

SIGNATURE OMISSION

PURSUANT TO SECTION 66430 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT DIPEN INTO FEE:

- 1. A RIGHT OF WAY RESERVED TO THE GAGE CANAL COMPANY, ITS SUCCESSORS OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSE OF IRRIGATION AND DOMESTIC USE, THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 7924

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST 1/4 OF SECTION 31, T.2 S., R.4 W., S.B.M. AND PORTIONS OF LOTS 2 AND 5 OF MARTIN AND ORMAND TRACT PER MAP BOOK 6, PAGE 84, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DECEMBER 1979

ALBERT A.WEBB ASSOCIATES CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

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 "E" INCLUSIVE.

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 7924, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON JUNE 3, 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

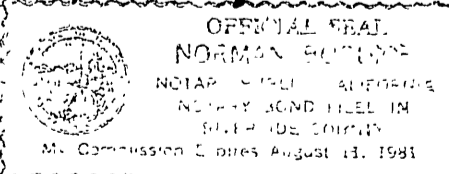
Everett C. Ross

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

H.E. Brewer



SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 25TH DAY OF JUNE, 1976, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY ASSOCIATE SOIL ENGINEERING, INC.

FILED
ON 3-16, 1981

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

BY: *Donald D. Sullivan*

FEE \$9.00
NR 46044

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 7924, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT "E" WHICH IS ACCEPTED AS "1' BARRIER STRIP" TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "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 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 \$ 3500.

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

BY: *Larry Knudsen*
DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$3500.00 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 Romero*

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 MAY, 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. 9876

BY: *Ernest N. Webb*

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

Robert E. Osborne
ROBERT E. OSBORNE PRES.

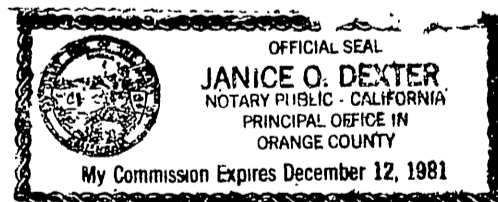
Darlene S. Morrison
DARLENE MORRISON SEC.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss.
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



M.B. 118/32

118/32
M.B. 118/32

M.B.118/33

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF WINDHILL DR. TAKEN AS DUE NORTH ON TRACT NO 7924-1 PER M.B. 93/88-93 RECORDS OF RIVERSIDE CO., CALIF.
2. FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS \odot , PER TRACT NO 7924-1 M.B. 93/88-93, RIVERSIDE COUNTY RECORDS, UNLESS OTHERWISE NOTED.
3. FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS \odot , PER TRACT NO 8435 M.B. 118/297.31, RIVERSIDE COUNTY RECORDS, UNLESS OTHERWISE NOTED.
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 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, UNLESS OTHERWISE NOTED.
7. THIS TRACT CONTAINS 13.94 ACRES.
8. * C.C.-37 Certificate of Correction-37

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

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

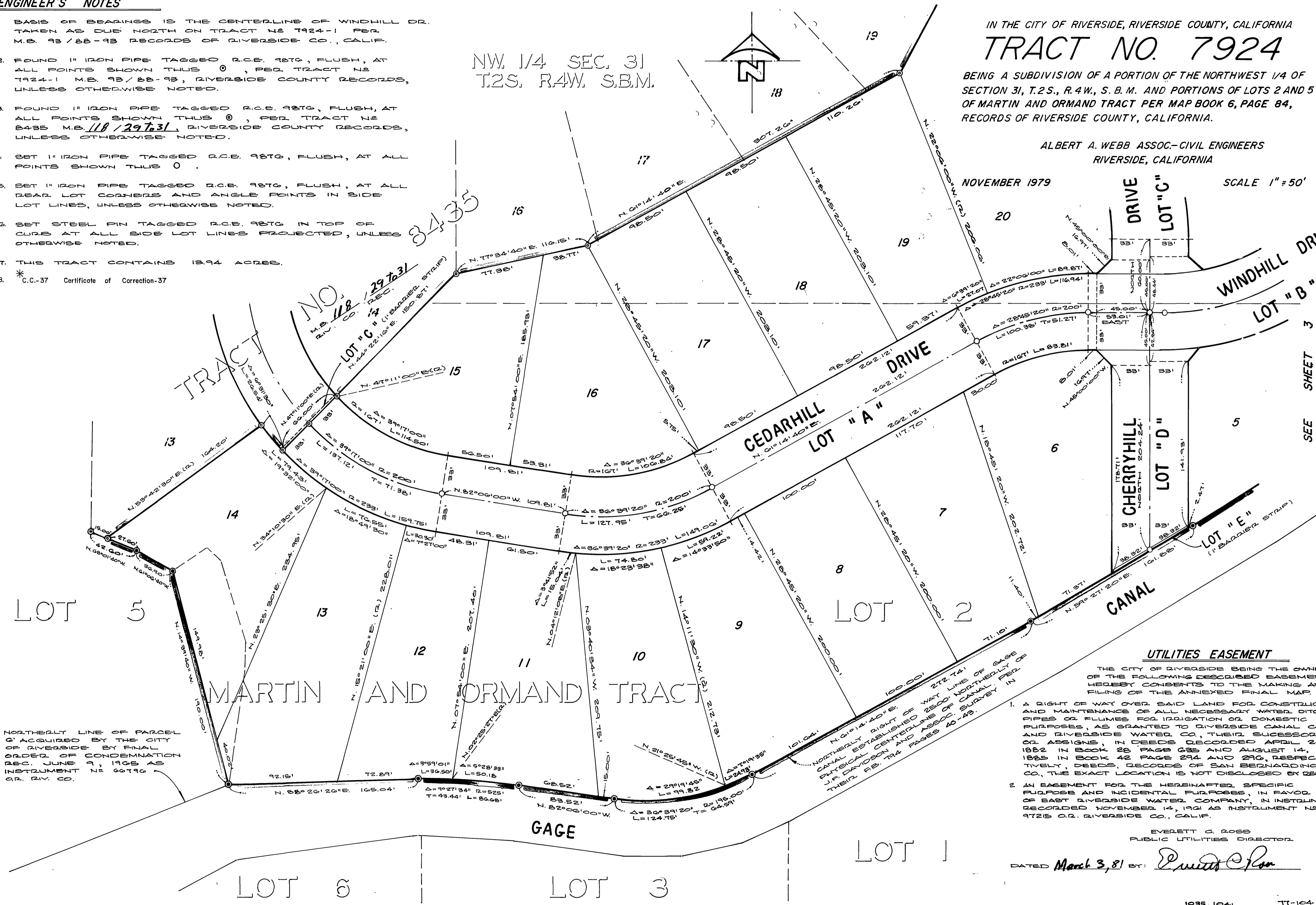
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ALBERT A. WEBB ASSOC.-CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

NOVEMBER 1979

SCALE 1" = 50'



NORTHERLY LINE OF PARCEL 9 ACQUIRED BY THE CITY OF RIVERSIDE BY FINAL ORDER OF CONDEMNATION REC. JUNE 9, 1965 AS INSTRUMENT NO 66796 D.R. R.V. CO.

NORTHERLY RIGHT OF WAY LINE OF GAGE CANAL ESTABLISHED 2500' NORTHERLY OF PHYSICAL CENTERLINE OF CANAL PER J.F. DAVIDSON AND ASSOC. SURVEY IN THEIR EB. 794 PAGES 40-43.

UTILITIES EASEMENT

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

1. A RIGHT OF WAY OVER SAID LAND FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES OR FLUMES FOR IRRIGATION OR DOMESTIC PURPOSES, AS GRANTED TO RIVERSIDE CANAL CO. AND RIVERSIDE WATER CO., THEIR SUCCESSORS OR ASSIGNS, IN DEEDS RECORDED APRIL 20, 1882 IN BOOK 28 PAGE 635 AND AUGUST 14, 1885 IN BOOK 42 PAGE 294 AND 296, RESPECTIVELY, DEEDS, RECORDS OF SAN BERNARDINO CO., THE EXACT LOCATION IS NOT DISCLOSED BY RECORD.
2. AN EASEMENT FOR THE HEREBY SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF EAST RIVERSIDE WATER COMPANY, IN INSTRUMENT RECORDED NOVEMBER 14, 1961 AS INSTRUMENT NO 9725 O.R. RIVERSIDE CO., CALIF.

EVERETT C. ROSS
PUBLIC UTILITIES DIRECTOR

DATED March 3, 81 BY: *Albert A. Webb*

M.B.118/33

TRACT NO. 7924-1

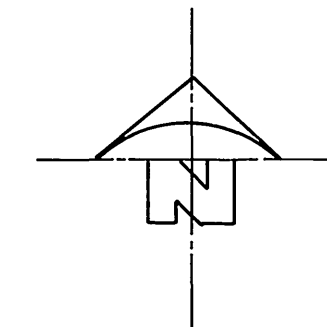
M.B. 93 / 88-93 RIV. CO. REC.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
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RIVERSIDE, CALIFORNIA

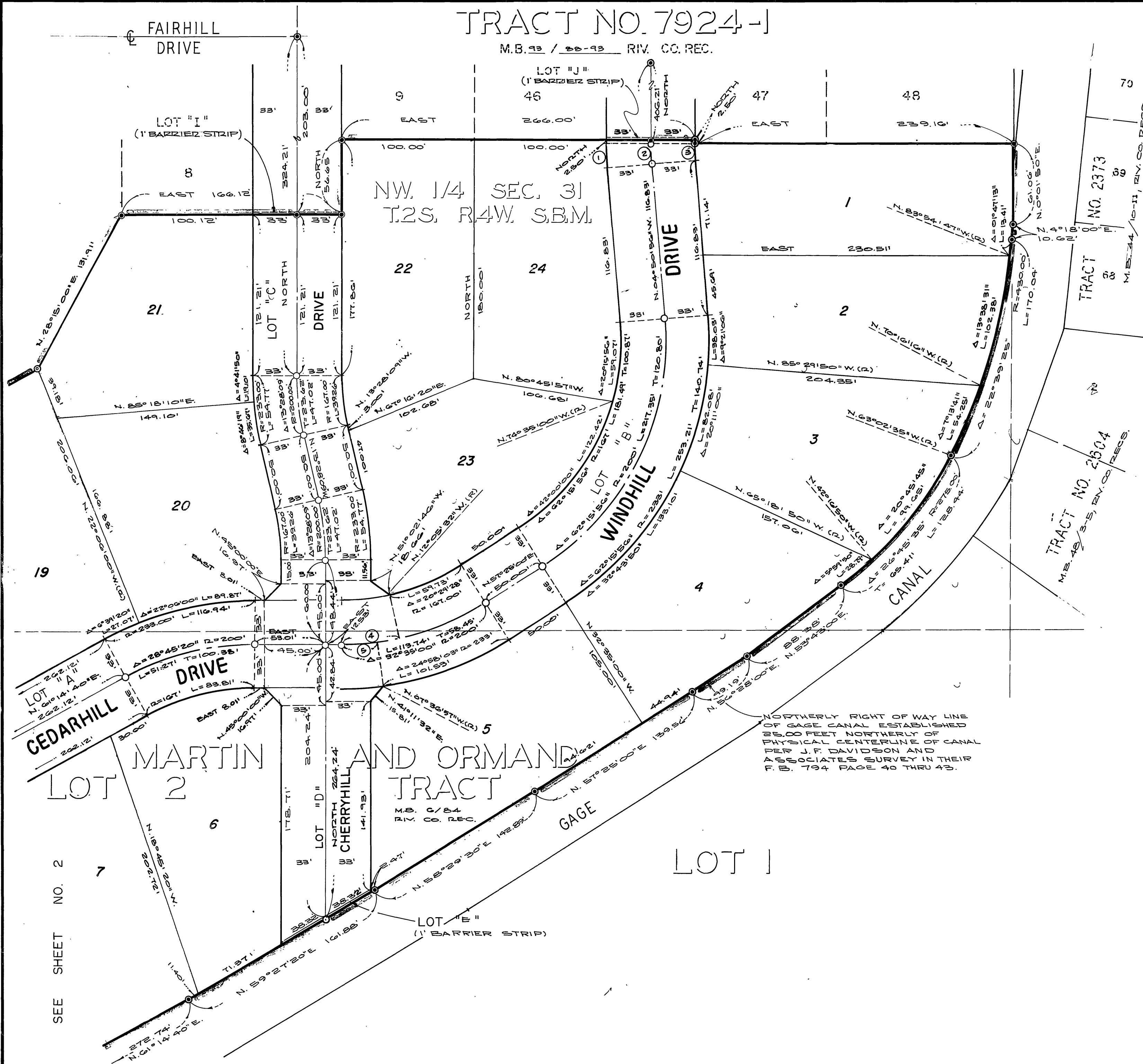
NOVEMBER 1979

SCALE: 1" = 50'



ENGINEERS NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF WINDHILL DR. TAKEN AS DUE NORTH AS SHOWN ON TRACT NO 7924-1 PER M.B. 93 / 88-93 RECORDS OF RIVERSIDE CO. CALIF.
2. FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS (O), PER TRACT NO 7924-1 M.B. 93 / 88-93 RIV. CO. RECS. UNLESS OTHERWISE NOTED.
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7. THIS TRACT CONTAINS 13.94 ACRES.
8. * C.C.-37 Certificate of Correction-37



NORTHERLY RIGHT OF WAY LINE OF GAGE CANAL ESTABLISHED 25.00 FEET NORTHERLY OF PHYSICAL CENTERLINE OF CANAL PER J. F. DAVIDSON AND ASSOCIATES SURVEY IN THEIR T. B. 794 PAGE 40 THRU 43.

CURVE DATA				
NO	Δ	R	L	T
1	04°50'56"	233.00'	19.72'	9.87'
2	04°50'56"	200.00'	16.93'	8.47'
3	04°50'56"	167.00'	14.13'	7.07'
4	12°05'32"	200.00'	42.21'	21.18'
5	01°36'57"	200.00'	26.88'	13.31'

SEE SHEET NO. 2