

**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. AN EASEMENT FOR PUBLIC UTILITY FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE BY DEED RECORDED JAN. 31, 1968 AS INSTRUMENT N 9399 O.R. OF RIVERSIDE CO., CALIF.
2. AN EASEMENT FOR WATER LINE FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE BY DEED RECORDED MAY 27, 1977 AS INSTRUMENT N 97149 O.R. RIVERSIDE CO., CALIF.
3. AN EASEMENT FOR PUBLIC UTILITY FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE AS SHOWN BY PARCEL MAP ON FILE IN BOOK 72 OF PARCEL MAPS, PAGES 20 THROUGH 29 INCLUSIVE.
4. AN EASEMENT FOR WATER LINES AND ELECTRICAL FACILITIES RESERVED BY INST. N 240617, REC. NOV. 9, 1979, O.R. RIV. CO.

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

DATED: May 12, 1981

BY: [Signature]

**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 CLEAR TITLE TO SAID LAND AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION MAP AS SHOWN WITHIN THE COLORED BORDER LINE AND WE HEREBY DEDICATE, FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" AND "B". AND WE HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "BLANKET P.U.E.", AFFECTING LOTS 1, 2 AND 3.

SUNSET RANCH, A LIMITED PARTNERSHIP

[Signatures: Sam Harmatz, Bernard R. Hodowski]
SAM HARMATZ GEN. PARTNER BERNARD R. HODOWSKI GEN. PARTNER

SAFECO TITLE INSURANCE COMPANY, A CALIF. CORP., FORMERLY SECURITY TITLE INSURANCE COMPANY, A CORP., AS TRUSTEE

[Signatures: J.P. ...]

[Signatures: John C. ...]

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA COUNTY OF RIVERSIDE S.S.

ON THIS 8th DAY OF MAY 1981, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED SAM HARMATZ, GEN. PARTNER AND BERNARD R. HODOWSKI GEN PARTNER KNOWN TO ME TO BE TWO (2) OF THE PARTNERS OF THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL.

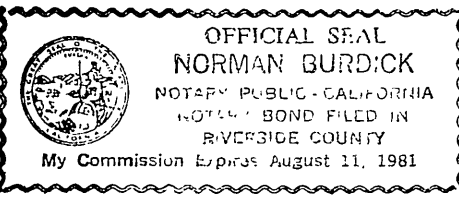
[Signature]
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 7/24/84

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA COUNTY OF RIVERSIDE S.S.

ON THIS 12th DAY OF May 1981, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED N.E. Faucher known to me to be the Asst. V.P. and John E. Edwards 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 SAID 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, AS TRUSTEE. WITNESS MY HAND AND OFFICIAL SEAL.

[Signature: No Board ...]
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 8-11-81



IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 14652

BEING A SUBDIVISION OF PARCELS 1,2,3 AND A PORTION OF PAR. 4 OF PARCEL MAP NO. 13979 AS SHOWN IN BOOK 72, PAGES 26-29 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

FEBRUARY, 1981

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 14652, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON SEPT. 20, 1979, 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: May 20, 1981

ROBERT C. WALES, R.C.E. 18793
DIRECTOR OF PUBLIC WORKS

[Signature]

**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 May 12, 1981

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

[Signature]

**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 5/11, 1981

H.E. BREWER, CITY TREASURER

[Signature]

**SOIL REPORT**

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 23rd DAY OF NOVEMBER 1976, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: PIONEER CONSULTANTS

**SIGNATURE OMISSION**

UNDER THE PROVISIONS OF SECTION 66436 (C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED.

- 1. AN EASEMENT FOR PIPELINES CONVEYED TO SOUTHERN CALIF. GAS CO. AND SOUTHERN COUNTIES GAS CO. BY DEED RECORDED APRIL 24, 1950 IN BOOK 1166 PAGE 436 OF O.R. RIV. CO. CA.
2. AN EASEMENT FOR IRRIGATION FACILITIES IN FAVOR OF FRANK BURKE JR. BY DEED RECORDED FEB. 9, 1960 AS INST. N 10445 O.R. RIV. CO. CA. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORD.
3. AN EASEMENT FOR EMERGENCY ACCESS BY THE PUBLIC IN FAVOR OF SUNSET RIDGE OWNERS ASSOCIATION, INC. BY DEED REC. JULY 10, 1979, AS INST. N 143635 O.R. RIV. CO. CA.
4. AN EASEMENT FOR EMERGENCY ACCESS BY THE CITY OF RIVERSIDE IN FAVOR OF THE CITY OF RIVERSIDE BY DEED REC. NOV. 9, 1979 AS INST. N 240619 O.R. RIV. CO. CA.
5. AN EASEMENT AND RIGHT OF WAY RESERVED FOR GAS LINES BY INST. N 240617, REC. NOV. 9, 1979 O.R. RIV. CO.

SHEET 1 OF 3 SHEETS

FILED
ON 5-29, 1981

AT 9:00, A.M.
DONALD D. SULLIVAN

COUNTY RECORDER

BY: [Signature]

FEE \$9.00

NO 97701

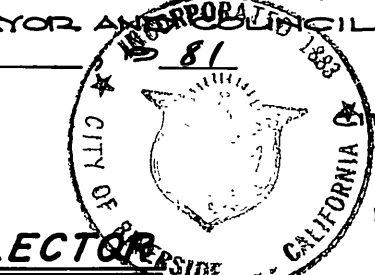
FILED BY CITY CLERK

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 14652, AND THE STREET 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 26th DAY OF May 1981



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

[Signature]

**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 \$900.00.

DATED May 12, 1981

DONNA BOUER BABCOCK
COUNTY TAX COLLECTOR

[Signature]

**TAX BOND**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$900.00 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 5-5, 1981

DONALD D. SULLIVAN
COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS

[Signature]

**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 AUGUST, 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 Oct 30, 1979

ERNEST N. WEBB, R.C.E. 2676

[Signature]

M.B. 119/95

**ENGINEER'S NOTES**

1. BASIS OF BEARINGS IS THE CENTERLINE OF BOULDER BLUFFS TAKEN AS N. 52°29'52" E. PER P.M.B. 72/26-29 RIV. CO. REC.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ● .
3. FOUND 1" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ○ , PER M.B. 91/64-67, RIV. CO. REC.
4. SET 1" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ○ .
5. SET 1" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
6. SET "SUBE FIRE" STUDS TAGGED R.C.E. 9876 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
7. THIS TRACT CONTAINS 15.35 ACRES GROSS.
8. FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ▲ PER P.M.B. 72/26-29 RIV. CO. REC.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

**TRACT NO. 14652**

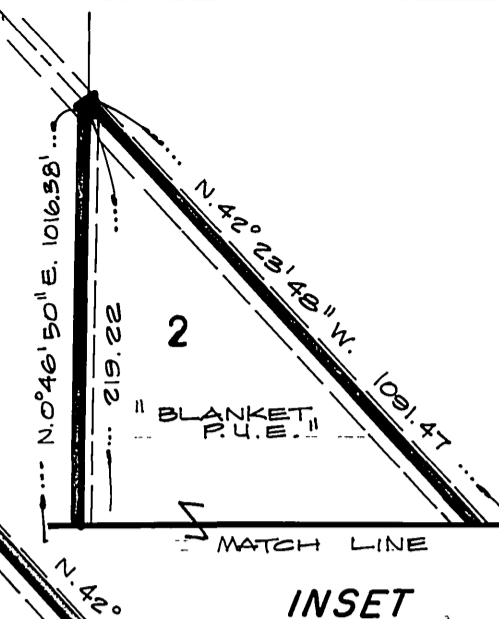
BEING A SUBDIVISION OF PARCELS 1, 2, 3, AND A PORTION OF PAR. 4 OF PARCEL MAP NO. 13979 AS SHOWN IN BOOK 72, PAGES 26-29 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

FEBRUARY, 1981

SCALE: 1" = 100'

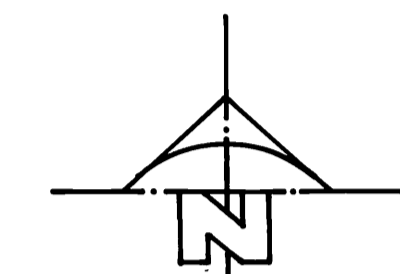
ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

SEE INSET TO RIGHT



INSET

TRACT NO. 4351  
M.B. 71/46-50 RIV. CO. REC.



**CURVE DATA**

	A	B	T	L
1	56°00'08"	200.00'	106.35'	195.44'
2	13°53'24"	167.00'	20.34'	40.48'
3	103°42'41"	51.00'	24.94'	92.32'
4	17°00'00"	167.00'	24.98'	49.59'
5	15°00'00"	100.00'	13.17'	26.18'
6	56°58'22"	51.00'	27.68'	50.71'
7	33°56'13"	51.00'	60.71'	88.96'
8	46°44'19"	51.00'	22.04'	41.60'
9	36°43'25"	51.00'	16.93'	32.69'
10	210°00'00"	51.00'	-	186.92'
11	5°17'15"	233.00'	6.69'	13.37'
12	13°42'45"	233.00'	28.02'	55.76'
13	17°00'00"	233.00'	34.82'	69.13'
14	17°00'00"	200.00'	29.89'	59.34'
15	17°00'00"	167.00'	24.96'	49.59'
16	73°20'22"	51.00'	37.91'	68.28'

- (A) AN EASEMENT FOR EMERGENCY ACCESS BY THE PUBLIC IN FAVOR OF SUNSET RIDGE OWNERS ASSOC., INC. BY DEED REC. JULY 10, 1978 AS INSTR. NO. 143639 O.R. RIV. CO., CA.
- (B) AN EASEMENT FOR PUBLIC UTILITIES FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE BY DEED REC. JAN. 31, 1968 AS INSTR. NO. 9399, O.R. RIV. CO., CA.
- (C) AN EASEMENT FOR PIPELINES IN FAVOR OF SO. CALIF. GAS CO. AND SO. CO. GAS CO. BY DEED REC. APRIL 24, 1950 IN BOOK 1166 PAGE 436 O.R. RIV. CO., CA.
- (D) AN EASEMENT FOR WATER LINES IN FAVOR OF CITY OF RIV. BY DEED REC. MAY 27, 1977, AS INSTR. NO. 97149 O.R. RIV. CO., CA.
- (E) AN EASEMENT FOR GAS LINE, WATERLINE AND ELECTRICAL DISTRIBUTION FACILITIES IN FAVOR OF CITY OF RIV. BY DEED REC. NOV. 9, 1979, AS INST. NO. 240617 O.R. RIV. CO., CA.
- (F) AN EASEMENT FOR EMERGENCY ACCESS BY CITY OF RIVERSIDE EMERGENCY VEHICLES IN FAVOR OF THE CITY OF RIVERSIDE BY DEED REC. NOV. 9, 1979 AS INST. NO. 240619 O.R. RIV. CO., CA.

PIEDMONT HILLS  
M.B. 30/80-81, RIV. CO. REC.

NOT A PART  
24.05 ACRES

SEE SHEET 3

FD 5" CONC. MON., NO TAG, 4 1/2" DIA. BELIEVED TO BE SW. COR. LOT 7 M.B. 30/80-81 RIV. CO. REC.

FD. NAIL & TAG R.C.E. 9876 FLUSH, ON NORTH SIDE OF 20" ROCK, 70 REF.

TRACT NO. 5657  
M.B. 91/64-67, RIV. CO. REC.

M.B. 119/95

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 14652

BEING A SUBDIVISION OF PARCELS 1, 2, 3, AND A PORTION OF PAR. 4 OF PARCEL MAP NO. 13979 AS SHOWN IN BOOK 72, PAGES 26-29 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

FEBRUARY, 1981

SCALE: 1" = 100'

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

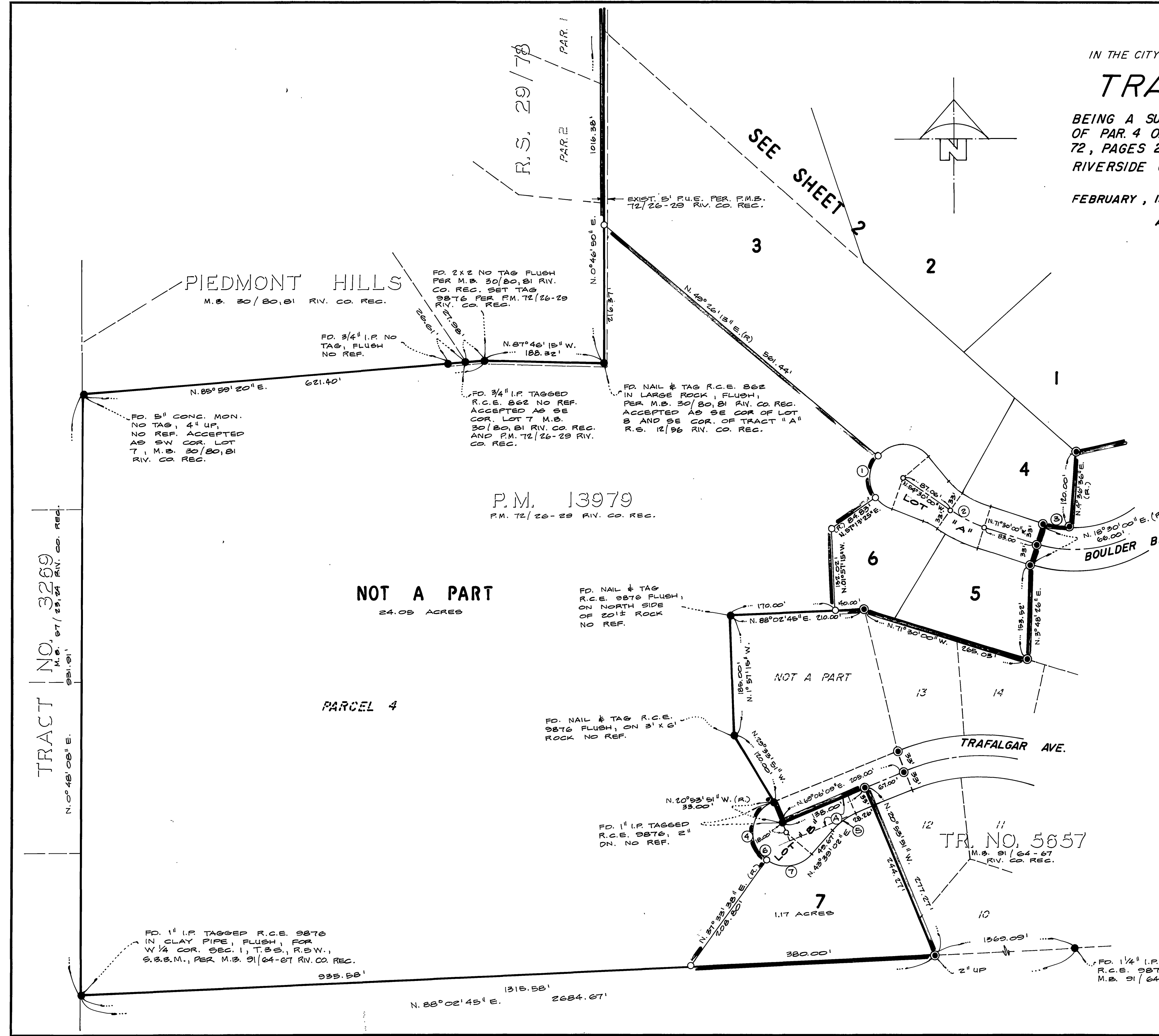
### ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF BOULDER BLUFFS TAKEN AS N. 52° 29' 52" E. PER P.M.B. 72/26-29 RIV. CO. REC.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●.
3. FOUND 1" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ⊙, PER M.B. 91/64-67 RIV. CO. REC.
4. SET 1" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ○.
5. SET 1" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
6. SET "SURE FIRE" STUDS TAGGED R.C.E. 9876 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
7. THIS TRACT CONTAINS 15.35 ACRES GROSS.
8. FOUND 1" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ▲, PER P.M.B. 72/26-29 RIV. CO. REC.

### CURVE DATA

	Δ	R	T	L
1	73° 20' 22"	51.00'	37.97'	65.28'
2	17° 00' 00"	200.00'	25.83'	59.34'
3	13° 53' 24"	127.00'	22.34'	40.49'
4	121° 32' 31"	51.00'	51.14'	108.19'
5	25° 27' 07"	100.00'	22.98'	44.42'
6	205° 27' 07"	51.00'	—	182.88'
7	83° 54' 37"	51.00'	45.85'	74.60'

(A) EASEMENT FOR WATERLINE FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE BY DEED REC. MAY 27, 1977, AS INST. NO. 97149, RIV. CO. REC.



TRACT NO. 3269  
M.B. 87/24, 25 RIV. CO. REC.  
921.91'

M.B. 119/96