

UTILITIES EASEMENT

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

- 1. AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF WATER DITCHES TO THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO THE RIVERSIDE LAND AND IRRIGATING COMPANY AND THE RIVERSIDE CANAL COMPANY BY DEED RECORDED JAN. 20, 1903, IN BOOK 1ST PAGE 394 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EVERETT C. ROSS DIRECTOR OF PUBLIC UTILITIES

DATE: 3/5/81

BY: Duvid Chan

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA TRACT NO. 7757-1

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, T.3S., R.5W., S.B.B. & M.

MAY 1980

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 7757, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON JUNE 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: March 12, 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 5, 1981

EVERETT C. ROSS DIRECTOR OF PUBLIC UTILITIES

BY: Duvid Chan

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 3-4, 1981

H.E. BREWER, CITY TREASURER

BY: W R Hansen

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 1ST DAY OF AUGUST, 1980, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: ACCU-TEST SOIL LABORATORY INCORPORATED.

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RISE INTO FEE:

- 1. AN EASEMENT FOR STEEL PRESSURE LINES IN FAVOR OF JOHN B. BERGIN, ET AL, IN INSTRUMENT RECORDED FEB. 9, 1954, IN BOOK 1553 PAGE 59 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

FILED ON 20 MAR, 1981

AT 11:20 A.M.

DONALD D. SULLIVAN COUNTY RECORDER

BY: Daddie Ann Stager

FEE 8900

NR 49566

FILED BY CITY CLERK

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 7757-1, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS,

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 17th 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 \$ 1,362.50.

DATED MARCH 4, 1981

DONNA BOUER BABCOCK COUNTY TAX COLLECTOR

BY: Harold Z. Starnes DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$1,036.00 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 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 APRIL, 1979; 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 June 17, 1980

ERNEST N. WEBB, R.C.E. 9876

BY: Ernest N. Webb

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 11A AND 11B.

CARL M. DAVIS

VIRGINIA P. DAVIS

NICHOLAS E. TAVAGLIONE

SALLIE B. TAVAGLIONE

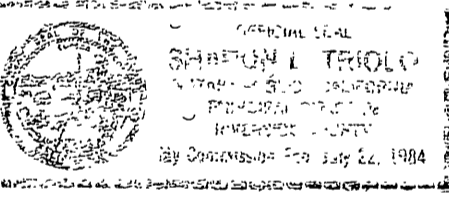
FIRST HEMET CORPORATION, a California corporation

MARVIN D. DEBRASK VICE PRES.

CAROLYN L. CRAWFORD ASST. SECRETARY

NOTARY ACKNOWLEDGEMENT

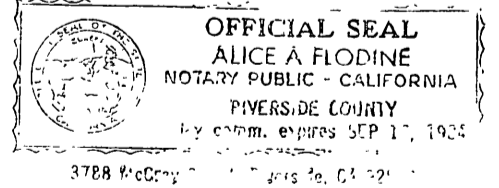
STATE OF CALIFORNIA COUNTY OF RIVERSIDE S.S. ON THIS 19th DAY OF March 1981, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARVIN D. DEBRASK known to me to be the VICE PRES. AND CAROLYN L. CRAWFORD known to me to be the ASST. SECRETARY OF THE CORPORATION THAT EXECUTED 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.



Sharon L. Trobe NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES 7-22-84

NOTARY ACKNOWLEDGEMENT

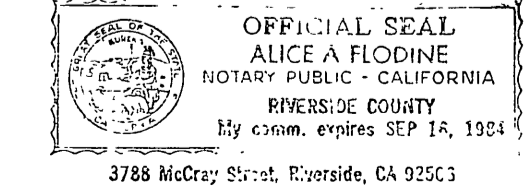
STATE OF CALIFORNIA COUNTY OF RIVERSIDE S.S. ON THIS 3rd DAY OF Mar. 1981 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CARL M. DAVIS AND VIRGINIA P. DAVIS KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL.



Alice A. Flodine NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES 9/16/84

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF RIVERSIDE S.S. ON THIS 3rd DAY OF Mar. 1981, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED NICHOLAS E. TAVAGLIONE AND SALLIE B. TAVAGLIONE KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL.



Alice A. Flodine NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES 9/16/84

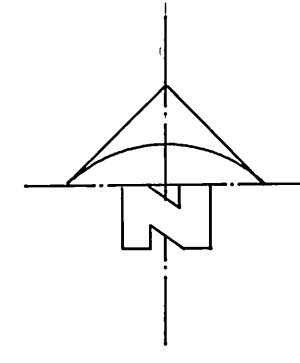
# TRACT NO. 7757-1

BEING A SUBDIVISION OF A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SEC. 11, T.3S., R.5W., S.B.B. & M.

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

MAY 1980

SCALE: 1" = 100'



CURVE DATA				
No	Δ	R	L	T
1	51° 12' 05"	95.13	85.01	45.58
2	50° 00' 50"	50.00	52.37	28.88
3	23° 00' 00"	140.00	56.20	28.48
4	23° 06' 00"	100.00	40.32	20.44
5	51° 12' 05"	115.13	102.88	55.16
6	51° 12' 05"	45.13	40.33	21.62

TANGENT TABLE		
No	BEARING	DIST
1	N47° 29' 49" E	39.27
2	N60° 05' 50" E	61.68
3	N59° 59' 50" E	81.52
4	N83° 05' 50" E	27.55

RECORD LOCATION OF THE NORTH LINE OF GAGE CANAL RIGHT-OF-WAY PER TRACT NO. 8399-1, M.B. 93/72-75, RIVERSIDE CO RECORDS

TRACT NO. 8116  
M.B. 94/12-13

FD. 1" I.P. FLUSH, TAGGED R.C.E. 862 PER M.B. 94/12, 13, ACCEPTED AS NE. COR. NW 1/4, SW 1/4 SEC. 11, SET TAG R.C.E. 9876.

SEE DETAIL "B"

FD. 3/4" I.P. FLUSH, NO TAG, FOR ANGLE POINT IN S'LY LINE PER INST. NO. 1086 DEC. APRIL 8, 1949, SET TAG R.C.E. 9876.

FD. 1/2" I.P. FLUSH, NO TAG, FOR ANGLE POINT IN S'LY LINE PER INST. NO. 1086 DEC. APRIL 8, 1949, SET TAG R.C.E. 9876.

### ENGINEER'S NOTES

1. BASIS OF BEADINGS IS THE WEST LINE OF LOT 9 OF OSBORNE HEIGHTS TAKEN AS N.0°03'00" W. AS SHOWN BY MAP ON FILE IN BOOK 12 OF MAPS, AT PAGES 59 THROUGH 41, THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● DENOTES FOUND MONUMENTS AS NOTED.
3. ○ DENOTES SET 1" IRON PIPE, FLUSH, TAGGED R.C.E. 9876.
4. SET 1" IRON PIPE, FLUSH, TAGGED R.C.E. 9876, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES.
5. SET STEEL PIN TAGGED R.C.E. 9876 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 11.80 ACRES GROSS.
7. ALL REFERENCES TO VESTED DEEDS, PARCEL MAPS OR TRACTS ARE RECORDS OF RIVERSIDE COUNTY, CALIF.
8. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.

SEE SHEET 3

SEE DETAIL "A"

FD. SPIKE & CITY ENGINEER'S TAG FLUSH, PER M.B. 108/88-93, § C.R.F.B. 921/61

LOT OSBORNE HEIGHTS  
M.B. 12/39-41

FD. 3/4" I.P. TAGGED R.C.E. 862, FLUSH, PER M.B. 94/12, 13.

DA VINCI DRIVE

FD. 1" I.P. TAGGED R.C.E. 862, FLUSH PER M.B. 94/12, 13.

FD. 1" I.P. TAGGED R.C.E. 862 FLUSH, FOR SW. COR. TRACT NO. 8116 PER M.B. 94/12, 13.

FD. 1/4" T. OVER BENT 3/4" I.P. TAGGED R.C.E. 862 T. DN. PER M.B. 94/12, 13.

FD. 1" I.P. NO TAG, FLUSH, NO DEF., SET R.C.E. 9876, TAG ACCEPTED AS INTERSECTION OF NORTH LINE OF NW 1/4, SW 1/4, SEC. 11 & CL OF HAWARDEN DR. PER M.B. 94/12, 13.

FD. 3/4" I.P. TAGGED L.S. 2542 FLUSH, PER M.B. 108/88, 93.

DETAIL "B"  
SCALE: 1" = 50'

DETAIL "A"  
SCALE: 1" = 50'

PARCEL CONVEYED TO WASHINGTON HEIGHTS WATER PUMPING CO DEED 41/19.

PARCEL CONVEYED TO CITY OF RIVERSIDE OCT. 21, 1932 OR. 92/95.

40' CONVEYED TO CITY OF RIVERSIDE SEPT. 15, 1908, DEEDS 192/123 AND DEC. 14, 1901 DEEDS 133/364.

FD. SET. NO REF. ACCEPTED AS INTERSECTION OF WASHINGTON ST. & MUIRFIELD DR., SET 1" I.P. TAGGED R.C.E. 9876, FLUSH.

FD. SPIKE & CITY ENGINEER'S TAG FLUSH, PER M.B. 108/88-93.

TIGERTAIL DR.

MUIRFIELD ROAD

S.E. COR., N.W. 1/4, S.W. 1/4, SEC. 11

WASHINGTON STREET

S.W. COR., N.W. 1/4, S.W. 1/4, SEC. 11

M.B. 118/45

M.B. 118/45

CITY'S COPY

# TRACT NO. 7757-1

BEING A SUBDIVISION OF A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SEC. 11, T.3S., R.5W., S.B.B. & M.

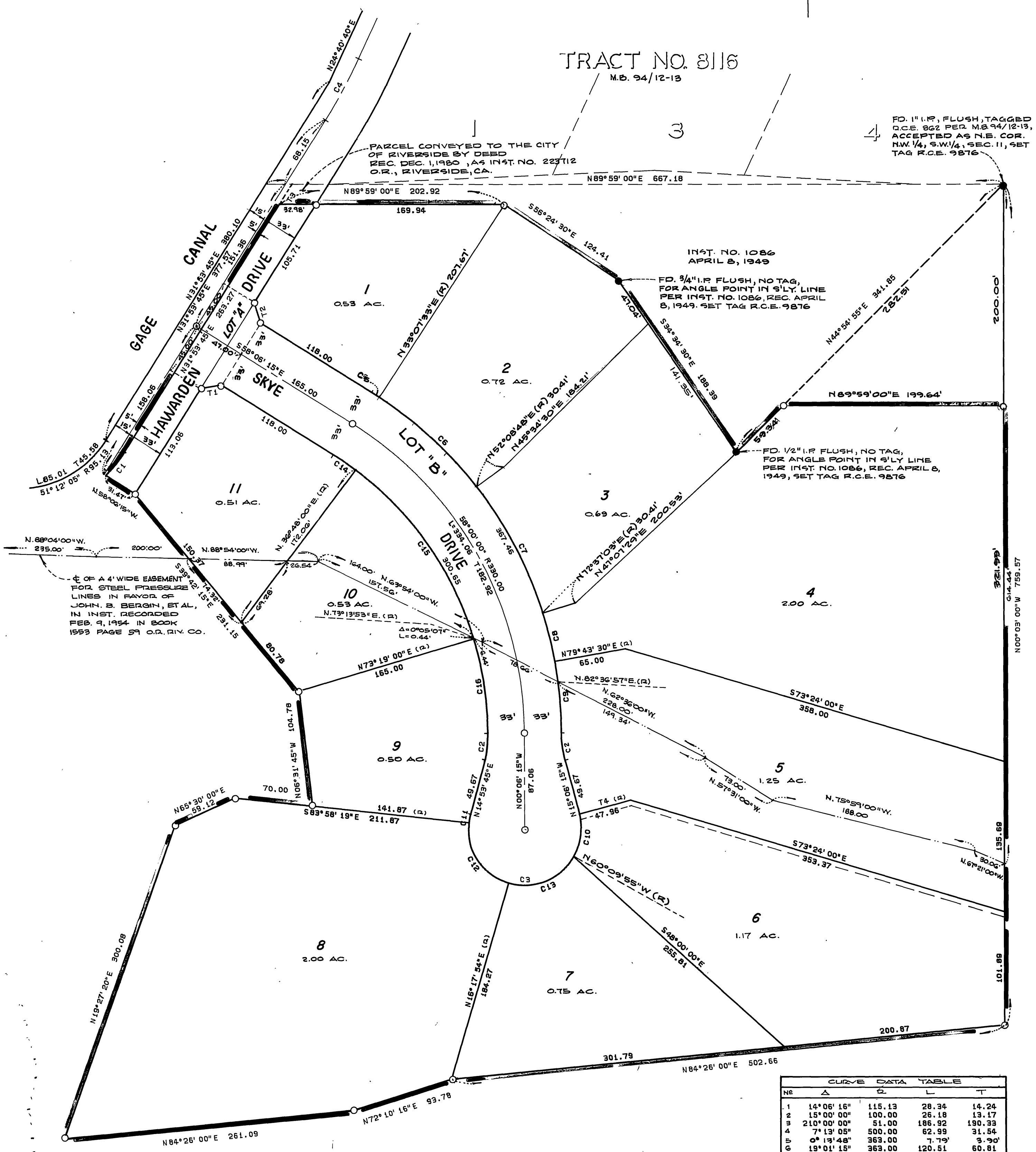
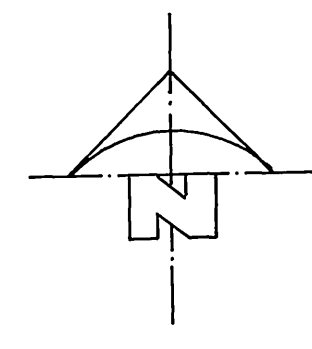
ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

MAY 1980

SCALE: 1" = 60'

### ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE WEST LINE OF LOT 9 OF OSBORNE HEIGHTS TAKEN AS N. 0°03'00"W. AS SHOWN BY MAP ON FILE IN BOOK 12 OF MAPS, AT PAGES 39 THROUGH 41 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● DENOTES FOUND MONUMENTS AS NOTED.
3. ○ DENOTES SET 1" IRON PIPE, FLUSH, TAGGED R.C.E. 9876
4. SET 1" IRON PIPE, FLUSH, TAGGED R.C.E. 9876, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES.
5. SET STEEL PIN TAGGED R.C.E. 9876 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 11.80 ACRES GROSS.
7. ALL REFERENCES TO VESTED DEEDS, PARCEL MAPS OR TRACTS ARE RECORDS OF RIVERSIDE COUNTY, CALIF.
8. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.



☐ OF A 4' WIDE EASEMENT FOR STEEL PRESSURE LINES IN FAVOR OF JOHN. B. BERGIN, ET AL, IN INST. RECORDED FEB. 9, 1954 IN BOOK 1553 PAGE 59 O.R. RIV. CO.

FD. 1" I.P., FLUSH, TAGGED R.C.E. 862 PER M.B. 94/12-13, ACCEPTED AS N.E. COR. NW 1/4, S.W. 1/4, SEC. 11, SET TAG R.C.E. 9876

INST. NO. 1086  
APRIL 8, 1949

FD. 3/4" I.P. FLUSH, NO TAG, FOR ANGLE POINT IN S'LY. LINE PER INST. NO. 1086, REC. APRIL 8, 1949. SET TAG R.C.E. 9876

FD. 1/2" I.P. FLUSH, NO TAG, FOR ANGLE POINT IN S'LY. LINE PER INST. NO. 1086, REC. APRIL 8, 1949. SET TAG R.C.E. 9876

TRACT NO. 8116  
M.B. 94/12-13

CURVE DATA TABLE			
NO	Δ	L	T
1	14°06'16"	115.13	14.24
2	15°00'00"	100.00	13.17
3	210°00'00"	51.00	190.33
4	7°13'05"	500.00	62.99
5	0°13'48"	363.00	7.79
6	19°01'15"	363.00	120.51
7	20°26'18"	363.00	129.69
8	0°00'27"	363.00	45.03
9	10°10'15"	363.00	64.44
10	44°56'20"	51.00	40.00
11	8°52'04"	51.00	7.89
12	79°43'47"	51.00	70.97
13	76°27'49"	51.00	68.06
14	4°54'15"	297.00	25.42
15	36°31'00"	297.00	189.29
16	16°34'45"	297.00	85.94

TANGENT TABLE	
NO	TANGENT
1	18.44
2	18.44
3	21.20
4	47.95
5	14.48