

**UTILITIES EASEMENT**

THE CITY OF RIVERSIDE BEING THE OWNERS OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP:

AN EASEMENT FOR WATERLINE FACILITIES, BY DEEDS RECORDED OCTOBER 26, 1973 AS INSTR. NO 140625, AND RECORDED MAY 27, 1977 AS INSTR. NO 27149 ALL RECORDS OF RIVERSIDE COUNTY.

DATED Sept. 10, 1980 EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES

BY: Don Campbell for E. Ross

**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 WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES THE EASEMENT DESIGNATED AS "5'X25'" RUE.

SUNSET HEIGHTS LTD., A LIMITED PARTNERSHIP  
GENERAL PARTNER  
JAY A. ANDREWS CONSTRUCTION CO., INC.

Jay A. Andrews  
JAY A. ANDREWS, PRESIDENT

SAFECO TITLE INSURANCE COMPANY, A CALIFORNIA CORP.  
SUCCESSOR IN INTEREST TO SECURITY TITLE INSURANCE COMPANY AS TRUSTEE.

Richard H. Wasserman  
ASSISTANT VICE PRESIDENT

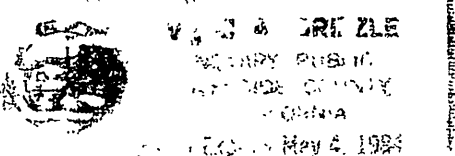
John E. Hard  
ASSISTANT SECRETARY

**NOTARY ACKNOWLEDGEMENT**

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

ON THIS 9th DAY OF Sept., 1980, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAY A. ANDREWS, KNOWN TO ME TO BE THE PRESIDENT OF JAY A. ANDREWS CONSTRUCTION CO., INC., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, SAID CORPORATION BEING KNOWN TO ME TO BE ONE OF THE PARTNERS OF SUNSET HEIGHTS LTD., THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH PARTNER AND THAT SUCH PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.



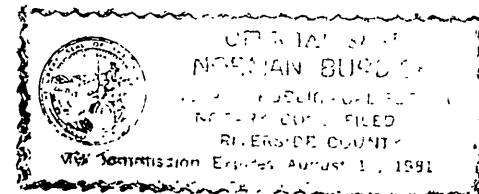
Kertik Cevic  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES 5-4-84

**NOTARY ACKNOWLEDGEMENT**

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

ON THIS 28th DAY OF February, 1980, BEFORE ME Norman B. Birdick, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Richard H. Wasserman, KNOWN TO ME TO BE VICE PRESIDENT, AND John E. Hard, KNOWN TO ME TO BE ASSISTANT SECRETARY OF 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.



Norman B. Birdick  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES 8-11-82

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

**TRACT NO. 9419-1**

BEING A SUBDIVISION OF A PORTION OF LOTS 6, 7 AND 9 OF TEQUESQUITE HEIGHTS PER MAP BOOK 10, PAGE 31, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND A PORTION OF SECTION 1, T.3 S., R.5 W., S.B.M.

APRIL 1979

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 9419, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON MARCH 17, 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: Sept. 10, 1980 ROBERT C. WALES, R.C.E. 18793  
DIRECTOR OF PUBLIC WORKS

Robert C. Wales

**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 Sept. 10, 1980 EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES

BY: Don Campbell for E. 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 Sept. 9, 1980 H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

**SOIL REPORT**

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 11th DAY OF DECEMBER, 1972, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: C.H.U. MATERIALS LABORATORY INC.

**SIGNATURE OMISSION**

IN ACCORDANCE WITH SECTION 66436 (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.

SOUTHERN CALIFORNIA GAS COMPANY ET AL AS TO AN EASEMENT FOR PIPELINES BY DEED RECORDED APRIL 24, 1950 AS INSTRUMENT NO 2888; OFFICIAL RECORDS OF RIV. CO. CALIF.

CITY OF RIVERSIDE AS TO A ROAD EASEMENT BY DEED RECORDED AUGUST 1, 1977 AS INSTR. NO 146992 OFFICIAL RECORDS OF RIVERSIDE CO. CALIF.

copy  
SHEET 1 OF 3 SHEETS

FILED  
ON SEPT 19, 1980

AT 4:00, P.M.  
DONALD D. SULLIVAN  
COUNTY RECORDER

BY: Debbie Ann Stoger

FEES \$ 9.00  
NO 17126

FILED BY FATCO

SUB'DN G'TEE FIRST  
AMERICAN TITLE INSURANCE CO

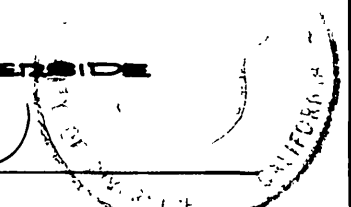
**CITY CLERK'S CERTIFICATE**

RESOLVED: THAT THIS MAP CONSISTING OF THREE (3) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO 9419-1, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS "D" AND "E" WHICH ARE ACCEPTED AS "1' BARRIER STRIPS" TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOTS "B" AND "C", 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 11th DAY OF Sept., 1980

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 \$ 600.00.

DATED Sept 9, 1980 DONNA BOUER BABCOCK  
COUNTY TAX COLLECTOR

BY: Larry Knudsen  
DEPUTY

**TAX BOND**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 600.00 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 ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED 9-16, 1980 DONALD D. SULLIVAN  
COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS

BY: Nancy Powers

**ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF THREE (3) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING MARCH, 1977; 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 April 9, 1979 ERNEST N. WEBB, R.C.E. 9872

BY: Ernest N. Webb

M.B.115/9

115/9  
M.B.115/9

MB 115/9

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA.

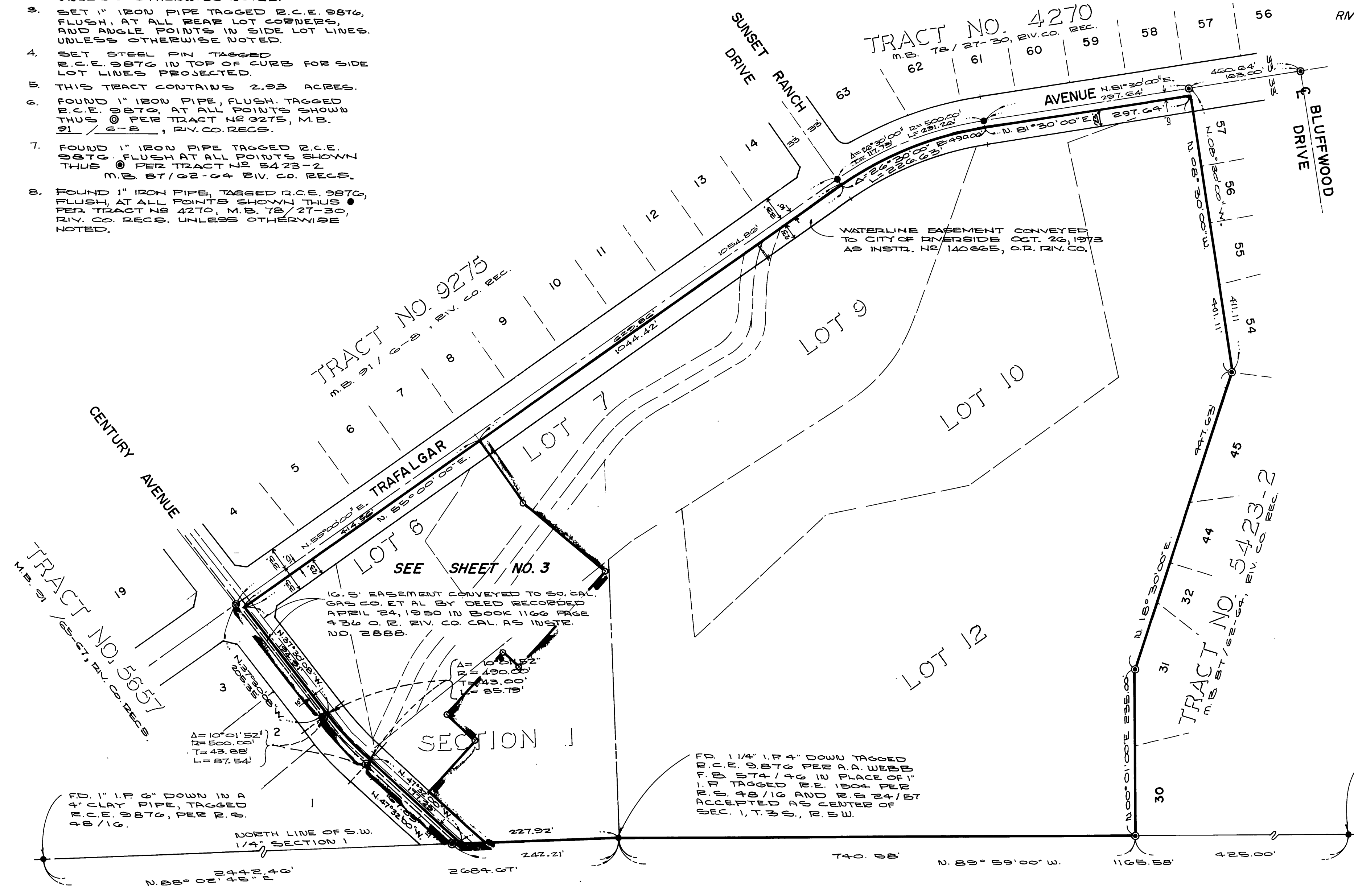
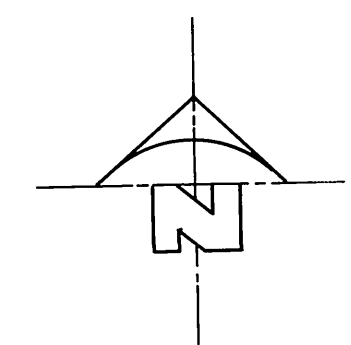
# TRACT NO. 9419-1

BEING A SUBDIVISION OF A PORTION OF LOTS 6, 7, AND 9 OF TEQUESQUITE HEIGHTS PER MAP BOOK 10, PAGE 31, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND A PORTION OF SECTION 1, T. 3 S., R. 5 W., S.B.M.

APRIL 1979 ALBERT A. WEBB ASSOCIATES SCALE=1"=100'  
 CIVIL ENGINEERS  
 RIVERSIDE, CALIFORNIA

### ENGINEER'S NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF TRAFALGAR AVENUE TAKEN AS N. 81° 30' 00" E. AS SHOWN ON MAP OF TRACT NO. 4270 ON FILE IN BOOK 78 OF MAPS, AT PAGES 27 THRU 30 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH AT ALL POINTS SHOWN THUS 0 UNLESS OTHERWISE NOTED.
3. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS, AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
4. SET STEEL PIN TAGGED R.C.E. 9876 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
5. THIS TRACT CONTAINS 2.93 ACRES.
6. FOUND 1" IRON PIPE, FLUSH, TAGGED R.C.E. 9876, AT ALL POINTS SHOWN THUS 0 PER TRACT NO. 9275, M.B. 91 / 6-8, RIV. CO. RECS.
7. FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH AT ALL POINTS SHOWN THUS 0 PER TRACT NO. 5423-2, M.B. 87 / 62-64, RIV. CO. RECS.
8. FOUND 1" IRON PIPE, TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS 0 PER TRACT NO. 4270, M.B. 78 / 27-30, RIV. CO. RECS. UNLESS OTHERWISE NOTED.



TRACT NO. 9275  
 M.B. 91 / 6-8, RIV. CO. REC.

TRACT NO. 4270  
 M.B. 78 / 27-30, RIV. CO. REC.

TRACT NO. 5657  
 M.B. 91 / 65-67, RIV. CO. RECS.

TRACT NO. 5423-2  
 M.B. 87 / 62-64, RIV. CO. REC.

16.5' EASEMENT CONVEYED TO SO. CAL. GAS CO. ET AL BY DEED RECORDED APRIL 24, 1950 IN BOOK 1166 PAGE 436 D.R. RIV. CO. CAL. AS INSTR. 20, 2888.

FD. 1 1/4" I.P. 4" DOWN TAGGED R.C.E. 9876 PER A.A. WEBB F.S. 574 / 46 IN PLACE OF 1" I.P. TAGGED R.E. 1504 PER R.S. 48 / 16 AND R.S. 24 / 57 ACCEPTED AS CENTER OF SEC. 1, T. 3 S., R. 5 W.

FD. 3/4" I.P. TAGGED R.C.E. 9876 IN A 4" CLAY PIPE 6" DOWN, PER R.S. 48 / 35-43

M.B. 115 / 10

M.B. 115 / 10

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 9419-1**  
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 APRIL 1979 SCALE: 1"=50'  
 ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
 RIVERSIDE CALIFORNIA

M.B. 115/11

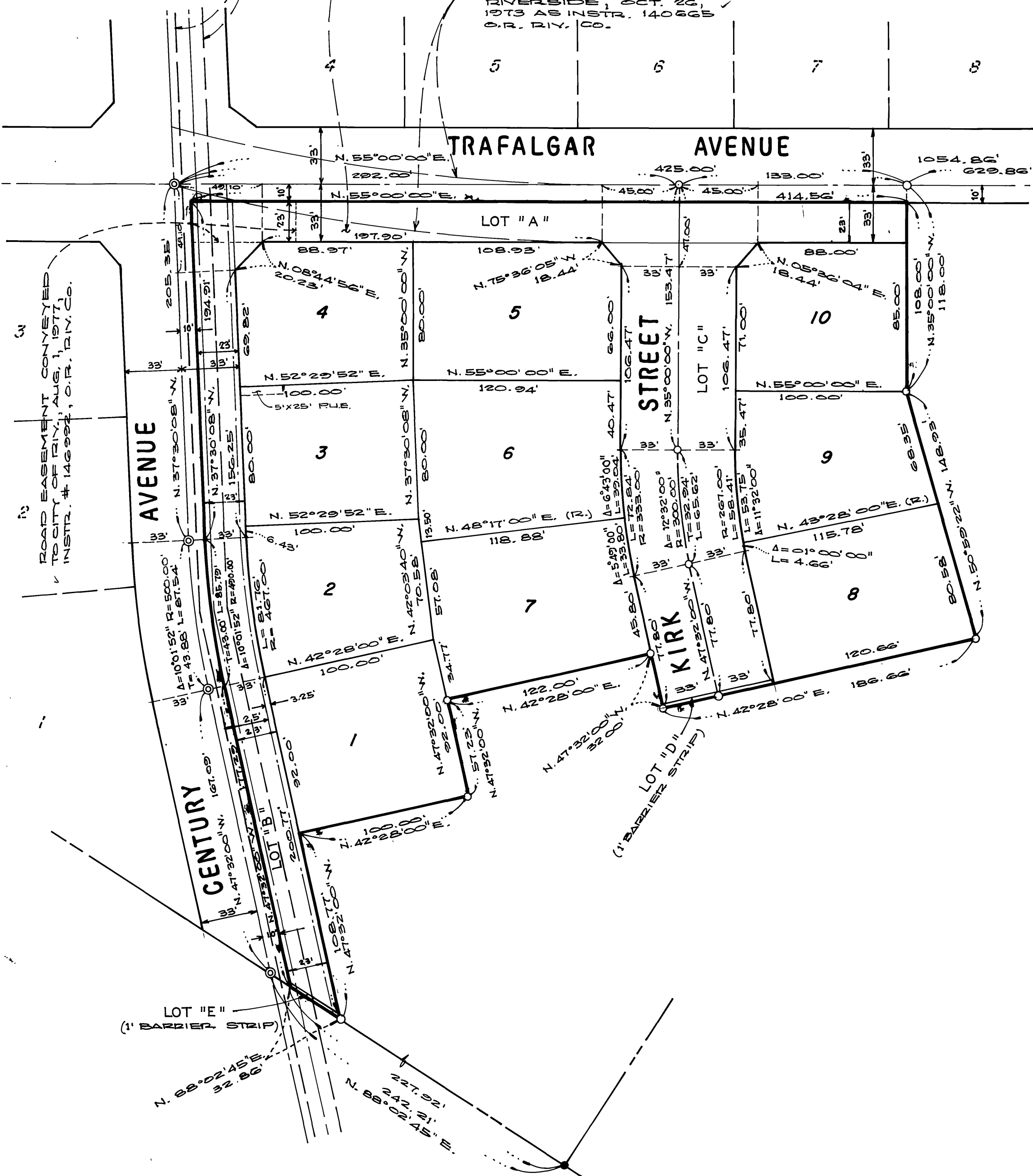
TRACT NO. 9275  
 M.B. 91/6-8 RIV. CO. REC.

SUNSET RANCH DRIVE

16.5' EASEMENT CONVEYED TO SO. CAL. GAS CO. ETAL, BY DEED RECORDED APRIL 24, 1950 IN BOOK 1166/436 O.R., RIV. CO., CAL. AS INSTR. NO. 2888B.

WATERLINE EASEMENT CONVEYED TO CITY OF RIVERSIDE, MAY 27, 1973 AS INSTR. NO. 97149, O.R., RIV. CO.

WATERLINE EASEMENT CONVEYED TO CITY OF RIVERSIDE, OCTOBER 23, 1973 AS INSTR. NO. 140880, O.R., RIV. CO.



**ENGINEER'S NOTES**

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5. FOUND 1" IRON PIPE, FLUSH, TAGGED R.C.E. 9876, AT ALL POINTS SHOWN THUS 0, PER TRACT NO 9275, M.B. 91/6-8, RIV. CO. REC.
6. FOUND 1" IRON PIPE, FLUSH, TAGGED R.C.E. 9876, AT ALL POINTS SHOWN THUS 0 PER TRACT NO 5423-2, M.B. 87/62-64, RIV. CO. REC.
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8. THIS TRACT CONTAINS 2.93 ACRES.

TRACT NO. 5657  
 M.B. 91/65-67 RIV. CO. REC.

M.B. 115/11