

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 9419**

BEING A SUBDIVISION OF A PORTION OF LOTS 9, 10 AND 12 OF TEQUESQUITE HEIGHTS PER MAP BOOK 10 PAGE 31, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND A PORTION OF SECTION 1, T.3S., R.5W., S.B.B. & M.

AUGUST 1981  
ALBERT A.WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

**FILED**  
ON 8-23, 1982

AT 12:30, P.M.  
William E. Conerly  
County Recorder

BY: Dillon Am Stager

FEE \$8.00  
NR 145480

FILED BY CITY CLERK

SUB'DN G'TEE  
FIRST AMERICAN TITLE INS. CO.

**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.

ABS DEVELOPMENT INC., a Calif. corp.  
A.C. Nejedly Bernard R. Hodowski  
A.C. Nejedly Pres. Bernard R. Hodowski Vice Pres.

SAFECO TITLE INSURANCE COMPANY, a Calif. corp.  
formerly Security Title Insurance Company, a corp. as trustee  
Scott B. Mills Robert L. Dawn  
Assistant Vice President Asst. Sec.

**NOTARY ACKNOWLEDGEMENT**  
State of California } ss.  
County of Riverside }

On this 7<sup>th</sup> day of Feb. 1982 before me, the undersigned, a Notary Public in and for said State, personally appeared A.C. Nejedly known to me to be the President and Bernard R. Hodowski known to me to be the Vice President of the corporation that 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.  
Witness my hand and official seal.

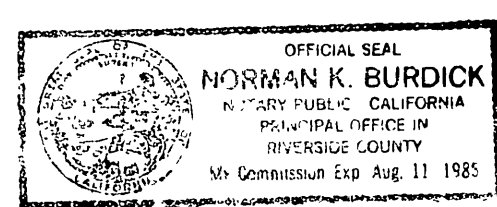


Loretta E. Morman  
Notary Public in and for said State  
My commission expires Feb. 25, 1985

**NOTARY ACKNOWLEDGEMENT**  
State of California } ss.  
County of Riverside }

On this 30<sup>th</sup> day of August 1982 before me, the undersigned a Notary Public in and for said State, personally appeared Scott B. Mills known to me to be the Asst. Vice Pres. and Robert L. Dawn known to me to be the Asst. Secretary of the corporation that 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.  
Witness my hand and official seal.

Norm Burbeck  
Notary Public in and for said State  
My commission expires 8-11-85



**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 9419, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON MARCH 17 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: August 3<sup>rd</sup>, 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 July 30, 1982  
EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES  
BY: Paul Campbell for E.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 May 21, 1982  
H.E. BREWER, CITY TREASURER  
BY: H.E. Brewer

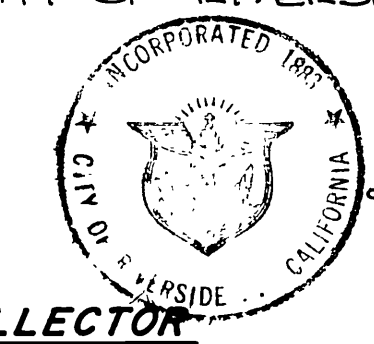
**SOIL REPORT**

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 12<sup>TH</sup> DAY OF JULY, 1977, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY C.H.J. MATERIALS LABORATORY, INC. JOB NO 2668-3.

**CITY CLERK'S CERTIFICATE**

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO 9419, 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 FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 17<sup>th</sup> DAY OF August, 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, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$300.00.

DATED 5-24, 1982  
DONNA BOUER BABCOCK  
COUNTY TAX COLLECTOR  
BY: Larry Knowles  
DEPUTY

**TAX BOND**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$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 8-3, 1982  
Gerald A. Maloney  
Clerk of the Board of Supervisors  
BY: Nancy Demuro

**ENGINEER'S CERTIFICATE**

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 TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING FEBRUARY, 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 AUGUST 17, 1981  
ERNEST N. WEBB, R.C.E. 2676  
BY: Ernest N. Webb

# TRACT NO. 9419

BEING A SUBDIVISION OF A PORTION OF LOTS 9, 10 AND 12 OF TEQUESQUITE HEIGHTS PER MAP BOOK 10 PAGE 31, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND A PORTION OF SECTION 1, T.3S., R.5W., S.B.B. & M.

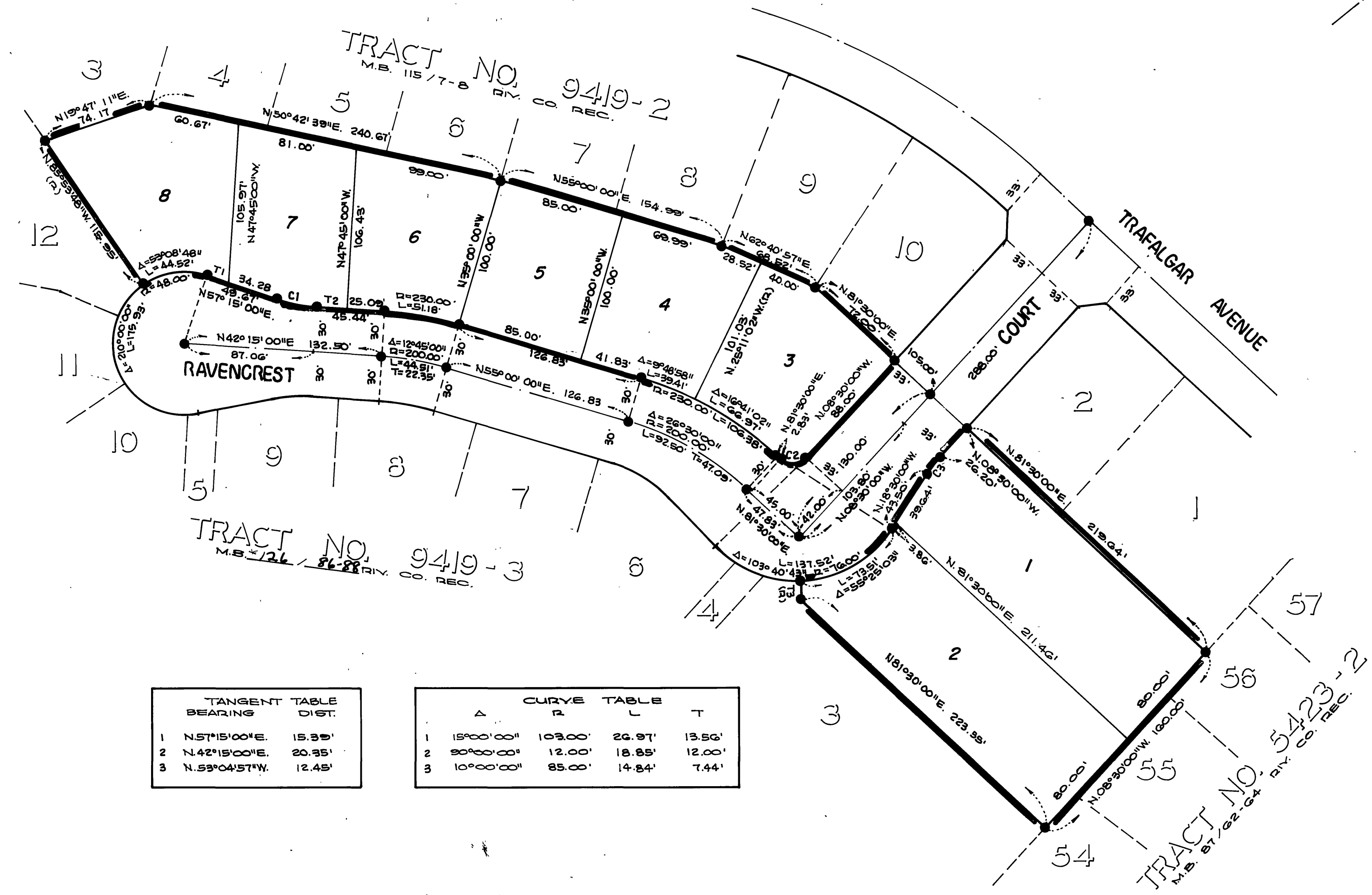
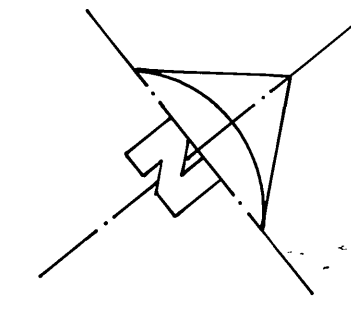
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

AUGUST 1981

SCALE: 1"=60'

## ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF RAVENCREST COURT TAKEN AS N.08°30'00"W. AS SHOWN BY MAP ON FILE IN BOOK \* 126 OF MAPS, AT PAGES 86 AND 88 THEREOF, RECORDS OF RIVERSIDE CO. CALIF.
2. ● DENOTES FOUND 1" IRON PIPE TAGGED R.C.E. 98TG, FLUSH, PER M.B. 126 / 86-88 RIV. CO. RECS., UNLESS OTHERWISE NOTED.
3. SET 1" IRON PIPE TAGGED R.C.E. 98TG, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
4. SET STEEL PIN IN TOP OF CURB TAGGED R.C.E. 98TG FOR SIDE LOT LINES PROJECTED.
5. THIS TRACT CONTAINS 2.01 ACRES GROSS.



CURVE TABLE			
Δ	R	L	T
1 15°00'00"	103.00'	26.97'	13.56'
2 30°00'00"	12.00'	18.85'	12.00'
3 10°00'00"	85.00'	14.84'	7.44'