

125/14
M.B. 125/14

NOTICE OF ELECTION BY LAND DIVIDER TO DEFER PAYMENT OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE SUNNYMEAD AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE 460 AND SECTION 66483, ET. SEQ. OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA.

NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 460, THE LAND DIVIDER HAS ELECTED TO DEFER PAYMENT OF THE DRAINAGE FEE TO THE TIME OF ISSUANCE OF A GRADING OR BUILDING PERMIT FOR SAID PARCELS AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER A GRADING OR BUILDING PERMIT, SHALL BE REQUIRED TO PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 13576-1

BEING A SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF SECTION 2, T.3S., R.4W., S.B.B. & M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS

MAY 1980

SHEET 1 OF 3 SHEETS

RECORDER'S CERTIFICATE

FILED THIS 19 DAY OF MAY 19 82.
AT 1:00 P.M. IN BOOK 125
OF MAPS, AT PAGES 14-16, AT THE REQUEST
OF THE COUNTY CLERK.

NO 86156
FEE 9.10

WILLIAM E. CONERLY
ACTING COUNTY RECORDER

BY: Dellin Ann Steger DEPUTY
SUBO. SITEE Title Insurance & Trust Co.

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; AND THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" THROUGH "F" INCLUSIVE.

WE HEREBY DEDICATE TO THE COUNTY OF RIVERSIDE (1) ONE FOOT BARRIER STRIPS, LOTS "G" THROUGH "I" INCLUSIVE, FOR ROAD AND ACCESS CONTROL.

WE HEREBY DEDICATE ABUTTERS RIGHTS OF ACCESS ALONG PIGEON PASS ROAD TO THE PUBLIC. THE OWNERS OF LOTS 1 THROUGH 9 INCLUSIVE, AND LOT 50 ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS

EXCEPT THE GENERAL EASEMENT OF TRAVEL. ALSO, AS A CONDITION OF DEDICATION OF LOT "A" (IRONWOOD AVENUE), THE OWNERS OF LOTS 9 THROUGH 16 INCLUSIVE, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

THE WILLIAM LYON COMPANY, a California Corporation
James E. McNamee SR. VICE President
Carl E. Fink ASSISTANT Secretary

WELLS FARGO BANK, as BENEFICIARY, Under Deed of Trust Recorded MAY 5, 1982 as Instr. No. 76712 O.R. Riverside Co., CA.
Carl E. Fink Asst. Vice-President
Christine L. Thom Asst. Secretary

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF Orange

ON THIS 5th DAY OF May 1982, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Carl E. Fink KNOWN TO ME TO BE THE Vice President AND Carl E. Fink 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.
Marie R. Murphy
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 9-27-85

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

- 1. ROSSMEAD PETROLEUM CO. OWNER OF OIL RIGHTS, MINERAL RIGHTS, NATURAL GAS RIGHTS AND APPURTENANCES THERETO TO SAID LAND BY DEEDS RECORDED APRIL 6, 1981 AS INSTR. NOS. 60358 AND 60359 O.R. RIVERSIDE CO., CALIF.

BOARD OF SUPERVISOR'S CERTIFICATE

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES.

DATED May 18, 1982

COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

BY: Kay Comiers
CHAIRMAN OF THE BOARD
OF SUPERVISORS

ATTEST:
WILLIAM E. CONERLY
ACTING COUNTY CLERK AND EX-OFFICIO
CLERK OF THE BOARD OF SUPERVISORS

BY: Jean Moody DEPUTY

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND FOUND IT TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 13576 AS FILED, AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON JANUARY 8, 1982 THE EXPIRATION DATE BEING JULY 8, 1982; THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND COUNTY REGULATIONS HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED May 12, 1982

A. E. Newcomb
A. E. NEWCOMB
COUNTY SURVEYOR

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF Orange

ON THIS 7th DAY OF MAY 1982, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES E. McNamee KNOWN TO ME TO BE THE SR. VICE PRESIDENT AND RICHARD G. FRANKEL 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 E. McArthur
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 9-27-85

TAX COLLECTOR'S CERTIFICATE

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 ALIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 3,300.00

DATED 5-10, 1982

DONNA BOUER BABCOCK
COUNTY TAX COLLECTOR

BY: Larry Moore DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$3,300.00 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 May 18, 1982

WILLIAM E. CONERLY
ACTING COUNTY CLERK AND EX-OFFICIO
CLERK OF THE BOARD OF SUPERVISORS

BY: Jean Moody DEPUTY

CIVIL ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF FOUR (4) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING NOVEMBER 1977; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE (1) YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. This survey is true and complete as shown.

DATED JUNE 4, 1980

Ernest N. Webb
R.C.E. 9876
ERNEST N. WEBB

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 13th DAY OF APRIL, 1980, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA: BY JOHN R. BTERLY, INC.

M.B. 125/14

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 2 OF 3 SHEETS

TRACT NO. 13576-1

BEING A SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF SECTION 2, T.3S., R.4W., S.B.B. & M.

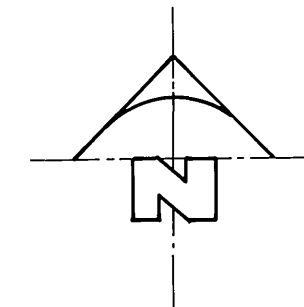
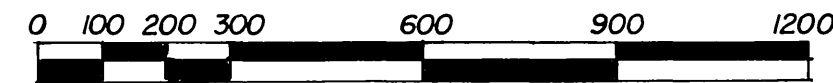
ENGINEER'S NOTES

SEE SHEET N^o 3

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS

MAY 1980

SCALE: 1" = 300'



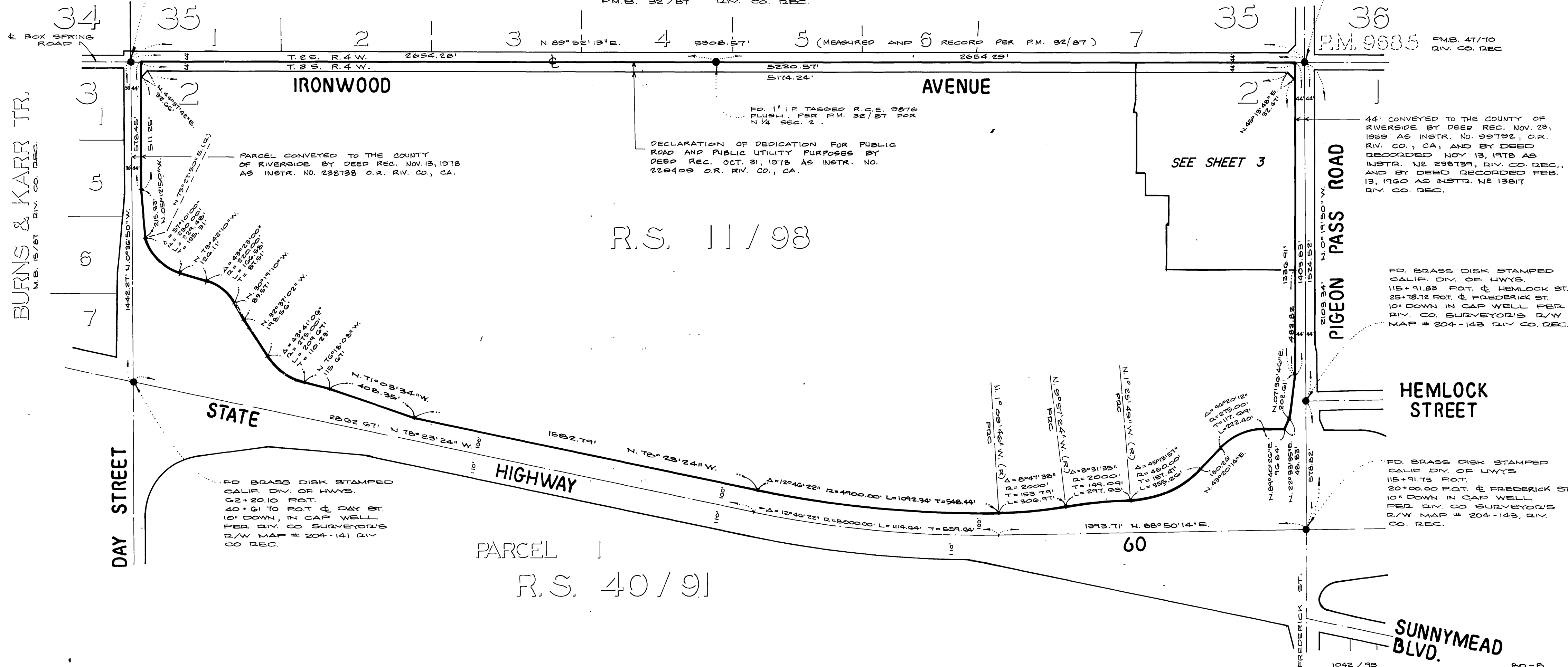
FD. 2" I.P. AND 1" BRASS DISK, FLUSH, STAMPED L.S. 3708, PER R/S 02/53-56

IN PATCH, OVER A 2" I.P. TAGGED R.C.E. 9876, 14" DOWN PER P.M. 32/87 DIV. CO. REC., ACCEPTED AS THE N.W. CORNER OF SEC. 2, T.3S., R.4W.

FD. GRANITE STONE DOWN 20" PER P.M. 32/87, R.S. 11/98 & M.B. 98/58, 59, DIV. CO. REC. SET 5/8" X 1/8" COPPER COATED STEEL PIN WITH 1/2" BRASS CAP STAMPED R.C.E. 9876, FLUSH.

PARCEL MAP NO. 7249

P.M.B. 32/87 DIV. CO. REC.



PARCEL CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED REC. NOV. 13, 1978 AS INSTR. NO. 238738 O.R. RIV. CO., CA.

DECLARATION OF DEDICATION FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES BY DEED REC. OCT. 31, 1978 AS INSTR. NO. 228408 O.R. RIV. CO., CA.

44' CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED REC. NOV. 23, 1989 AS INSTR. NO. 39792, O.R. RIV. CO., CA, AND BY DEED RECORDED NOV 13, 1978 AS INSTR. NO. 238739, DIV. CO. REC., AND BY DEED RECORDED FEB. 13, 1960 AS INSTR. NO. 13817 RIV. CO. REC.

FD. BRASS DISK STAMPED CALIF. DIV. OF HWYS. 115+91.83 POT. & HEMLOCK ST. 25+78.72 POT. & FREDERICK ST. 10" DOWN IN CAP WELL PER RIV. CO. SURVEYOR'S R/W MAP # 204-143 DIV. CO. REC.

FD. BRASS DISK STAMPED CALIF. DIV. OF HWYS. 115+91.73 POT. & FREDERICK ST. 20+00.00 POT. & FREDERICK ST. 10" DOWN IN CAP WELL PER RIV. CO. SURVEYOR'S R/W MAP # 204-143, DIV. CO. REC.

FD BRASS DISK STAMPED CALIF. DIV. OF HWYS. 02+20.10 POT. & DAY ST. 40+01 TO POT. & DAY ST. 10" DOWN IN CAP WELL PER RIV. CO. SURVEYOR'S R/W MAP # 204-141 DIV. CO. REC.

BURNS & KARR TR.
M.B. 15/87 DIV. CO. REC.

M.B. 125/15

M.B. 125/15