

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

SHEET 1 OF 4 SHEETS

TRACT NO. 10454

BEING A SUBDIVISION OF A PORTION LOTS 5 AND 7 OF BLOCK 65, AS SHOWN ON A MAP OF LA SIERRA HEIGHTS TRACT NO. 2, FILED IN BOOK 7, PAGE 66, OF MAP BOOKS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

GEORGE D. SHAMBECK
L.S. NO. 3419
HALL & FOREMAN, INC.
COSTA MESA, CALIFORNIA
AUGUST, 1977

FILED
ON June 10, 1983
AT 12:00 P.M.
WILLIAM E. CONERLY
COUNTY RECORDER
BY [Signature]
FEE \$9.00
NO. 116034
FILED BY CITY CLERK
SUBDIV. G'TEE FIRST AMERICAN TITLE

OWNERSHIP CERTIFICATE

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 "J", AND FURTHER, THE UNDERSIGNED OWNERS, OUR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR ACCESS RIGHTS APPURTENANT TO LOT 4 AS SHOWN ON THE ANNEXED MAP OVER AND ACROSS LA SIERRA AVENUE, ADJOINING SAID LOT 4, AND HEREBY DEDICATE:

- 1. FOR DRAINAGE PURPOSES THE 12.00 FOOT WIDE EASEMENT WITHIN LOTS 19 AND 20 AS SHOWN ON SAID MAP.
2. FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY FACILITIES, THE EASEMENTS DESIGNATED AS "5' P.U.E." AND "5'X 30' P.U.E."

SIERRA HOMES LTD., A LIMITED PARTNERSHIP

BY: K & S DEVELOPMENT, INC., A CALIFORNIA CORPORATION, GENERAL PARTNER

[Signature]
JACK D. SHEETS, PRESIDENT

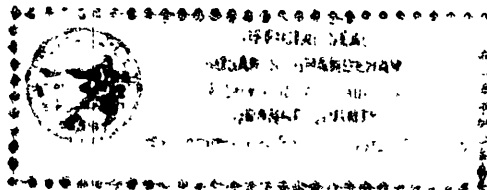
[Signature]
M.H. KOLL, VICE PRESIDENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

ON THIS 11th DAY OF MAY, 1983, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JACK D. SHEETS AND M.H. KOLL, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, ON BEHALF OF K & S DEVELOPMENT, INC., THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BYLAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS, SAID CORPORATION BEING KNOWN TO ME TO BE THE GENERAL PARTNER OF SIERRA HOMES, LTD., THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH PARTNER AND THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES 9-12-86

WITNESS MY HAND AND OFFICIAL SEAL.



[Signature]
NOTARY PUBLIC IN AND FOR SAID STATE

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.

H. E. BREWER, CITY TREASURER

DATE May 13, 1983

BY [Signature]

UTILITIES EASEMENT

THE CITY OF RIVERSIDE, BEING THE OWNERS OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP:

- 1. THE CITY OF RIVERSIDE, SUCCESSOR TO TWIN BUTTES WATER COMPANY, HOLDER OF RIGHT-OF-WAY FOR WATER DITCHES, CANALS, PIPELINES, ETC. FOR DOMESTIC AND IRRIGATING PURPOSES AS SET OUT IN DEED RECORDED AUGUST 11, 1919 IN BOOK 508, PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.
2. THE CITY OF RIVERSIDE, SUCCESSOR TO CITIZENS DOMESTIC WATER COMPANY, HOLDER OF A RIGHT-OF-ENTRY AND RIGHT-OF-WAY FOR CONSTRUCTION AND MAINTENANCE OF WATER PIPES, DITCHES AND OTHER CONDUITS, PER DEED RECORDED MARCH 18, 1926 IN BOOK 663, PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

DATED May 18, 1983.

FRED KRAY, DIRECTOR OF PUBLIC UTILITIES

BY: [Signature]

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. 10454, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD JULY 21, 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 APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON SAID MAP HAVE BEEN APPROVED, THAT THE PLANS FOR DRAINS, SEWERS AND DRAINAGE WORKS SUFFICIENT TO PROTECT ALL LOTS IN SAID 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 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.

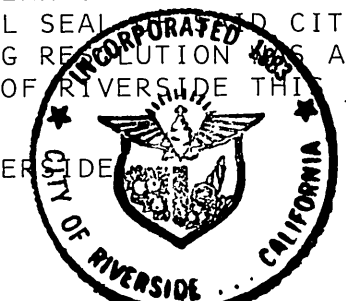
DATED May 19, 1983

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

BY: [Signature]

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF FOUR(4) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 10454 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS E, F, G, H, AND J, WHICH ARE ACCEPTED AS ONE FOOT BARRIER STRIPS TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY AND THAT THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HERE NAME THERE TO AS CITY CLERK OF THE CITY OF RIVERSIDE, 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 THE DAY OF May, 1983.



ALICE A. HARE, CITY CLERK OF THE CITY OF RIVERSIDE

BY: [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 DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED May 18, 1983

FRED KRAY, DIRECTOR OF PUBLIC UTILITIES

BY: [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 NOW A LIEN, BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$3,200.00

DATED 5-16, 1983

R. WAYNE WATTS, COUNTY TAX COLLECTOR

BY: [Signature]

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$3,200.00 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 5-31, 1983

GERALD A. MALONEY, CLERK OF THE BOARD OF SUPERVISORS

BY: [Signature]

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF FOUR(4) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING MAY, 1977, THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN ONE(1) YEAR FROM THE RECORDING DATE OF THIS MAP, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED May 11, 1983

GEORGE D. SHAMBECK, LICENSED SURVEYOR NO. 3419

BY: [Signature]

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 27TH DAY OF MARCH, 1978 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

BY: DAVID DEERING, R.C.E. #10106

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA Sheet 2 of 4 Sheets

TRACT NO. 10454

BEING A SUBDIVISION OF A PORTION OF LOTS 5 AND 7 OF BLOCK 65 AS SHOWN ON A MAP OF LA SIERRA HEIGHTS TRACT NO. 2 FILED IN BOOK 7 PAGE 66 OF MAP BOOKS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

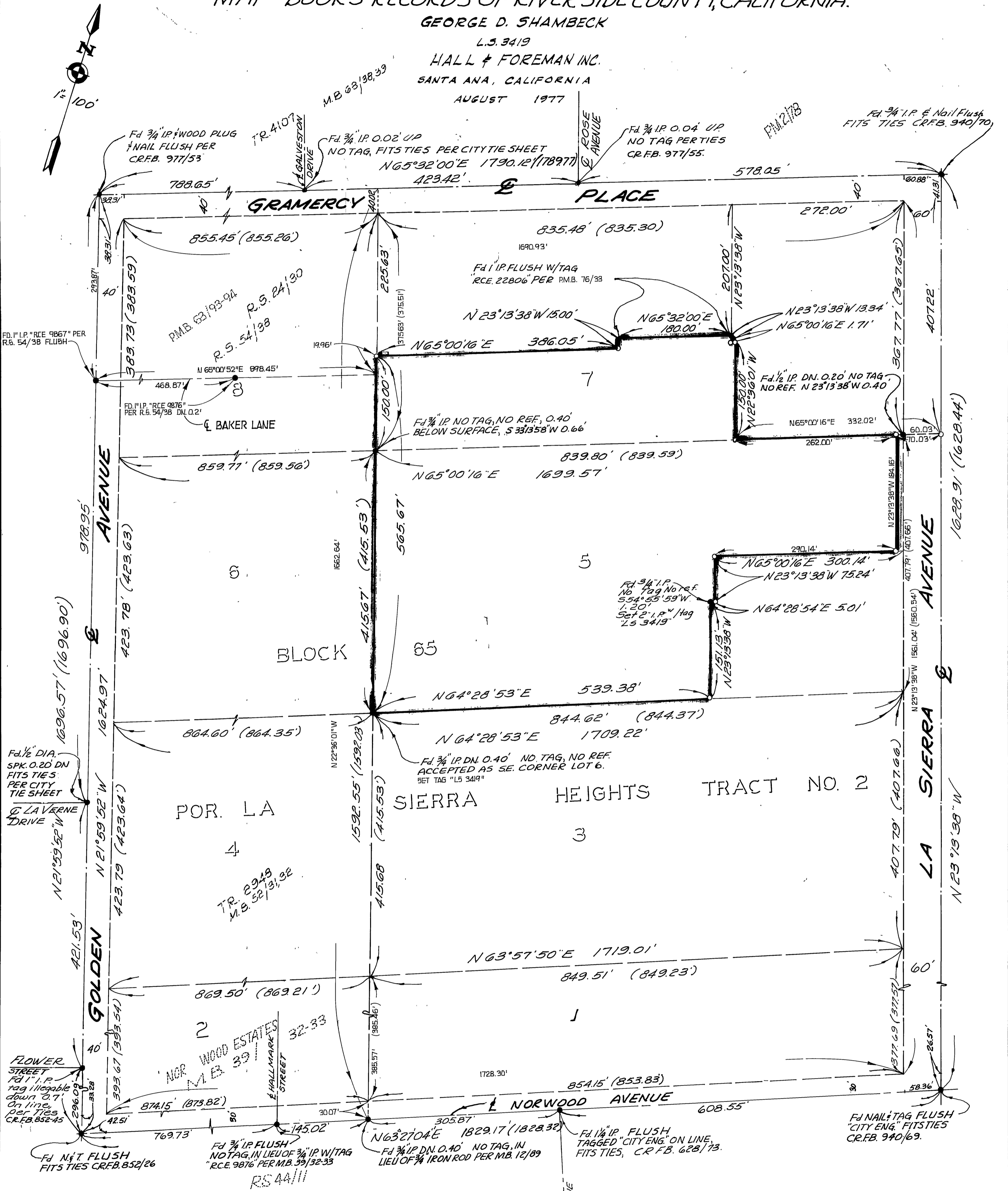
GEORGE D. SHAMBECK

L.S. 3419

HALL & FOREMAN INC.

SANTA ANA, CALIFORNIA

AUGUST 1977



SURVEYOR'S NOTES

1. BASIS OF BEARINGS ARE BASED ON THE CENTERLINE OF GRAMERCY PLACE, LOT F, BEING N 65° 32' 00" E, AS SHOWN ON A MAP OF LA SIERRA HEIGHTS, TRACT NO. 2, M.B. 7/66, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENTS ARE AS NOTED AND SHOWN THUS •
3. SET 2" I.P. W/TAG "L.S. 3419" FLUSH, AT ALL POINTS SHOWN THUS °
4. SET 1" I.P. W/TAG "L.S. 3419" FLUSH, AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
5. SET 1" I.P. W/TAG "L.S. 3419" FLUSH, AT ALL POINTS SHOWN THUS °
6. SET LEAD AND TAG "L.S. 3419" IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
7. THIS TRACT CONTAINS 836 ACRES.
8. DISTANCES IN PARENTHESIS ARE RECORD PER LA SIERRA HEIGHTS, TRACT NO. 2 M.B. 7/66 RECORDS OF RIVERSIDE COUNTY.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

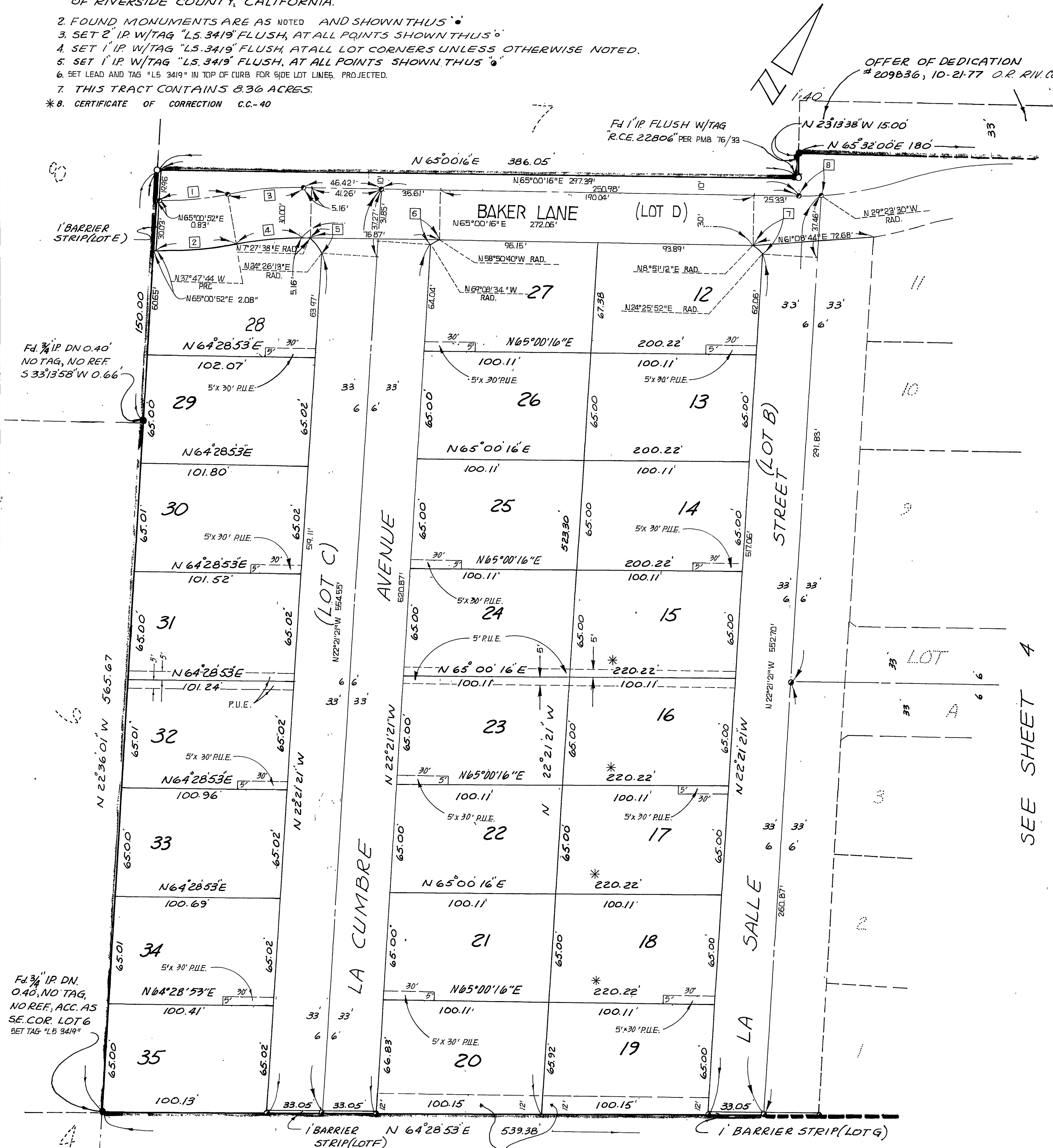
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L.S. 3419
HALL & FOREMAN, INC.
AUGUST 1977
SANTA ANA, CALIFORNIA

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2. FOUND MONUMENTS ARE AS NOTED AND SHOWN THUS: •
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4. SET 1" IP W/TAG "L.S. 3419" FLUSH, AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
5. SET 1" IP W/TAG "L.S. 3419" FLUSH, AT ALL POINTS SHOWN THUS: •
6. SET LEAD AND TAG "L.S. 3419" IN TOP OF CURB FOR SIDE LOT LINES, PROJECTED.
7. THIS TRACT CONTAINS 8.36 ACRES.
- * 8. CERTIFICATE OF CORRECTION C.C.-40



CURVE TABLE

	Δ	R	L	T
1	12°48'36"	200.00'	44.72'	22.45'
2	12°48'36"	230.00'	51.42'	25.82'
3	12°48'00"	200.00'	44.68'	22.43'
4	12°48'00"	170.00'	37.98'	19.07'
5	16°58'36"	29.50'	8.74'	4.40'
6	10°17'54"	29.50'	5.30'	2.66'
7	15°24'40"	29.50'	8.02'	4.04'

12' WIDE EASEMENT FOR DRAINAGE PURPOSES DEDICATED TO THE CITY OF RIVERSIDE.

SEE SHEET 4

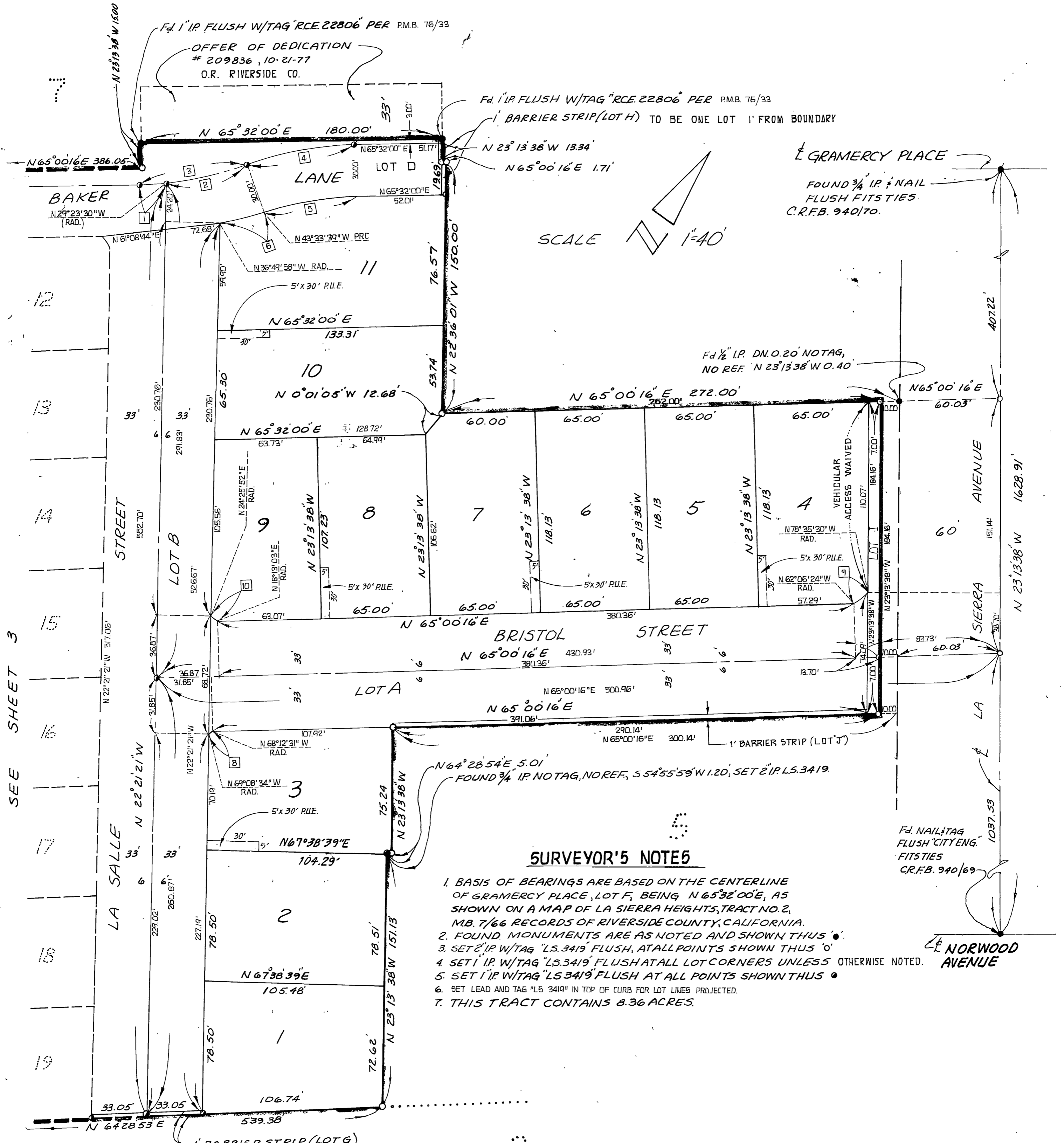
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2. FOUND MONUMENTS ARE AS NOTED AND SHOWN THUS ●.
3. SET 2" IP W/TAG "LS. 3419" FLUSH, AT ALL POINTS SHOWN THUS "O".
4. SET 1" IP W/TAG "LS. 3419" FLUSH AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
5. SET 1" IP W/TAG "LS. 3419" FLUSH AT ALL POINTS SHOWN THUS ●.
6. SET LEAD AND TAG "LS. 3419" IN TOP OF CURB FOR LOT LINES PROJECTED.
7. THIS TRACT CONTAINS 8.36 ACRES.

CURVE TABLE

Δ	RAD.	L	T	Δ	RAD.	L	T
1	4° 23' 46"	200.00'	15.35'	7.68'	6° 43' 41"	230.00'	27.01'
2	14° 10' 09"	200.00'	49.46'	24.86'	0° 56' 03"	29.50'	0.48'
3	18° 33' 55"	200.00'	64.81'	32.69'	16° 29' 06"	39.50'	11.37'
4	19° 05' 39"	200.00'	66.65'	33.64'	6° 12' 49"	29.50'	3.20'
5	19° 05' 39"	170.00'	56.65'	28.59'			