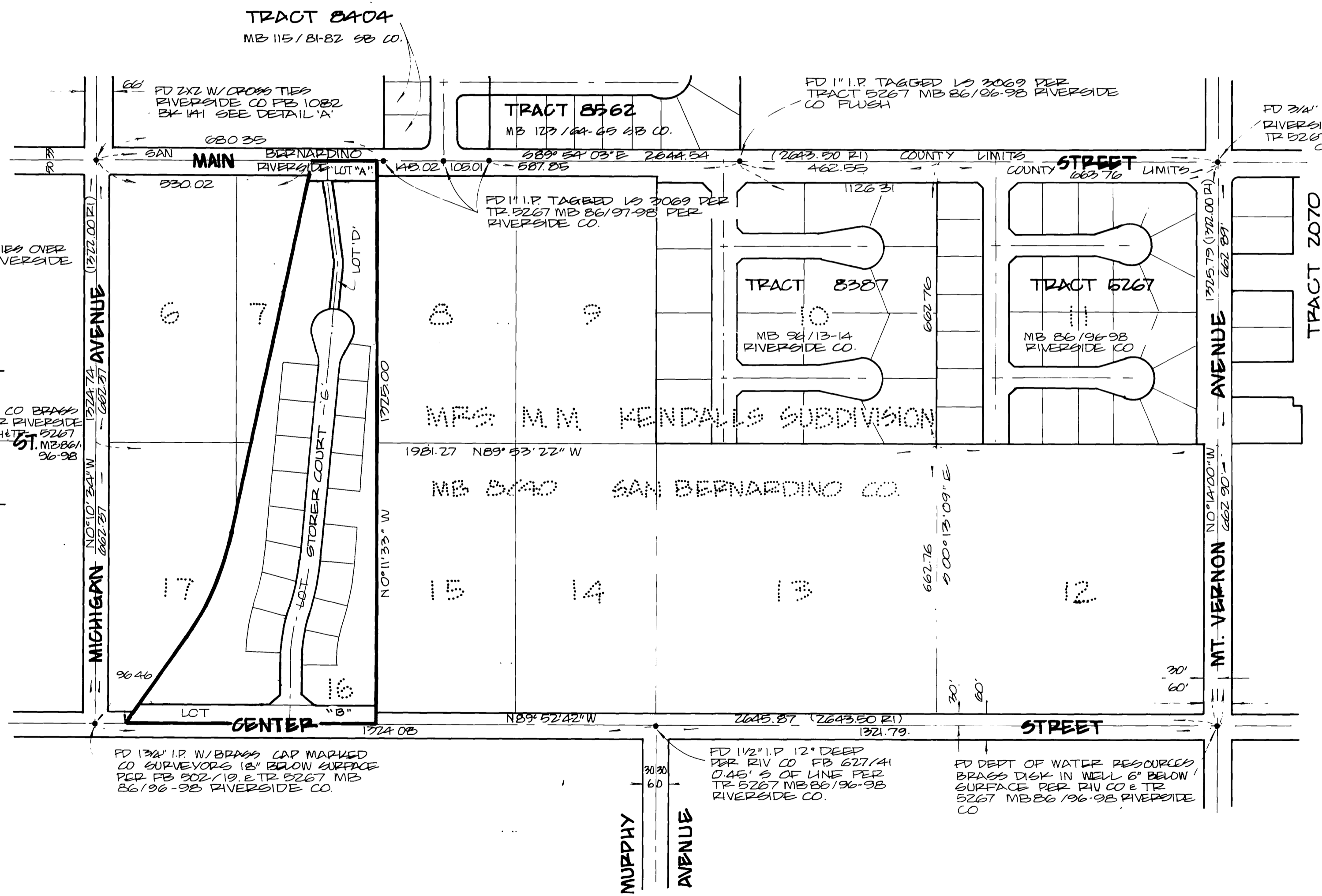
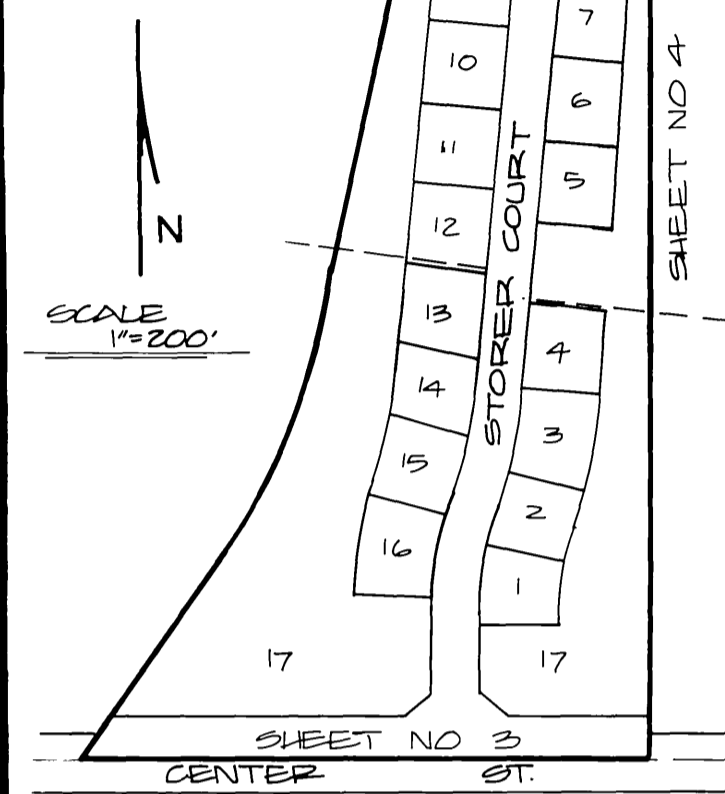
COUNTY OF RIVERSIDE..... STATE OF CALIFORNIA  
**TRACT NO. 9889**  
KRUEPER ENGINEERING..... SCALE 1"=200'..... AUGUST 1978

**BOUNDARY PLAT**

BEING A SUBDIVISION OF A PORTION OF LOTS 7, 16, AND 17, OF MRS M.M. KENDALL'S SUBDIVISION MB 8/40 SAN BERNARDINO COUNTY RECORDS IN SECTION 8, T2S, R4W, 6B B&M



INDEX MAP



**NOTES**

- BASIS OF BEARING  
CENTERLINE OF MT VERNON AVENUE BEING N 00°14'00"W PER TRACT NO. 2070 MB 40/76 RIVERSIDE COUNTY.
- INDICATES MONUMENTS FOUND AS NOTED
- CALL FROM MRS M.M. KENDALL'S SUBDIVISION MB 8/40 SAN BERNARDINO COUNTY.

M.B. 112/24

M.B. 112/24

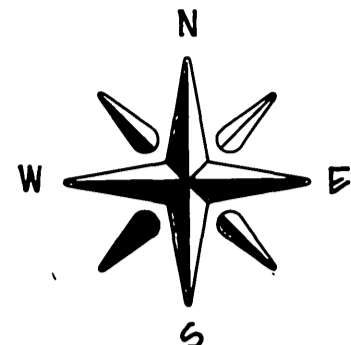
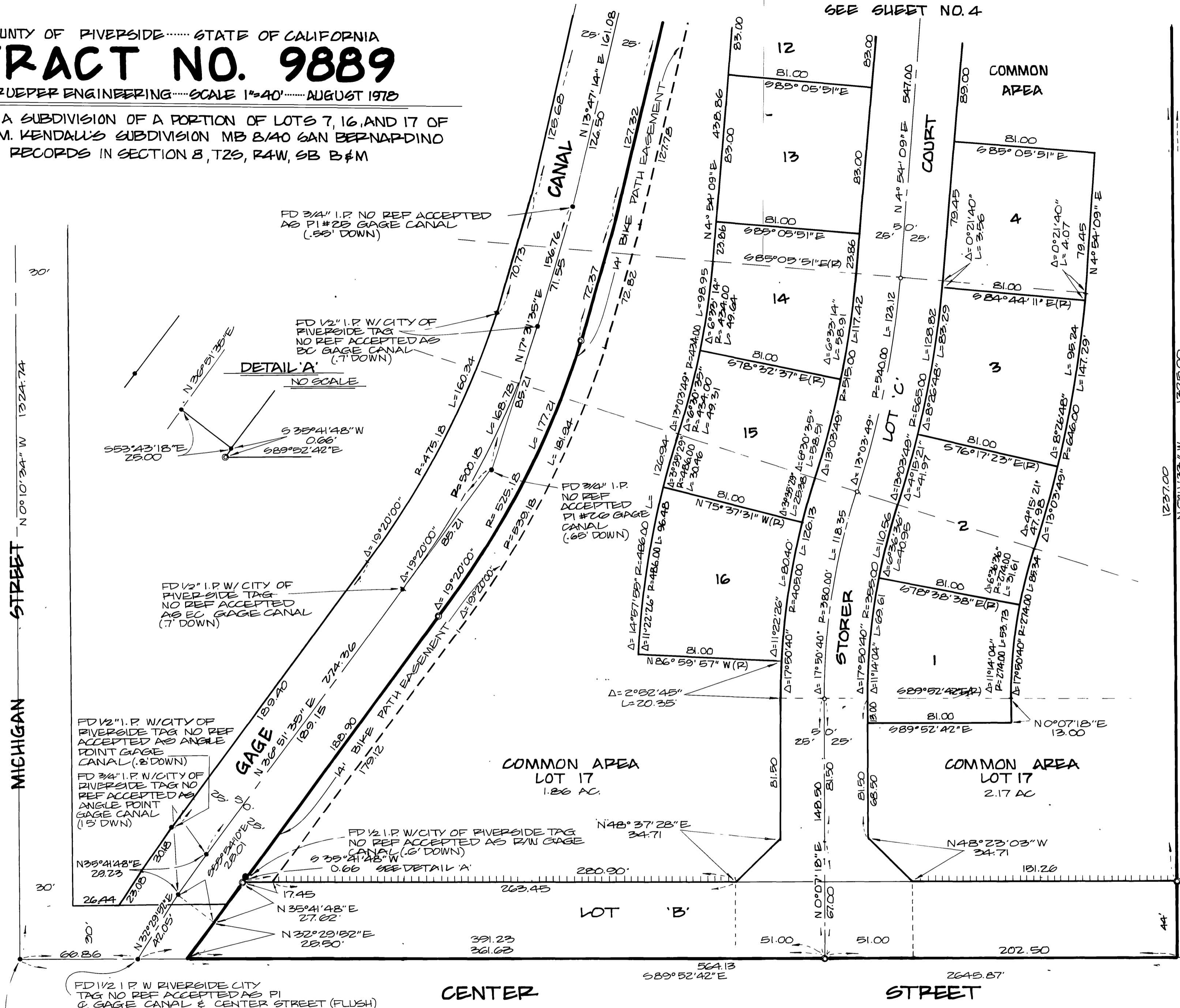
MB 112/24

COUNTY OF RIVERSIDE STATE OF CALIFORNIA  
**TRACT NO. 9889**

KRUEPER ENGINEERING SCALE 1"=40' AUGUST 1978

BEING A SUBDIVISION OF A PORTION OF LOTS 7, 16, AND 17 OF  
 MRS. M.M. KENDALL'S SUBDIVISION MB 8/40 SAN BERNARDINO  
 COUNTY RECORDS IN SECTION 8, T2S, R4W, SB B#M

SEE SHEET NO. 4



**GENERAL NOTES**

1. SET 2"x2" REDWOOD STAKES PAINTED WHITE & TAGGED RCE 12953 FLUSH AT ALL LOT CORNERS UNLESS OTHERWISE NOTED (STD 'C' MON)
2. ALL MONUMENTS SET ACCORDING TO RIVERSIDE COUNTY ORDINANCE NO. 461.3
3. BUILDING SETBACK TO CONFORM TO EXISTING ZONE.
4. THIS TRACT HAS 16 LOTS
5. • INDICATES MONUMENTS FOUND AS NOTED SIZE DESCRIPTION
6. ⊙ INDICATES SET 1 1/4" I.P. IN CONCRETE TAGGED RCE 12953 (STD 'A' MON) UNLESS OTHERWISE NOTED
7. ○ INDICATES SET 1 1/2" COPPER CLAD STEEL PIN W/ BRASS CAP STAMPED RCE 12953 (STD 'B' MON)
8. BASIS OF BEARING FOR THIS MAP SHALL BE THE CENTERLINE OF MAIN STREET TAKEN AS N 89° 54' 03" W PER TRACT NO. 5267 MB 86/96-98
9. THIS SUBDIVISION CONTAINS 8.22 ACRES
10. ALL DRAINAGE EASEMENTS MUST BE KEPT FREE OF ALL BUILDINGS OBSTRUCTIONS AND ENCROACHMENTS BY LAND FILLS
11. ===== INDICATED RESTRICTED ACCESS

M.B. 112/25

M.B. 112/25

MB 112/25

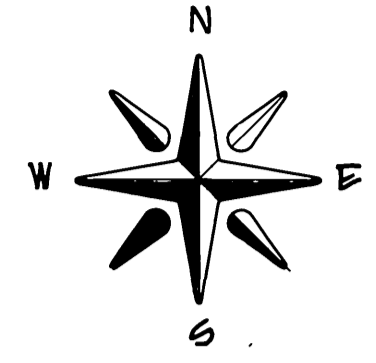
FD 1 3/4" I.P. W RIVERSIDE CITY TAG NO REF ACCEPTED AS PI & GAGE CANAL & CENTER STREET (FLUSH) PER FB 502/19

FD DEPT OF WATER RESOURCES BRASS DISK IN WELL 6" BELOW SURFACE PER TRACT 5267 MB 86/96-98 RIVERSIDE CO.

# COUNTY OF RIVERSIDE.....STATE OF CALIFORNIA TRACT NO. 9889

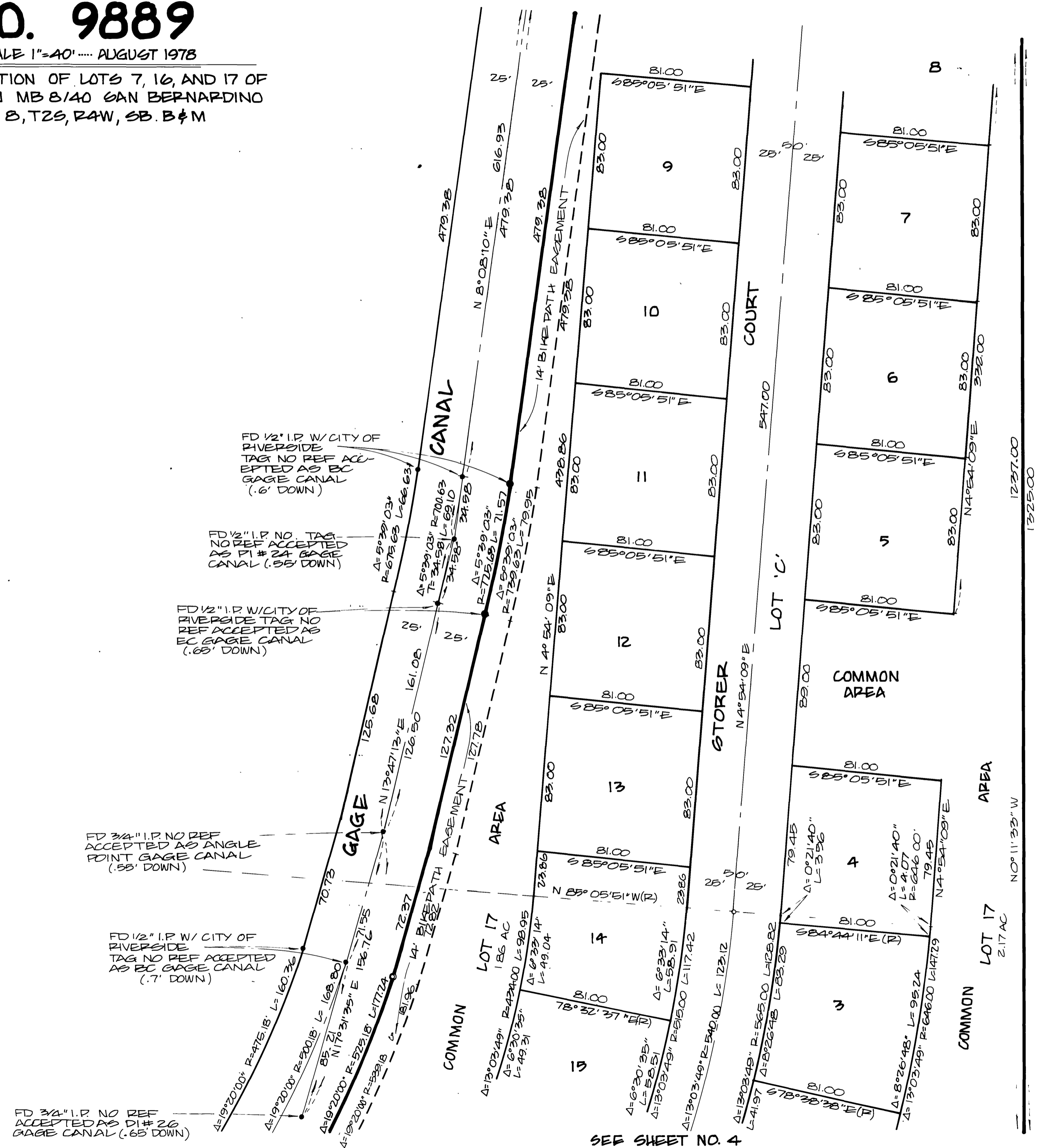
KRUEPER ENGINEERING... SCALE 1"=40'... AUGUST 1978

BEING A SUBDIVISION OF A PORTION OF LOTS 7, 16, AND 17 OF  
MRS. M.M. KENDALL'S SUBDIVISION MB 8/40 SAN BERNARDINO  
COUNTY RECORDS IN SECTION 8, T2S, R4W, SB. B & M



M.B. 112/26

M.B. 112/26



SEE SHEET NO. 4

MB 112/26

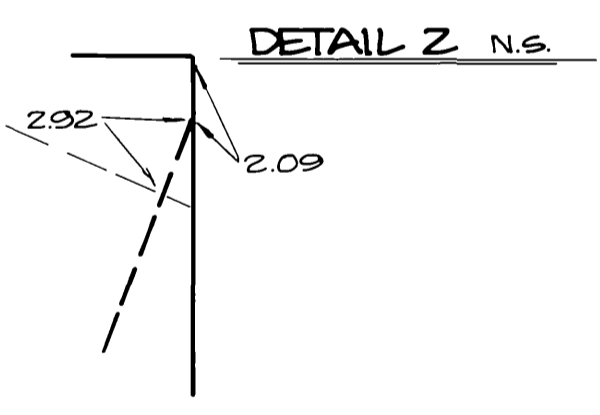
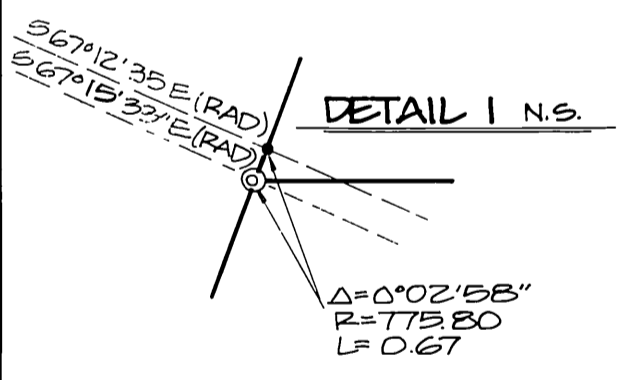
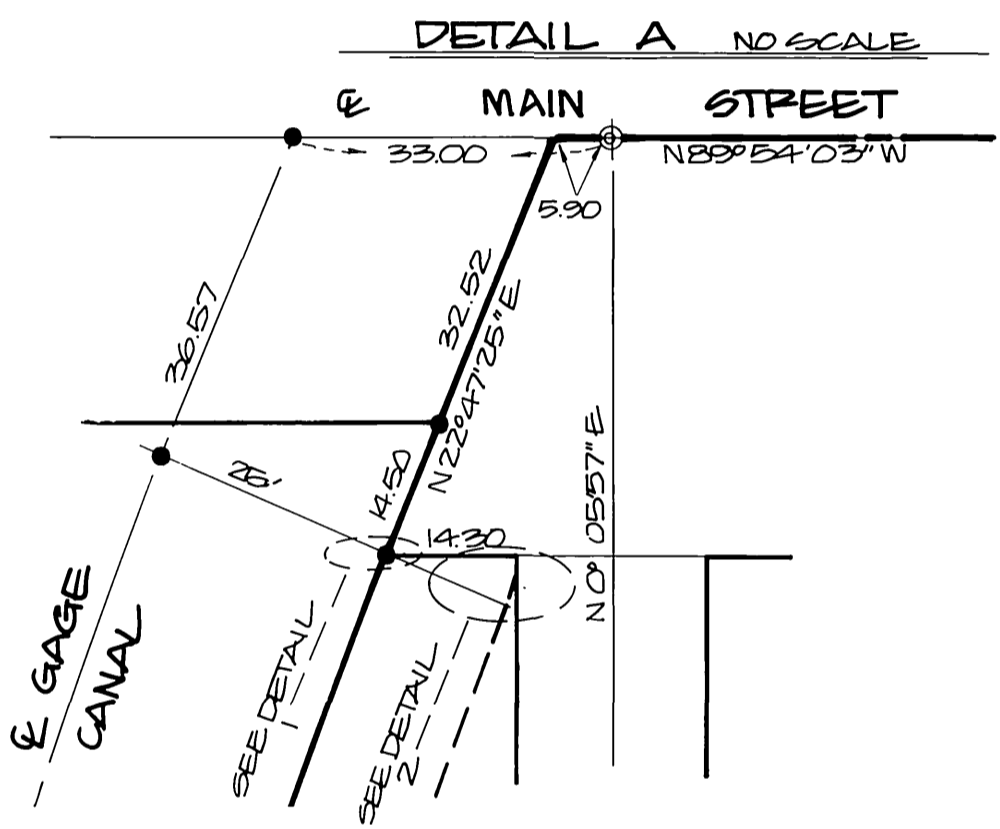
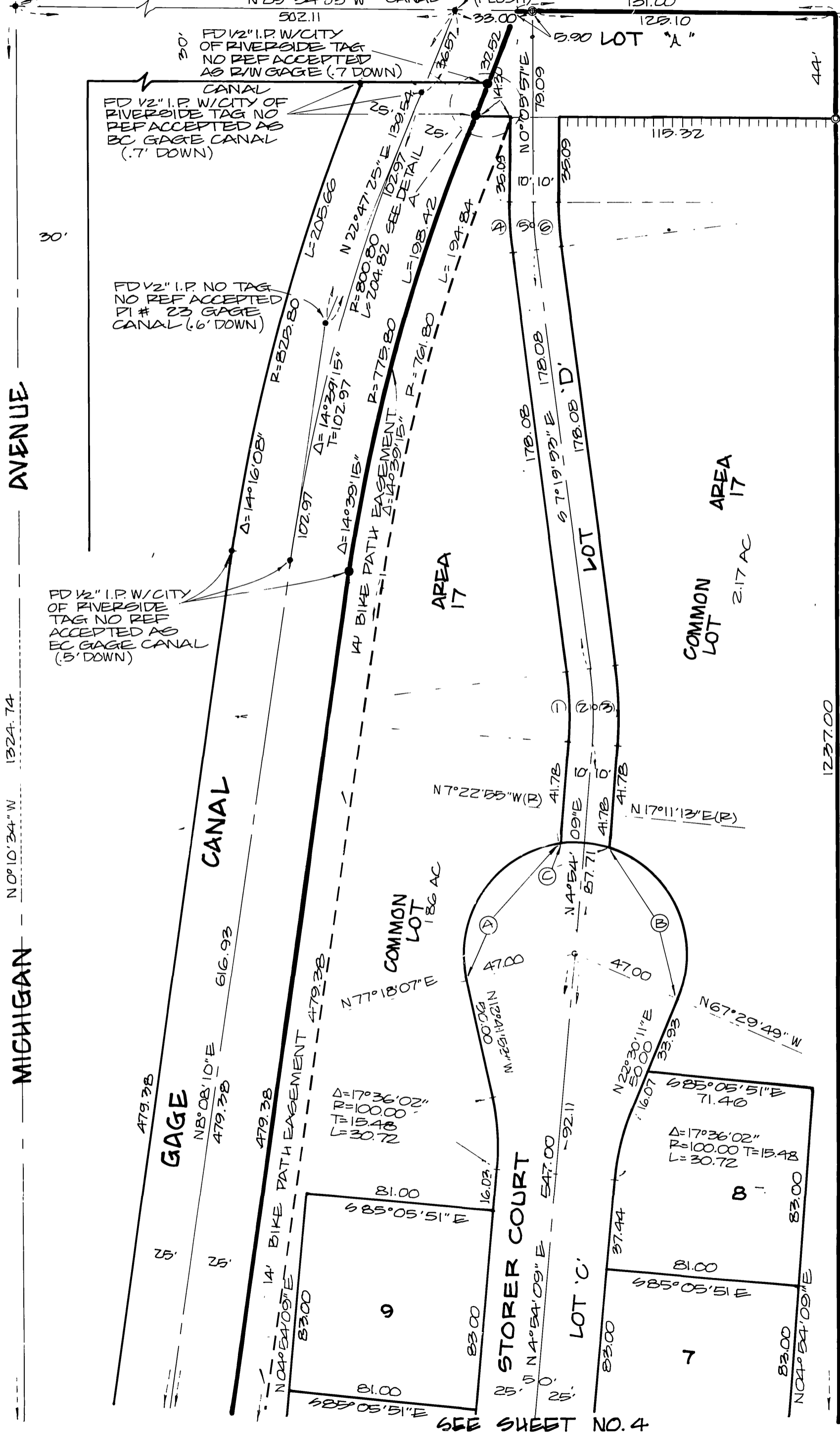
COUNTY OF RIVERSIDE..... STATE OF CALIFORNIA  
**TRACT NO. 9889**

KRUEPER ENGINEERING..... SCALE 1"=40'..... AUGUST 1978

BEING A SUBDIVISION OF A PORTION OF LOTS 7, 16, AND 17 OF MRS. M.M. KENDALL'S SUBDIVISION MB 8140 SAN BERNARDINO COUNTY RECORDS IN SECTION 8, T2S, R4W, SB B&M

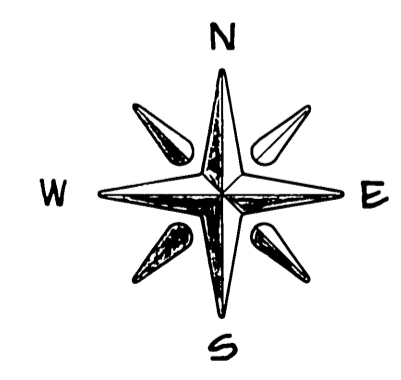
FD 2"x2" WX-TIES OVER 1 1/4" I.P. DOWN 12" PER RIVERSIDE COUNTY FB 1082 BK-1/41 MB 86/96-98

MAIN STREET  
 2644.34  
 131.00



..... CURVE DATA.....

CURVE NO.	Δ	R	L	T
1	12°14'02"	140.00	23.89	
2	12°14'02"	150.00	32.03	16.07
3	12°14'02"	160.00	34.16	
4	7°25'50"	160.00	20.75	
5	7°25'50"	150.00	19.45	9.74
6	7°25'50"	140.00	18.16	



..... CURVE DATA.....

CURVE NO	Δ	R	L
A	95°18'58"	47.00	78.19
B	95°18'58"	47.00	78.19
C	24°34'08"	47.00	20.15
OVERALL	215°12'04"	47.00	176.53

M.B. 112/27

M.B. 112/27

MB 112/27