

UTILITIES EASEMENTS

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

AN EASEMENT TO THE CITY OF RIVERSIDE AS SUCCESSORS IN INTEREST TO EAST RIVERSIDE WATER COMPANY FOR PIPELINES, CONDUITS AND RIGHTS INCIDENTAL THERETO AS CONTAINED IN AN INSTRUMENT RECORDED NOVEMBER 19, 1961 IN BOOK 3018 PAGE 159, OR. RIV. CO., CAL.

DATED March 3, 1981 EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

BY: Everett C. 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 AND PUBLIC UTILITY PURPOSES LOTS "A" THROUGH "C" INCLUSIVE, WE ALSO HEREBY OFFER FOR DEDICATION FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES THOSE AREAS DESIGNATED AS 12' STORM DRAIN EASEMENT, AND SPECIAL STORM DRAIN EASEMENT.

THE ROBERT E. OSBORNE CO., A CALIF. CORP.

Robert E. Osborne
ROBERT E. OSBORNE PRES.

Darlene S. Morrison
DARLENE S. MORRISON SEC.

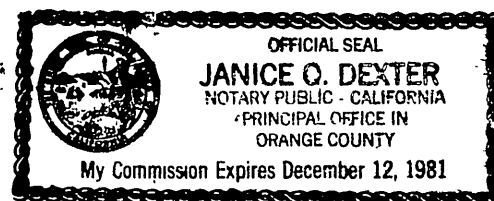
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE }

ON THIS 2nd DAY OF March, 1981, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT E. OSBORNE KNOWN TO ME TO BE THE PRESIDENT, AND DARLENE MORRISON KNOWN TO ME TO BE THE SECRETARY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND 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.

Janice O. Dexter
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 12-12-81



IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 8435

BEING A SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF SECTION 31, T. 2 S., R. 4 W., S.B.M. AND A PORTION OF LOT 2 OF MARTIN AND ORMAND TRACT PER MAP BOOK 6, PAGE 84 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

NOVEMBER 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 8435, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON SEPT. 23, 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: 3/6, 1981 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 March 3, 1981 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 Sept. 8, 1980 H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 3RD DAY OF MARCH, 1977, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: S.E. MEDALL & ASSOCIATES, INC.

SIGNATURE OMISSION

PURSUANT TO SECTION 26436 (C) OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDER HAS BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE:

- (1) STORM DRAIN EASEMENT CONVEYED TO CITY OF RIVERSIDE, OCT. 28, 1977 AS INSTR. NO 215668 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

FILED
ON 3-16, 1981

AT 2:45, P.M.
DONALD D. SULLIVAN
COUNTY RECORDER

BY: Deddie M. Stager

FEE 89.00
NR 46043

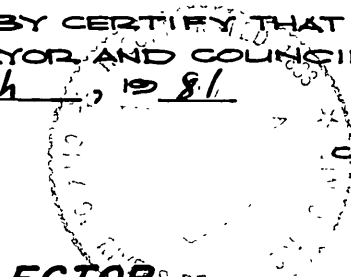
FILED BY CITY CLERK

SUB'DN G TEE
FIRST AMERICAN TITLE INS. 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 8435, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT "C" WHICH IS ACCEPTED AS "1' BARRIER STRIP" TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "B", 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 10th DAY OF March, 1981.



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 \$ 5000.

DATED 3-3, 1981 DONNA BOUER BABCOCK
COUNTY TAX COLLECTOR

BY: Larry Kaula
DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 5000.00 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 3-10, 1981 DONALD D. SULLIVAN
COUNTY CLERK AND EX-OFFICIO CLERK
OF THE BOARD OF SUPERVISORS

BY: Nancy Donert

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 APRIL, 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 DEC. 2, 1979 ERNEST N. WEBB, R.C.E. 2676

BY: Ernest N. Webb

M.B. 118/29

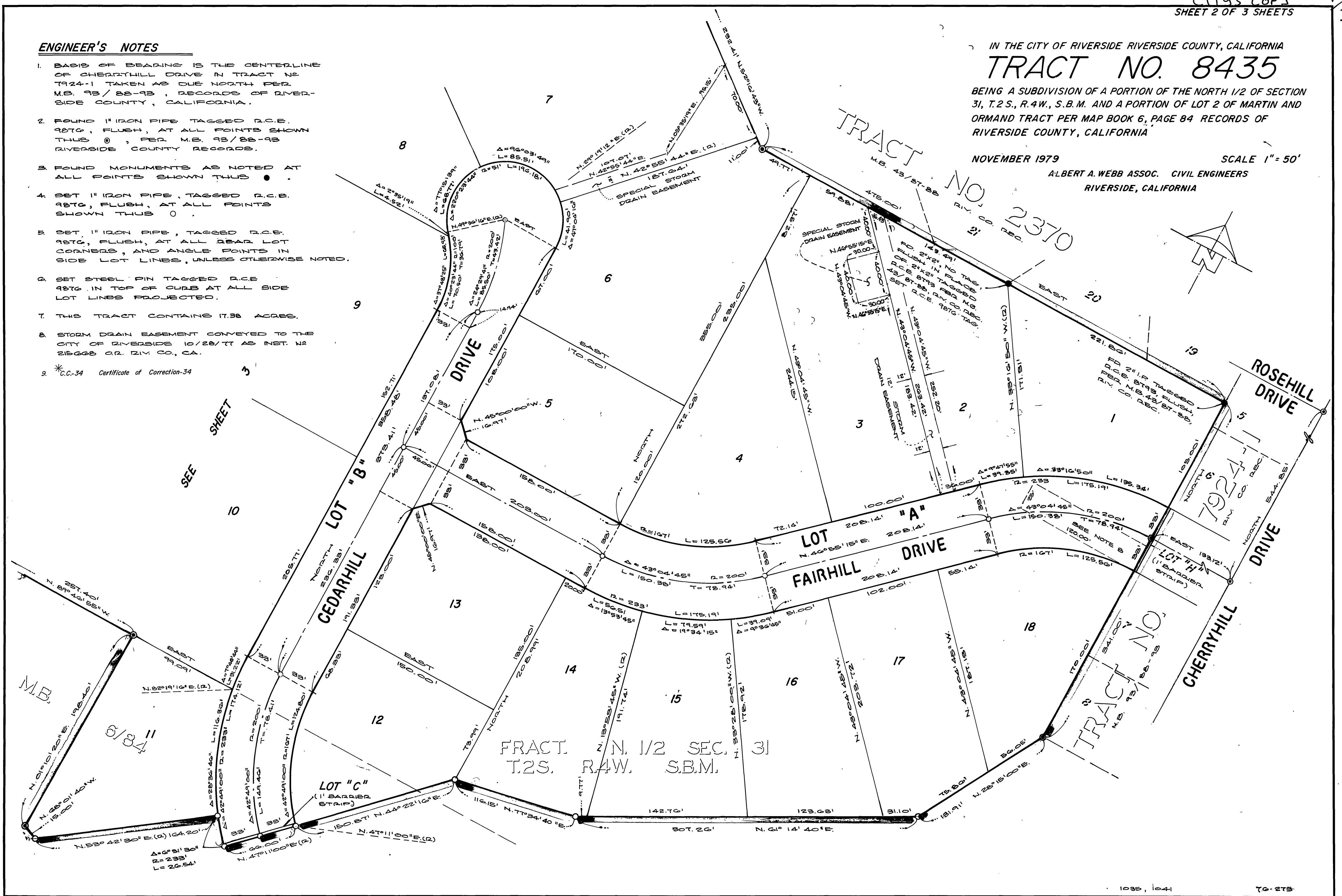
M.B. 118/29

ENGINEER'S NOTES

1. BASIS OF BEARING IS THE CENTERLINE OF CEDARHILL DRIVE IN TRACT NO. 7924-1 TAKEN AS DUE NORTH PER M.B. 93/88-93, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS \odot , PER M.B. 93/88-93 RIVERSIDE COUNTY RECORDS.
3. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS \bullet .
4. SET 1" IRON PIPE, TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS \odot .
5. SET 1" IRON PIPE, TAGGED R.C.E. 9876, FLUSH, AT ALL DEAD LOT CORNERS, AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
6. SET STEEL PIN TAGGED R.C.E. 9876 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
7. THIS TRACT CONTAINS 17.38 ACRES.
8. STORM DRAIN EASEMENT CONVEYED TO THE CITY OF RIVERSIDE 10/28/77 AS INST. NO. 215668 O.R. R.V. CO., CA.
9. *C.C.-34 Certificate of Correction-34

IN THE CITY OF RIVERSIDE RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 8435
BEING A SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF SECTION 31, T.2S., R.4W., S.B.M. AND A PORTION OF LOT 2 OF MARTIN AND ORMAND TRACT PER MAP BOOK 6, PAGE 84 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

NOVEMBER 1979
SCALE 1" = 50'
ALBERT A. WEBB ASSOC. CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA



SEE SHEET 10

M.B. 6/84-11

TRACT NO. 7924-1
M.B. 93/88-93

FRACT. T.2S. R.4W. S.B.M. N. 1/2 SEC. 31

CITY'S COPY

ENGINEERS NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF CHERRYHILL DRIVE IN TRACT NO. T924-1 TAKEN AS DUE NORTH PER M.B. 93/88-93 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●.
3. FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ○, PER M.B. 93/88-93 RIV. CO. REC.
4. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ○.
5. 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.
6. SET STEEL PIN TAGGED R.C.E. 9876 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
7. THIS TRACT CONTAINS 17.38 ACRES.
8. *C.C.-34 Certificate of Correction-34

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

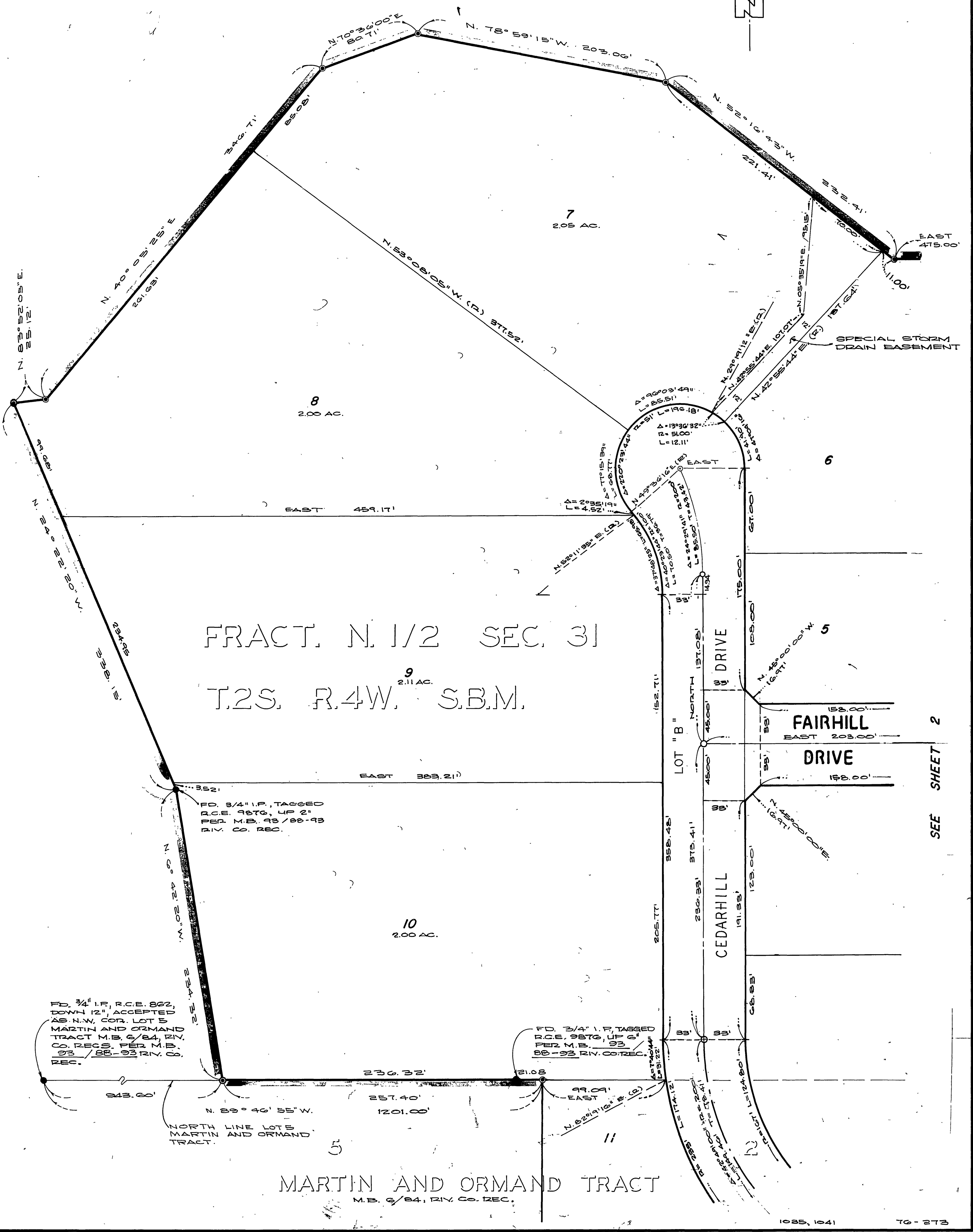
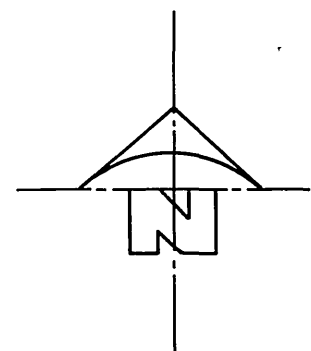
TRACT NO. 8435

BEING A SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF SECTION 31, T.2 S., R.4 W., S.B.M. AND A PORTION OF LOT 2 OF MARTIN AND ORMAND TRACT PER MAP BOOK 6, PAGE 84 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOC.-CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

NOVEMBER 1979

SCALE: 1"=50'



FRACT. N. 1/2 SEC. 31
T.2S. R.4W. S.B.M.

MARTIN AND ORMAND TRACT
M.B. 6/84, RIV. CO. REC.

FAIRHILL
DRIVE

LOT "B"
DRIVE
CEDARHILL

SEE SHEET 2