

UTILITY EASEMENT

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

- 1. AN EASEMENT OVER SAID LAND FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, IN FAVOR OF SO. SIERRAS POWER COMPANY, IN INSTRUMENT REC'D. JULY 16, 1927, IN BOOK 719, PAGE 267 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. A PERMANENT EASEMENT AND RIGHT OF WAY GRANTED TO CITIZENS DOMESTIC WATER COMPANY FOR WATER PIPES AND APPURTENANT FACILITIES, TOGETHER WITH CERTAIN WATER RIGHTS, AS SET OUT IN DEED REC'D. MAR. 18, 1926 IN BOOK 663, PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED Oct 5, 1983, FRED KRAY, DIRECTOR OF PUBLIC UTILITIES

BY: Fred Kray

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 STREET AND PUBLIC UTILITY PURPOSES LOT A, B AND C FOR CONSTRUCTION AND MAINTENANCE OF SEWER FACILITIES THE AREAS DESIGNATED AS 12' SEWER EASEMENT. WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS 5' P.U.E., 6' P.U.E., 10' P.U.E. AND 'BLANKET P.U.E.' WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES, THE EASEMENT DESIGNATED AS 12' STORM DRAIN EASEMENT.

P AND J DEVELOPMENT COMPANY, INC., A CALIFORNIA CORPORATION

Robert E. Pond PRES. Patricia Pond SEC.

FIRST-AMERICAN TITLE COMPANY, A CALIFORNIA CORPORATION

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } s.s. COUNTY OF RIVERSIDE

ON THIS 21st DAY OF September, 1983, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT E. POND AND PATRICIA POND PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND SECRETARY OF P AND J. DEVELOPMENT COMPANY, INC., 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 SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES WITNESS MY HAND AND OFFICIAL SEAL December 21, 1984

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } s.s. COUNTY OF RIVERSIDE

ON THIS DAY OF , 1983, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND SECRETARY OF FIRST AMERICAN TITLE INSURANCE COMPANY, 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 SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC IN AND FOR SAID STATE

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 17216-1

BEING A SUBDIVISION OF LOT 1 IN BLOCK 4 AND A PORTION LOT 6 IN BLOCK 2 AND A PORTION OF LOT 'D' OF LA SIERRA GARDENS PER MAP BOOK II, PAGES 42 THROUGH 50, RIVERSIDE COUNTY RECORDS AND PORTIONS OF SECTIONS 15 AND 22, T.3S., R.6W., RANCHO EL SOBRANTE DE SAN JACINTO PER MAP BOOK I, PAGE 8, SAN BERNARDINO COUNTY RECORDS.

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE CALIFORNIA JUNE, 1983

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. 17216, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON SEPTEMBER 9, 1982, 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: OCTOBER 5th, 1983 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 Oct 5, 1983 FRED KRAY DIRECTOR OF PUBLIC UTILITIES

BY: Fred Kray

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 Sept. 20, 1983 H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 28TH DAY OF SEPTEMBER, 1976, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: ASSOCIATED SOILS ENGINEERING, INC.

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. 17216-1, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT 'B' WHICH IS HEREBY ACCEPTED AS A 1' BARRIER STRIP TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT 'A', 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 11th DAY OF October, 1983

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 \$

DATED 9-27, 1983 B. WAYNE WATTS COUNTY TAX COLLECTOR

BY: Larry Kowalski DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ WAS BEING 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 GERALD A. MALONEY 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 MAY, 1983; 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 11, 1983

BY: A. Hubert Webb A. HUBERT WEBB, R.C.E. 11842

M.B. 134/64

M.B. 134/64

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 17216-1

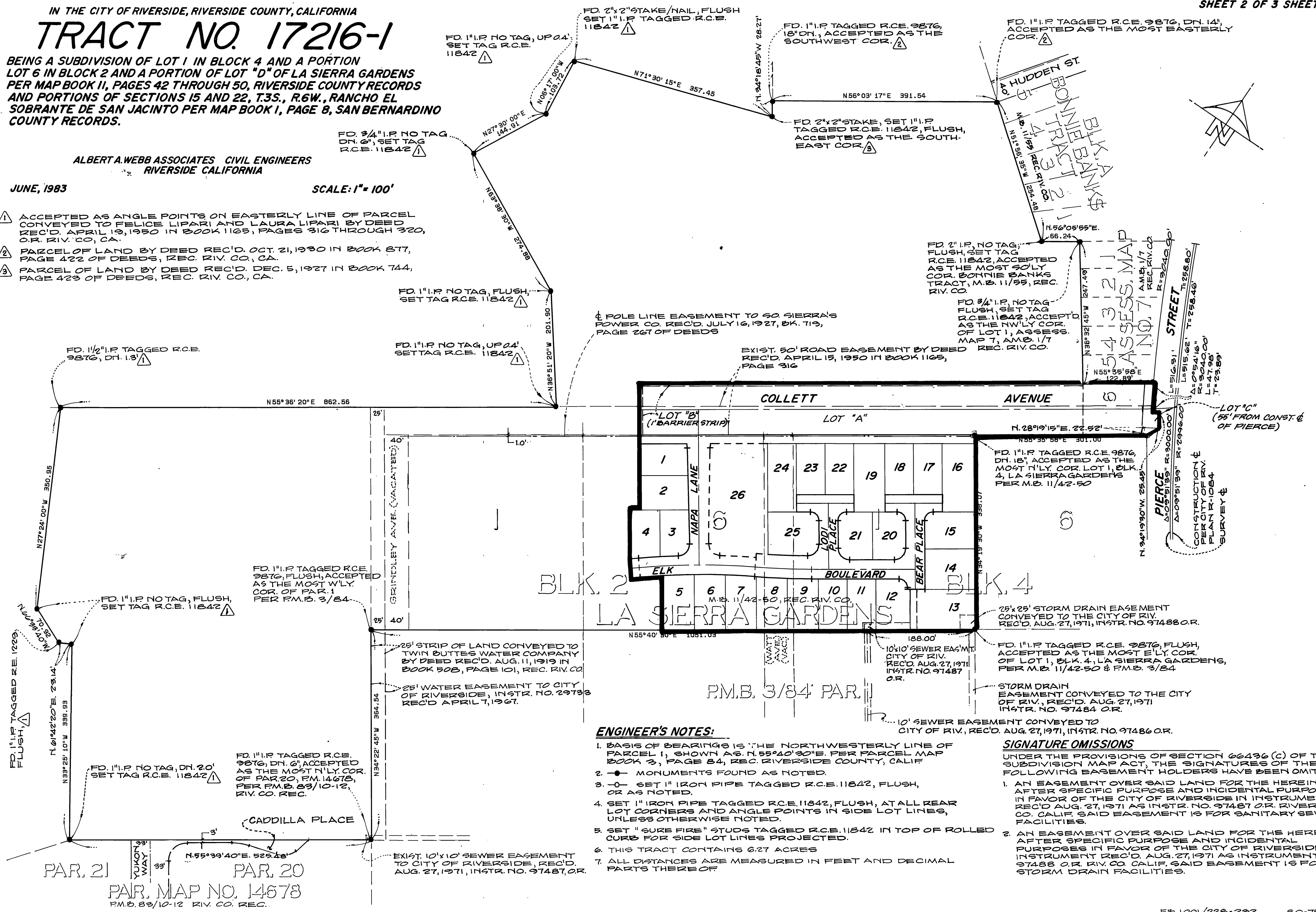
BEING A SUBDIVISION OF LOT 1 IN BLOCK 4 AND A PORTION LOT 6 IN BLOCK 2 AND A PORTION OF LOT "D" OF LA SIERRA GARDENS PER MAP BOOK 11, PAGES 42 THROUGH 50, RIVERSIDE COUNTY RECORDS AND PORTIONS OF SECTIONS 15 AND 22, T.3S., R.6W., RANCHO EL SOBRANTE DE SAN JACINTO PER MAP BOOK 1, PAGE 8, SAN BERNARDINO COUNTY RECORDS.

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

JUNE, 1983

SCALE: 1" = 100'

- △ ACCEPTED AS ANGLE POINTS ON EASTERLY LINE OF PARCEL CONVEYED TO FELICE LIPARI AND LAURA LIPARI BY DEED REC'D. APRIL 13, 1950 IN BOOK 1163, PAGES 316 THROUGH 320, O.R. RIV. CO., CA.
- △ PARCEL OF LAND BY DEED REC'D. OCT. 21, 1930 IN BOOK 877, PAGE 422 OF DEEDS, REC. RIV. CO., CA.
- △ PARCEL OF LAND BY DEED REC'D. DEC. 5, 1927 IN BOOK 744, PAGE 423 OF DEEDS, REC. RIV. CO., CA.



### ENGINEER'S NOTES:

1. BASIS OF BEARINGS IS THE NORTHWESTERLY LINE OF PARCEL 1, SHOWN AS N. 55°40'30"E. PER PARCEL MAP BOOK 3, PAGE 84, REC. RIVERSIDE COUNTY, CALIF.
2. MONUMENTS FOUND AS NOTED.
3. -○- SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, OR AS NOTED.
4. SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
5. SET "SURE FIRE" STUDS TAGGED R.C.E. 11842 IN TOP OF ROLLED CURB FOR SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 6.27 ACRES
7. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.

### SIGNATURE OMISSIONS

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

1. AN EASEMENT OVER SAID LAND FOR THE HEREIN-AFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE IN INSTRUMENT REC'D. AUG. 27, 1971 AS INSTR. NO. 97487 O.R. RIVERSIDE CO. CALIF. SAID EASEMENT IS FOR SANITARY SEWER FACILITIES.
2. AN EASEMENT OVER SAID LAND FOR THE HEREIN-AFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE IN INSTRUMENT REC'D. AUG. 27, 1971 AS INSTRUMENT NO. 97488 O.R. RIV. CO. CALIF. SAID EASEMENT IS FOR STORM DRAIN FACILITIES.

M.B. 134/65

M.B. 134/65

**ENGINEER'S NOTES:**

1. BASIS OF BEARINGS IS THE NORTHWESTERLY LINE OF PARCEL 1, SHOWN AS N.55°40'30"E PER PARCEL MAP BOOK 3, PAGE 84, REC. RIVERSIDE COUNTY, CALIF.
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5. SET "SURE FIRE" STUDS TAGGED R.C.E. 11842 IN TOP OF ROLLED CURB FOR SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 6.27 ACRES.
7. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.

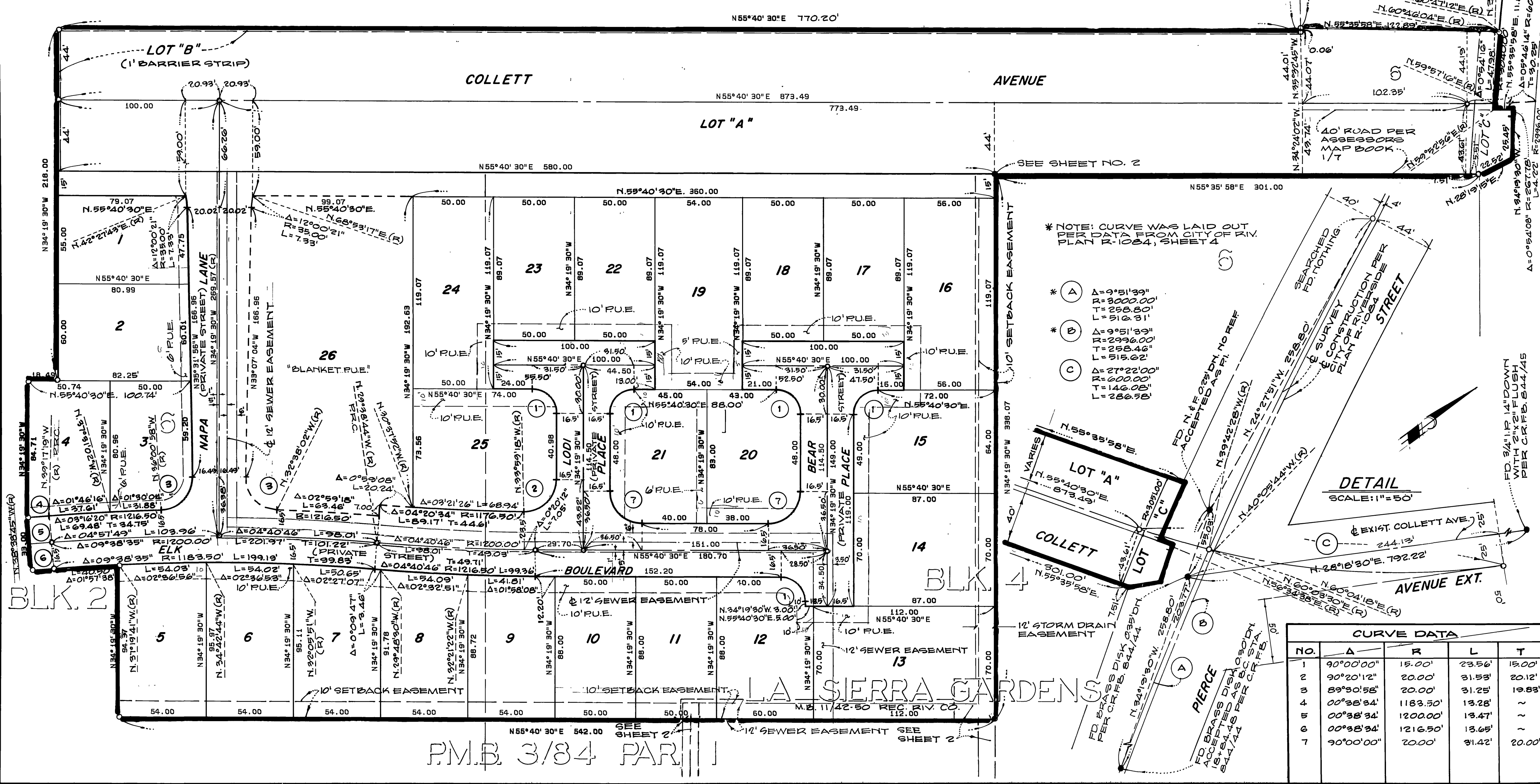
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA.

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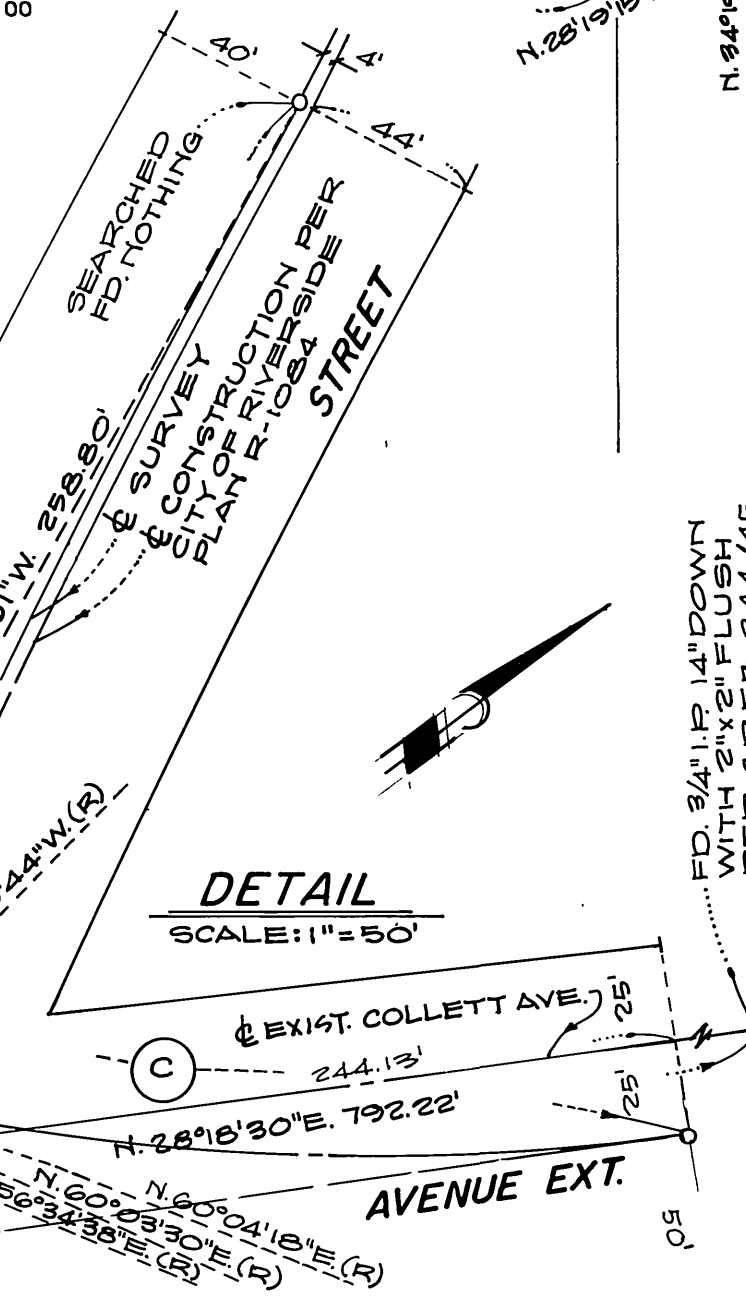
ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA  
JUNE, 1983 SCALE: 1" = 40'

M.B. 134/66



\* NOTE: CURVE WAS LAID OUT WITH DATA FROM CITY OF RIV. PLAN R-1084, SHEET 4

- \* (A) Δ=9°51'39" R=3000.00' L=516.93' T=268.80'
- \* (B) Δ=9°51'39" R=2996.00' L=515.62' T=268.46'
- (C) Δ=27°22'00" R=600.00' L=146.02' T=286.58'



| CURVE DATA |           |          |        |        |
|------------|-----------|----------|--------|--------|
| NO.        | Δ         | R        | L      | T      |
| 1          | 90°00'00" | 15.00'   | 23.56' | 15.00' |
| 2          | 90°20'12" | 20.00'   | 31.53' | 20.12' |
| 3          | 89°30'58" | 20.00'   | 31.25' | 19.83' |
| 4          | 00°38'34" | 1183.50' | 13.28' | ~      |
| 5          | 00°38'34" | 1200.00' | 13.47' | ~      |
| 6          | 00°38'34" | 1216.50' | 13.65' | ~      |
| 7          | 90°00'00" | 20.00'   | 31.42' | 20.00' |

M.B. 134/66

SEE SHEET 2  
P.M.B. 3/84 PART 1