

IN THE CITY OF RIVERSIDE  
COUNTY OF RIVERSIDE, CALIFORNIA

Sheet 1 of 2 Sheets

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 lines and that we hereby offer for dedication for public use for street purposes Lots "A" through "F", inclusive; and 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 to Lots 10 through 20 inclusive, as said Lots adjoin GOLDEN AVENUE except as shown on the annexed map; Also we hereby offer for dedication for the construction and maintenance of irrigation facilities, the area designated as "20' IRRIGATION EASEMENT" and for the construction and maintenance of electrical facilities, the areas designated as "5'x40' P.U.E.", "5'x20' P.U.E." and "7' P.U.E." and for the construction and maintenance of sidewalk, the area designated as "2.0' sidewalk Easement" adjoining Lots 10 through 20 inclusive as shown on the annexed map.

KENT LAND COMPANY, a California corporation

John Campanella Vice President  
Ken Glanett Asst. Secretary

# TRACT 9057-1

BEING A SUBDIVISION OF A PORTION OF LOTS 6 AND 8 IN BLOCK 68 AND A PORTION OF LOT NN OF TRACT NO. 2 LA SIERRA HEIGHTS RECORDED IN MAP BOOK 7 PAGE 66, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APRIL 1980

J. F. DAVIDSON ASSOCIATES

RIVERSIDE, CALIFORNIA

RECORDER'S CERTIFICATE

Filed this 1 day of DEC, 1980, at 11:00 A.M. in Book 116 of TRACT MAPS, at Page 35+36 at the request of the City Clerk

Fee: \$ 7.00 DONALD D. SULLIVAN  
County Recorder  
No. 223637 BY: Dellie Ann Stager  
Deputy

Subdn. G'Tee SAFECO TITLE INSURANCE CO.  
Filed by City Clerk

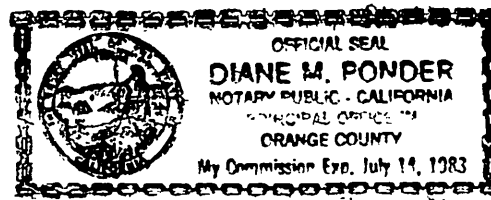
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) ss

On this 26 day of August, 1980, before me, a Notary Public in and for said County and State, personally appeared John Campanella known to me to be the Vice President and Ken Glanett known to me to be the Asst. Secretary of KENT LAND COMPANY 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 on July 14 1983

Diane M. Ponder  
Notary Public in and for said County and State



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_ and \_\_\_\_\_ known to me to be the \_\_\_\_\_ 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.  
My Commission expires on \_\_\_\_\_

Notary Public in and for said County and State

PUBLIC 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.

Rights of way and water rights granted to Twin Buttes Water Company, a corporation, by Deed Rec. August 11, 1919 in Book 508, Page 101 of Deeds, Records of Riv. Co., Calif., together with right of entry for the purpose of laying, maintaining and constructing water ditches, canals, pipelines, flumes and conduits for conveying and distributing water for domestic and irrigation purposes, as set out in said deed.

The City of Riverside, present easement holder (as of April 13, 1966) of interest originally acquired by Southern California Edison Company, by Deeds Recorded:  
① Jan. 2, 1952 as Inst. No. 87, O.R. Riv. Co., Calif. (See sheet 2)  
② May 20, 1960 as Inst. No. 46092, O.R. Riv. Co., Calif. (See sheet 2)

Dated Nov. 10, 1980

EVERETT C. ROSS  
Director of Public Utilities  
By Everett C. Ross

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. 9057 which was approved by the Riverside City Planning Commission on February 9, 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: November 12, 1980

ROBERT C. WALES, R.C.E. 18793  
CITY ENGINEER

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 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. 10, 1980

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 11/10, 1980

H. E. BREWER  
City Treasurer  
By W. A. Hansen

SOIL REPORT

A preliminary soil report was prepared on the 17th day of March, 1977, as required by the Health and Safety Code of California, Section 17953 by

S.E. MEDALL & ASSOCIATES, INC.

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of two (2) sheets be, and the same is hereby accepted as the final map of TRACT NO. 9057-1 and the streets and easements are hereby accepted as public streets and easements, except Lots E and F which are hereby accepted as 10' Barrier Strips to deny access from adjoining private property to Lots C and 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 18th day of November, 1980.

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.

Dated 11-5, 1980

DONNA BOUER BABCOCK  
County Tax Collector

By Larry Knowles

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 \_\_\_\_\_, 19 \_\_\_\_

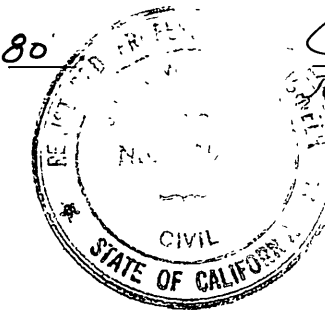
DONALD D. SULLIVAN  
County Clerk and Ex-Officio Clerk of the Board of Supervisors.

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 two (2) 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 August 28, 1980



John W. Canty  
JOHN W. CANTY R.C.E.# 17550

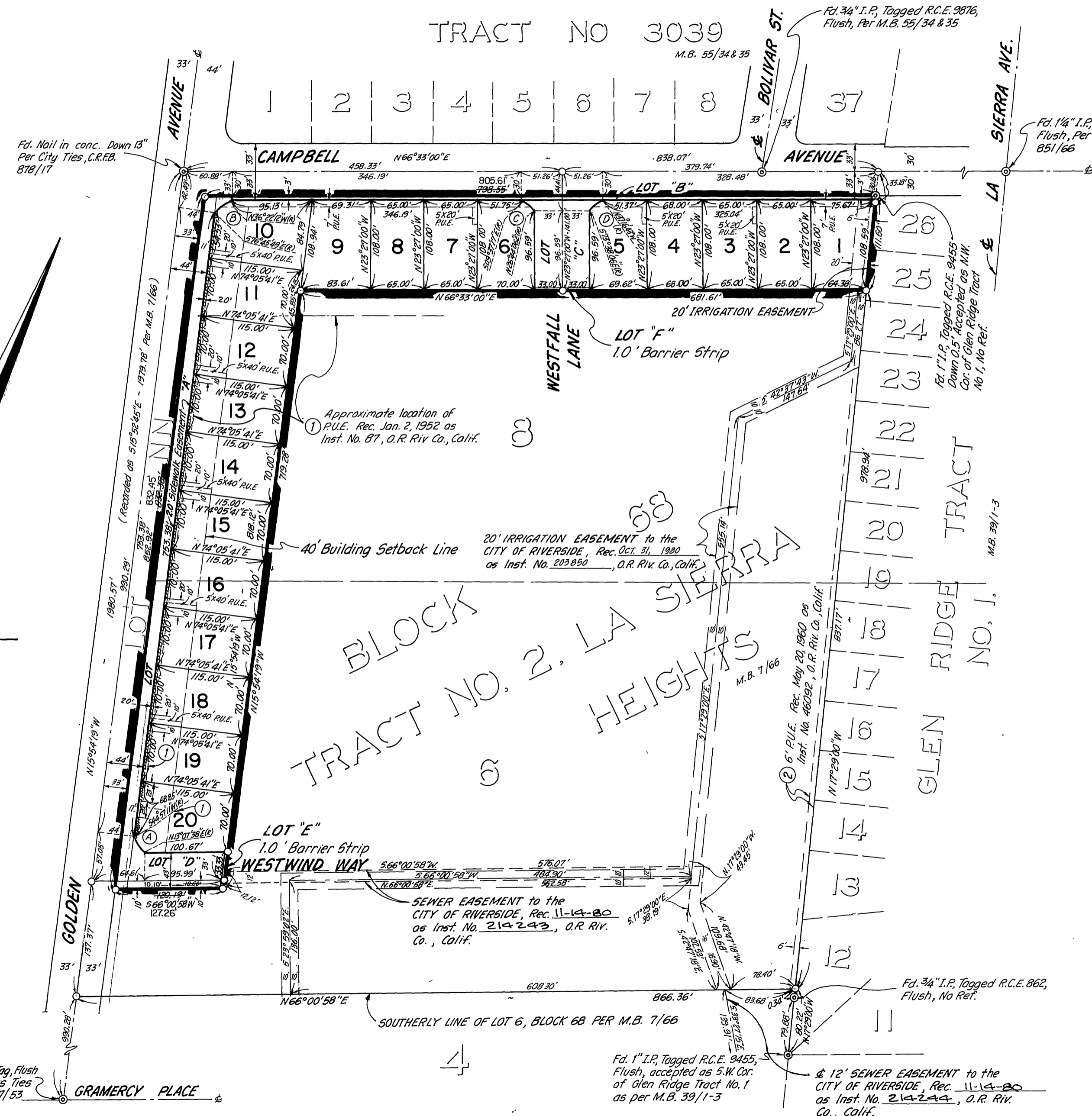
M.B. 116/35

# TRACT 9057-1

BEING A SUBDIVISION OF A PORTION OF LOTS 6 AND 8 IN BLOCK 68  
AND A PORTION OF LOT NN OF TRACT NO. 2 LA SIERRA HEIGHTS  
RECORDED IN MAP BOOK 7 PAGE 66, RECORDS OF RIVERSIDE  
COUNTY, CALIFORNIA.

APRIL 1980 J.F. DAVIDSON ASSOCIATES SCALE: 1"=100'  
RIVERSIDE, CALIFORNIA

M.B. 116/36



### ENGINEER'S NOTES

- BASIS OF BEARINGS**  
Bearings are based on the centerline of Campbell Avenue as being N 66° 33' 00" E as shown on Tract 3039 recorded in Map Book 55, Pages 34 & 35, Records of Riverside County, California.
- ⊙ Indicates Found Monuments as noted
  - Indicates 3/4" Iron Pipe with Plastic Plug stamped L.S. 3018, Set Flush, unless otherwise noted.
  - Set Nail and L.S. 3018 Tag in top of curb for side lot lines projected
  - Set 3/4" Iron Pipe Tagged L.S. 3018, Flush at all rear lot corners, unless, otherwise noted.
  - This Subdivision contains 4.01 Acres
  - ~~~~~ Indicates Vehicular Access Rights waived

Certificate of Correction: C.C.-16 Inst. No. 15402 Jan. 27, 1981

**CURVE DATA**

A	R=39.50'	Δ=31°49'33"	L=21.94'
B	R=39.50'	Δ=40°23'37"	L=27.85'
C	R=34.50'	Δ=36°21'23"	L=21.89'
D	R=34.50'	Δ=36°21'23"	L=21.89'

M.B. 116/36