

UTILITIES EASEMENTS

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING EASEMENTS, DOES HEREBY CONSENT TO THE MAKING AND FILING OF THE ANNEXED MAP. AN EASEMENT FOR POLE LINES AND CONDUITS AS CONTAINED IN AN INSTRUMENT RECORDED JULY 11, 1957 AS INSTRUMENT NO. 50413. AN EASEMENT FOR POLE LINES AND CONDUITS AS CONTAINED IN AN INSTRUMENT RECORDED JANUARY 25, 1960 AS INSTRUMENT NO. 6692 AND MARCH 18, 1960 AS INSTRUMENT NO. 24614.

DATE: March 3, 1982

SIGNATURE OMISSIONS

THE SIGNATURE(S) OF GAGE CANAL COMPANY
OWNER(S) OF AN EASEMENT, THE EXACT LOCATION IS NOT DISCLOSED OF RECORD

HAS (HAVE) BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (C) (1) OF THE SUBDIVISION MAP ACT SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

THE SIGNATURE(S) OF WILLIAM K. MINOR AND MARY K. MINOR
OWNER(S) OF AN EASEMENT FOR PUBLIC UTILITIES AND A SEWER LINE AS CONTAINED IN AN INSTRUMENT RECORDED FEBRUARY 21, 1986 AS INSTRUMENT NO. 12276;
HAS (HAVE) BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (C) (1) OF THE SUBDIVISION MAP ACT SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE SOME 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 TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" THROUGH "F" INCLUSIVE; AND FURTHER, THE UNDERSIGNED OWNER, HIS SUCCESSOR AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHT APPURTENANT TO LOTS 1-3 AND 13 AS SHOWN ON THE ANNEXED MAP ON, OVER AND ACROSS CENTRAL AVENUE, VICTORIA AVENUE AND APRICOT LANE ADJOINING SAID LOTS 1-3 AND 13. WE FURTHER HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR ACCESS RIGHTS APPURTENANT TO LOTS 4, 9 AND 10 AS SHOWN ON THE ANNEXED MAP ON, OVER AND ACROSS VICTORIA AVENUE, ADJOINING SAID LOTS 4, 9 AND 10.

DAIWA HOUSE CORPORATION OF CALIFORNIA, A CALIFORNIA CORPORATION.

BY: Isutomu Fukushima PRESIDENT BY: Chris G. Demetrios SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } s.s.
COUNTY OF LOS ANGELES }

ON THIS 14th DAY OF NOVEMBER, 1980, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Isutomu Fukushima PRESIDENT AND CHRIS G. DEMETRIOS, SECRETARY OF DAIWA HOUSE CORPORATION OF CALIFORNIA, A CALIFORNIA CORPORATION, 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

DIRECTOR OF PUBLIC UTILITIES
Everett C. Ross
EVERETT C. ROSS

MADOLE & ASSOCIATES, INC.
SANTA ANA, CALIFORNIA

JULY, 1979

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA.

TRACT NO. 9790

BEING A SUBDIVISION OF A PORTION OF LOT "E" OF VICTORIA HEIGHTS AS SHOWN ON A MAP ON FILE IN BOOK 4, PAGE 92 OF MAPS, RECORDS OF RIVERSIDE COUNTY AND A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, T.2S., R.5W, S.B.B. & M.

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 9790, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON MAY 6, 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 3, 1982

ROBERT C. WALES R.C.E. 18703
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, 1982

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

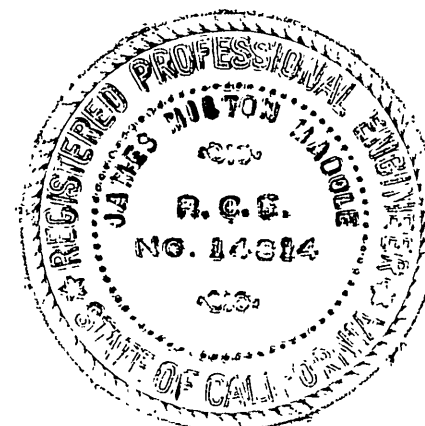
BY: Everett C. Ross

CIVIL ENGINEER

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING MAY & JUNE 1977; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN OR WILL BE IN PLACE WITHIN ONE (1) YEAR FROM THE RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED 9-21-79

J. M. Madole
REGISTERED CIVIL ENGINEER
NO. 14814



CITY'S COPY
SHEET 1 OF 2 SHEETS

FILED
ON MAR 10 1982

AT 3:00 P.M.
William E. Conerly, acting
COUNTY RECORDER

BY Deddie Ann Stager

FEE 98

NO 41145

FILED BY CITY CLERK

SUB'D. G'TEE TITLE INSURANCE
AND TRUST

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 2 SHEETS, BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 9790 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 9th DAY OF March, 1982.

BY: Alice A. Hare
CITY CLERK OF THE CITY OF RIVERSIDE,
CALIFORNIA
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 PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 5700.

DATED 2-26-1982

DONNA BOUER BABCOCK
COUNTY TAX COLLECTOR

BY Donna Bouer Babcock DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 5,700.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CONDITIONED ON 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 3-9-82

William E. Conerly, Acting
DONALD B. SULLIVAN
COUNTY CLERK AND EX-OFFICIO CLERK
OF THE BOARD OF SUPERVISORS

BY Nancy Romero DEPUTY

CITY TREASURER

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE 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 AGAINST SAID PROPERTY.

DATED Feb. 24 1982

H. E. BREWER

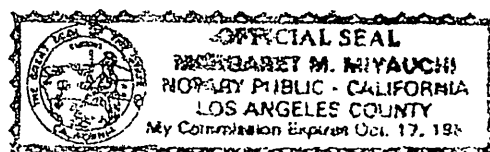
H. E. Brewer
CITY TREASURER

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 2ND DAY OF APRIL, 1977, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY ACCU-TEST SOIL LABORATORY, INC.

M.B. 124/25

M.B. 124/25



TRACT NO. 9790

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA.
BEING A SUBDIVISION OF A PORTION OF LOT "E"
OF VICTORIA HEIGHTS AS SHOWN ON A MAP ON
FILE IN BOOK 4, PAGE 92 OF MAPS, RECORDS OF
RIVERSIDE COUNTY AND A PORTION OF THE
SOUTHEAST QUARTER OF THE SOUTHWEST
QUARTER OF THE NORTHEAST QUARTER OF
SECTION 35, T.2S., R.5W., S.B.B. & M.

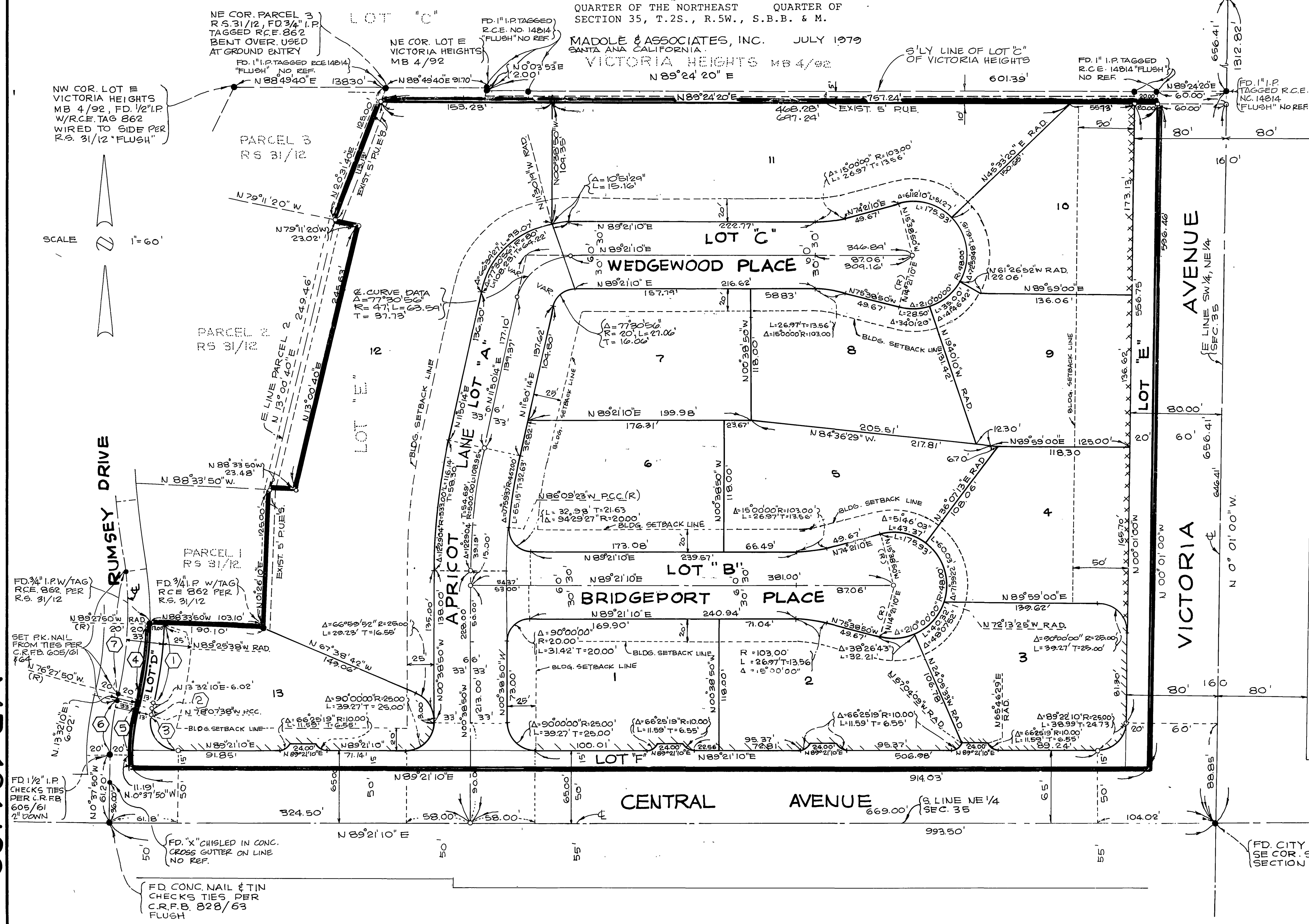
FD 3" PIPE FILLED W/CONC
WITH NAIL PER CITY OF
RIVERSIDE TIES
NE COR. OF SW 1/4, NE 1/4
SECTION 35

MADOLE & ASSOCIATES, INC. JULY 1979
SANTA ANA CALIFORNIA.
VICTORIA HEIGHTS MB 4/92

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF VICTORIA AVENUE TAKEN AS N 00°01'00" W AS SHOWN BY MAP OF TRACT NO. 9218 ON FILE IN BOOK 118 OF MAPS AT PAGES 81-82 INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS •
3. SET 1" IRON PIPE TAGGED R.C.E. 14814, FLUSH, AT ALL POINTS SHOWN THUS "o", UNLESS OTHERWISE NOTED.
4. SET 1" IRON PIPE TAGGED R.C.E. 14814, FLUSH, AT REAR LOT CORNERS, AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
5. SET "SURE FIRE" STUDS TAGGED R.C.E. 14814 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 10.730 ACRES.
7. AREAS ALONG CENTRAL AVE., VICTORIA AVE., AND APRICOT LANE SHOWN THUS INDICATES VEHICULAR AND PEDESTRIAN ACCESS WAIVED.
8. AREAS ALONG VICTORIA AVE. SHOWN THUS INDICATES VEHICULAR ACCESS WAIVED.

RUMSEY DRIVE CURVE DATA				
CURVE	Δ	R	L	T
①	12° 57' 48"	320.94'	72.61'	36.46'
②	1° 39' 48"	158.11'	4.59'	2.30'
③	102° 31' 12"	25.00'	44.73'	31.16'
④	13° 00' 00"	307.94'	69.87'	35.09'
⑤	14° 10' 00"	171.11'	42.31'	21.26'
⑥	14° 10' 00"	191.11'	47.25'	23.75'
⑦	22° 06' 00"	287.94'	111.06'	56.23'



M.B. 124/26

M.B. 124/26

FD CONC. NAIL & TIN
CHECKS TIES PER
C.R.F.B. 828/63
FLUSH

FD. CITY OF RIVERSIDE BRASS DISC. IN WELL
SE COR. SE 1/4, SW 1/4, NE 1/4
SECTION 35 PER C.R.F.B. 717/73.