

**UTILITIES EASEMENT**

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

- 1. CITY OF RIVERSIDE, PRESENT HOLDER OF A RIGHT OF WAY AS RESERVED TO EAST RIVERSIDE LAND CO. FOR DITCHES AND PIPELINES, THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.

EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES

DATE: Feb 9, 1982 BY: Everett C. Ross

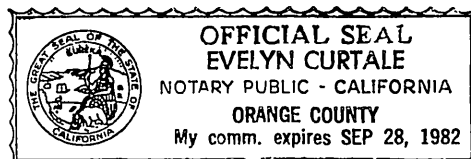
**OWNERSHIP**

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 DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY FACILITIES, THE EASEMENTS DESIGNATED AS 6' R.U.E., 8' R.U.E., 12' R.U.E. AND "BLANKET R.U.E."

JAY A. ANDREWS CONSTRUCTION CO., A CALIFORNIA CORPORATION  
Jay A. Andrews PRESIDENT Mary G. Andrews SECRETARY  
FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORP AS TRUSTEE UNDER DEED OF TRUST RECORDED DEC. 18, 1980 AS INSTRUMENT NO. 237037.

Wayne A. Roy PRESIDENT Wayne A. Roy SECRETARY

**NOTARY ACKNOWLEDGEMENT**



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

ON THIS 23rd DAY OF November, 1981, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Jay A. Andrews KNOWN TO ME TO BE THE PRESIDENT AND Mary G. Andrews KNOWN TO ME TO BE THE SECRETARY OF Jay A. Andrews Construction Co., A CALIFORNIA 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.

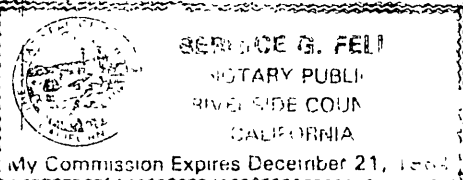
MY COMMISSION EXPIRES: September 28, 1982 WITNESS MY HAND AND OFFICIAL SEAL  
Evelyn Curiale  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA } S.S.  
COUNTY OF Orange }

ON THIS 11th DAY OF December, 1981, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Ernest N. Webb KNOWN TO ME TO BE THE PRESIDENT AND H. E. Brewer KNOWN TO ME TO BE THE SECRETARY OF First American Title Ins. Co., A CALIFORNIA 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.

MY COMMISSION EXPIRES: 12-21-84 WITNESS MY HAND AND OFFICIAL SEAL  
Ernest N. Webb  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.



IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

**TRACT NO. 17281**

BEING A SUBDIVISION OF PORTIONS OF LOTS 7 AND 10, IN SECTION 19, T.2S., R.4W., S.B.B. & M., OF THE LANDS OF EAST RIVERSIDE LAND CO. PER MAP BOOK 6, PAGE 44, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA  
JULY 1981

**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. 17281, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON FEBRUARY 5, 1981; 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: FEBRUARY 9, 1982 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: Feb 9, 1982 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 Dec. 9, 1981 H.E. BREWER, CITY TREASURER

H. E. Brewer

**SOIL REPORT**

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 14TH DAY OF SEPT., 1977, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17553: C.H.J. MATERIAL LABORATORY, INC.

**SIGNATURE OMISSION**

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

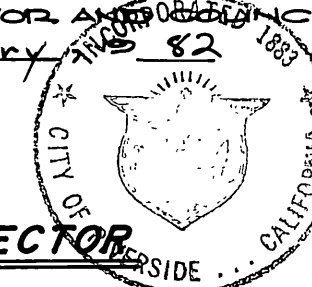
- 1. AN EASEMENT FOR UNDERGROUND TELEPHONE, TELEGRAPH, AND COMMUNICATION SYSTEMS IN FAVOR OF THE PAC. TELE. AND TELEGRAPH CO BY DEED RECORDED AUG. 5, 1980 AS INSTR. NO. 140984 O.R.R.V. CO. CALIF.
- 2. AN EASEMENT FOR PIPELINES IN FAVOR OF SO. CALIF. GAS CO. BY DEED RECORDED FEB. 27, 1981 AS INSTR. NO. 35011 O.R. RIV. CO. CALIF

**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. 17281, AND THE EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC 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 23rd DAY OF February, 1982.



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.

DATED 12-14, 1981

DONNA BOUER BABCOCK  
COUNTY TAX COLLECTOR

BY: Larry Krawiec  
DEPUTY

**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: \_\_\_\_\_

**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, 1981; 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. 20, 1981 ERNEST N. WEBB, R.C.E. 9876

BY: Ernest N. Webb

CITY'S COPY

SHEET 1 OF 3 SHEETS

FILED  
ON FEB 26, 1982

AT 1:50, P.M.  
Donald D. Sullivan  
COUNTY RECORDER

BY: Dellie Ann Stager

FEE 510  
NR 34181

FILED BY City Clerk  
First American Title Insur. Co.

M.B. 124/16

M.B. 124/16

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 17281

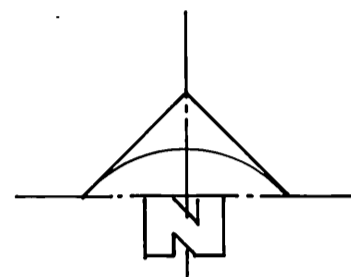
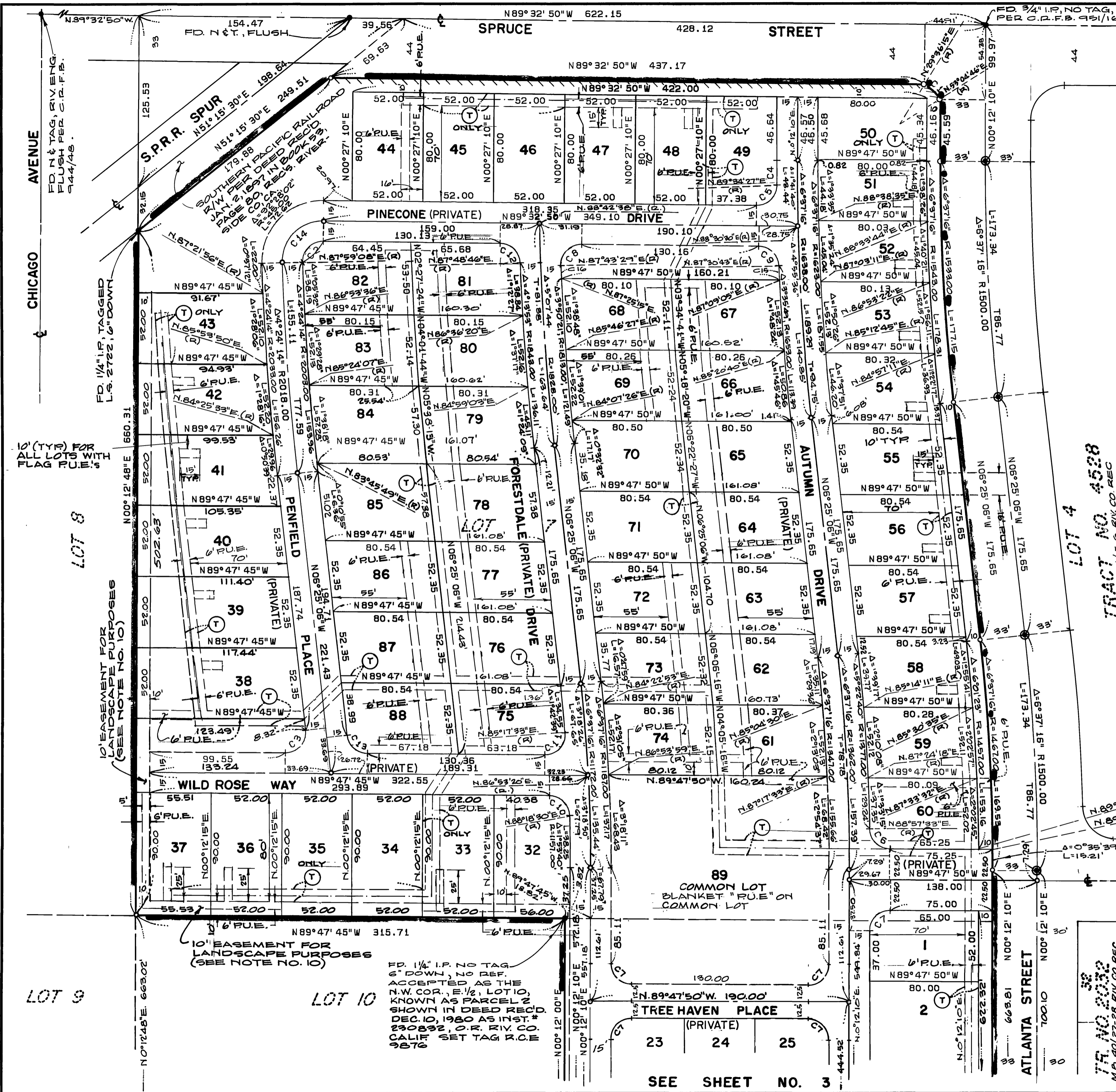
BEING A SUBDIVISION OF PORTIONS OF LOTS 7 AND 10,  
IN SECTION 19, T.2S., R.4W., S.B.B. & M., OF THE LANDS OF  
EAST RIVERSIDE LAND CO. PER MAP BOOK 6, PAGE 44,  
RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

JULY, 1981

SCALE: 1" = 50'

M.B. 124/17



### ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF ATLANTA STREET TAKEN AS N.0°12'10"E AS SHOWN BY MAP ON FILE IN BOOK 40 OF MAPS, AT PAGES 27 AND 28 THEREOF, RECORDS OF RIVERSIDE CO., CALIFORNIA.
2. —●— DENOTES FOUND MONUMENT AS NOTED.
3. —○— DENOTES FOUND BRASS DISK CAL. DIV. OF HWYS. 12" DOWN IN CAPPED WELL, PER STATE HWY NO. 908011, CO. FILE NO. 204-132
4. —○— DENOTES SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH.
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 IN TOP OF CURB TAGGED R.C.E. 9876 FOR SIDE LOT LINES PROJECTED.
7. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
8. THIS TRACT CONTAINS 12.95 ACRES NET.
9. TTTT DENOTES NON-VEHICULAR AND PEDESTRIAN ACCESS. PER INSTR. NO. 233706 RECORDED DEC. 12, 1980 O.R. RIV. CO., CA.
10. SEE RECORDED COVENANTS, CONDITIONS AND RESTRICTIONS FOR SPECIFIC CONDITIONS.
11. (T) INDICATES 10' EASEMENT IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY, AS REC'D. AUG. 5, 1980 AS INSTRUMENT NO. 140984, O.R. RIVERSIDE COUNTY, CALIF.

CURVE DATA				
NO.	Δ	R	L	T
1	23°28'31"	39.50	16.18	8.21
2	92°28'02"	15.00	24.21	15.65
3	96°37'21"	15.00	25.30	16.84
4	0°37'49"	1653.00	18.14	9.07
5	90°52'49"	15.00	23.79	15.23
6	88°45'29"	15.00	23.24	14.68
7	90°00'00"	15.00	23.65	15.00
8	92°43'41"	15.00	24.28	15.73
9	87°03'33"	15.00	22.78	14.25
10	88°06'15"	15.00	23.07	14.51
11	94°54'42"	15.00	24.85	16.34
12	87°21'36"	15.00	22.87	14.32
13	83°22'36"	15.00	21.83	13.36
14	92°28'02"	30.00	48.42	31.32
15	0°21'38"	1653.00	10.41	—
16	94°54'42"	1613.00	9.62	—

M.B. 124/17

SEE SHEET NO. 3

SEE SHEET NO. 2

SHEET 3 OF 3 SHEETS

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 17281

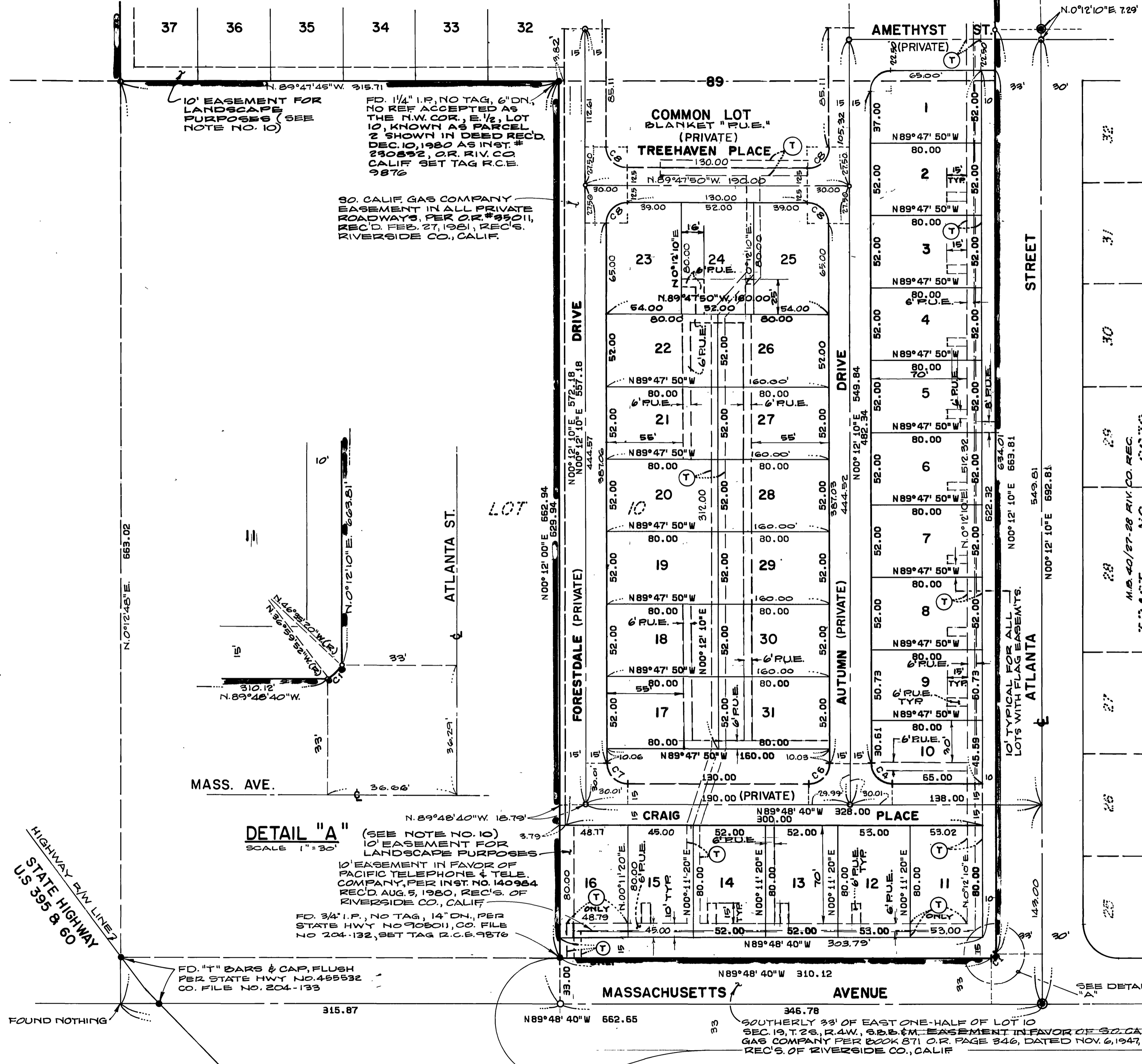
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ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

JULY, 1981

SCALE: 1" = 50'

M.B. 124/18



### ENGINEER'S NOTES

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2. —●— DENOTES FOUND MONUMENT AS NOTED.
3. —○— DENOTES FOUND BRASS DISK CAL. DIV. OF HWYS. 12" DOWN IN CAPPED WELL, PER STATE HWY NO. 909011 CO. FILE NO. 204-132
4. —○— DENOTES SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH.
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 IN TOP OF CURB TAGGED R.C.E. 9876 FOR SIDE LOT LINES PROJECTED.
7. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
8. THIS TRACT CONTAINS 12.95 ACRES NET.
9. TYPICAL DENOTES NON-VEHICULAR AND PEDESTRIAN ACCESS. PER INSTR. NO. 233705 RECORDED DEC. 12, 1980 O. R. DIV. CO., CA.
10. SEE RECORDED COVENANTS, CONDITIONS AND RESTRICTIONS FOR SPECIFIC CONDITIONS.
11. (T) INDICATES 10' EASEMENT IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY, AS REC'D. AUG. 5, 1980 AS INSTRUMENT NO. 140984, O.R. RIVERSIDE COUNTY, CALIF.

CURVE DATA				
NO.	Δ	R	L	T
1	9° 35' 28"	29.50	4.94	2.47
2	90° 00' 00"	15.00	23.56	15.00
3	90° 00' 00"	15.00	23.56	15.00
4	90° 00' 50"	15.00	23.57	15.00
5	90° 00' 00"	15.00	23.56	15.00
6	89° 59' 10"	15.00	23.56	15.00
7	90° 00' 50"	15.00	23.57	15.00
8	90° 00' 00"	15.00	23.56	15.00

### DETAIL "A"

(SEE NOTE NO. 10)  
10' EASEMENT FOR LANDSCAPE PURPOSES  
SCALE 1" = 30'

10' EASEMENT IN FAVOR OF PACIFIC TELEPHONE & TELE. COMPANY, PER INST. NO. 140984 REC'D. AUG. 5, 1980, REC'D. OF RIVERSIDE CO., CALIF.

FD. 3/4" I.P., NO TAG, 14" DN., PER STATE HWY NO. 909011, CO. FILE NO. 204-132, SET TAG R.C.E. 9876

FD. "T" BARS & CAP, FLUSH PER STATE HWY NO. 455532 CO. FILE NO. 204-133

SOUTHERLY 33' OF EAST ONE-HALF OF LOT 10 SEC. 19, T.2S., R.4W., S.B.B. & M. EASEMENT IN FAVOR OF SO. CAL. GAS COMPANY PER BOOK 871 O.R. PAGE 346, DATED NOV. 6, 1947, REC'D. OF RIVERSIDE CO., CALIF.

M.B. 124/18