

Copy

140/26

**UTILITIES EASEMENTS**

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP: CITY OF RIVERSIDE AS SUCCESSOR TO TWIN BUTTES WATER COMPANY BY DEED RECORDED AUGUST 11, 1919 IN BOOK 508, PAGE 101 OF DEEDS AS SUCCESSOR TO CITIZENS DOMESTIC WATER COMPANY BY DEED RECORDED MARCH 26, 1926 IN BOOK 663, PAGE 591 OF DEEDS, FOR WATER DITCHES, CANALS, PIPELINE, FLUMES AND CONDUITS FOR CONVEYING AND DISTRIBUTING AND DISTRIBUTING WATER FOR DOMESTIC AND IRRIGATION PURPOSES, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT AND INCIDENTS THEREOF GRANTED TO CITY OF RIVERSIDE, RECORDED SEPTEMBER 20, 1974, BY INSTRUMENT NO. 122133, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT AND INCIDENTS THEREOF GRANTED TO CITY OF RIVERSIDE, RECORDED SEPTEMBER 20, 1974, BY INSTRUMENT NO. 122134, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED May 7, 1984

FRED KRAY  
DIRECTOR OF PUBLIC UTILITIES

**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, LOTS "A", "B" AND "C". WE HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "BLANKET R.U.E.", "5' R.U.E.", "5' X 25' R.U.E." AND "5' X 30' R.U.E."

CALMARK PROPERTIES INC., A DELAWARE CORPORATION

L. Bill Kaufmann  
L. BILL KAUFMANN PRES.

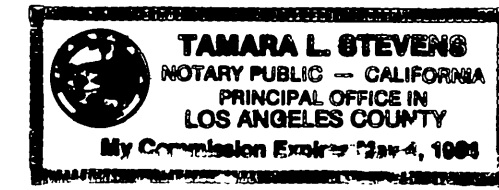
Bernard R. Shepard  
BERNARD R. SHEPARD  
SEC. & TREAS.

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES ) S.S.

ON THIS 6<sup>th</sup> DAY OF MAY, 1984, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED L. BILL KAUFMANN AND BERNARD R. SHEPARD, KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY-TREASURER RESPECTIVELY OF 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 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.



Tamara L. Stevens  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES: MAY 4, 1984

**SIGNATURE OMISSIONS**

IN ACCORDANCE WITH SECTION 66436(c)(1) OF THE CALIFORNIA GOVERNMENT CODE, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDER HAS BEEN OMITTED, SINCE ITS INTEREST CANNOT RIPEN INTO A FEE. A PERPETUAL EASEMENT AND RIGHT OF WAY GRANTED TO THE CITY OF RIVERSIDE FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, REPLACEMENT, RELOCATION, RENEWAL AND REMOVAL OF STORM DRAIN FACILITIES, RECORDED JUNE 3, 1977, BY INSTRUMENT NO. 102148, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

**TRACT NO. 6301**

BEING A SUBDIVISION OF PORTIONS OF SECTIONS 9 AND 10, T.3S., R.6.W., OF RANCHO LA SIERRA, PER MAP BOOK 6, PAGE 70 THEREOF, RECORDS OF RIVERSIDE CO., CALIF.

AUGUST, 1982

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

**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. 6301, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON OCTOBER 17, 1974, 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: May 7<sup>th</sup>, 1984

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 May 7, 1984

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 May 7, 1984

H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

**SOIL REPORT**

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 8TH DAY OF JULY, 1977, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY PACIFIC FOUNDATION ENGINEERS, 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. 6301, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT "C" WHICH IS HEREBY ACCEPTED AS A 1' BARRIER STRIP TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "A". 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 8<sup>th</sup> DAY OF May, 1984.

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 \$ 2,900.00.

DATED May 4, 1984

R. WAYNE WATTS  
COUNTY TAX COLLECTOR

BY: Marie R. Torres  
DEPUTY

**TAX BOND**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 2,900.00 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 5-8, 1984

GERALD A. MALONEY  
CLERK  
OF THE BOARD OF SUPERVISORS

BY: R. D. O'Leary

**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 AUGUST, 1977; 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 April 12, 1984

BY: Albert Webb  
A. HUBERT WEBB R.C.E. 11842

FILED  
ON MAY 10, 1984

AT 2:00 P.M.

WILLIAM E. CONERLY  
COUNTY RECORDER

BY: Santa Ragan

FEES \$ 10.00

NO. 98658

FILED BY CITY CLERK

SUB'DN G'TEE TRANSCONTINENTAL  
TITLE INSURANCE COMPANY

M.B. 140/26

M.B. 140/26

TRACT NO. 2360  
M.B. 44/40, 41 RIV. CO. REC.

FD. 1/4" I.P. TAGGED R.C.E. 9876,  
FLUSH, PER M.B. 44/40, 41 RIV. CO. REC.

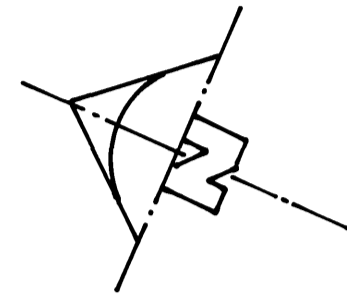
FD. 60d NAIL AND CITY ENGINEERS  
TAG, FLUSH, PER CITY OF RIVERSIDE  
F.B. 977/52 AND M.B. 126/4-8  
RIV. CO. REC.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 6301**  
BEING A SUBDIVISION OF PORTIONS OF SECTIONS 9 AND  
10, T.3S., R.6.W., OF RANCHO LA SIERRA, PER MAP BOOK 6,  
PAGE 70 THEREOF, RECORDS OF RIVERSIDE CO., CALIF.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

AUGUST, 1982

SCALE: 1" = 60'

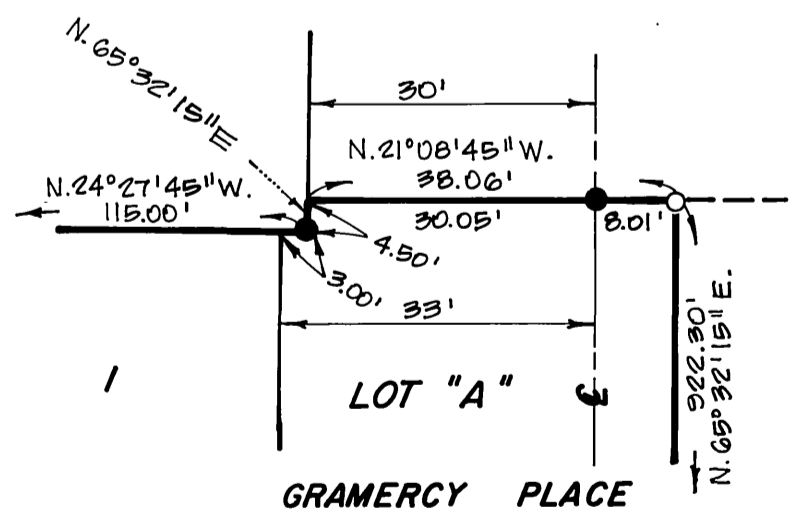


EXISTING 5' R.U.E., REC'D. SEPT. 20, 1974,  
BY INST. NO. 122133, O.R. RIV. CO.

**ENGINEER'S NOTES**

1. BASIS OF BEARINGS IS THE CENTERLINE OF CIRCLE VIEW DRIVE TAKEN AS N.24°27'45"W. AS SHOWN ON MAP OF TRACT NO. 6301-1 ON FILE IN BOOK 93 OF MAPS AT PAGES 7, 8 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, PER TRACT NO. 6301-1, M.B. 93/7, 8 RIV. CO. RECS. UNLESS OTHERWISE NOTED.
3. ○ INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, PER TRACT NO. 6301-6, M.B. 126/8, 9 RIV. CO. RECS. UNLESS OTHERWISE NOTED.
4. ▲ INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, PER TRACT NO. 6301-3, M.B. 126/4-7 RIV. CO. RECS. UNLESS OTHERWISE NOTED.
5. ⊙ INDICATES FOUND 3/4" IRON PIPE TAGGED R.C.E. 9876, FOR ANGLE POINTS IN BOUNDARY LINE OF INSTR. NO. 192798, RECORDED DEC. 15, 1976, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
6. ○ INDICATES SET 1" IRON PIPE TAGGED R.C.E. 11842 FLUSH.
7. 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.
8. SET STEEL PIN IN TOP OF CURB TAGGED R.C.E. 11842 FOR SIDE LOT LINES PROJECTED.
9. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
10. THIS TRACT CONTAINS 17.05 ACRES GROSS

EXISTING 5' R.U.E., REC'D. SEPT. 20, 1974,  
BY INST. NO. 122134, O.R. RIV. CO.



**DETAIL "A"**  
NO SCALE

CURVE DATA				
NO.	Δ	R	T	L
1	8°51'46"	200.00'	19.90'	30.94'

SEE SHEET NO. 3

Copy

140/27

TRACT NO. 6301-6  
M.B. 126/8, 9 RIV. CO. REC.

FORDHAM PLACE

TRACT NO. 6301-6  
M.B. 126/8, 9 RIV. CO. REC.

TRACT NO. 6301-6  
M.B. 126/8, 9 RIV. CO. REC.

EXISTING 10' R.U.E., REC'D. SEPT. 20, 1974, BY INST. NO. 122134, O.R. RIV. CO.

TRACT NO. 6301-1  
M.B. 93/7, 8 RIV. CO. REC.

CREIGHTON STREET

CREIGHTON STREET

CREIGHTON STREET

LOT "A"

GRAMERCY PLACE

GRAMERCY PLACE

GRAMERCY PLACE

GRAMERCY PLACE

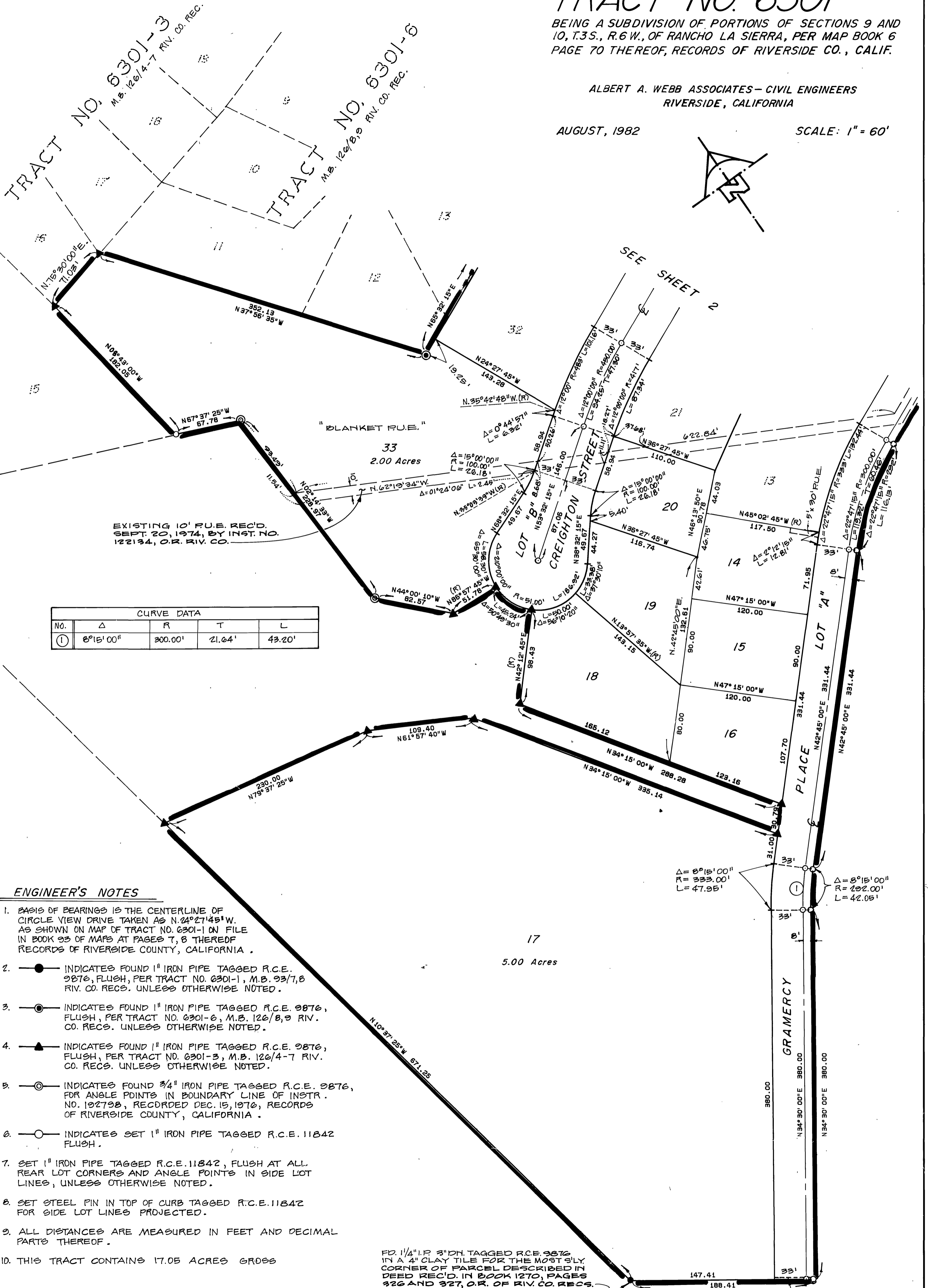
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 6301**  
BEING A SUBDIVISION OF PORTIONS OF SECTIONS 9 AND 10, T.3S., R.6W., OF RANCHO LA SIERRA, PER MAP BOOK 6 PAGE 70 THEREOF, RECORDS OF RIVERSIDE CO., CALIF.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

AUGUST, 1982

SCALE: 1" = 60'

copy



EXISTING 10' P.U.E. REC'D.  
SEPT. 20, 1974, BY INST. NO.  
122134, O.R. RIV. CO.

CURVE DATA				
NO.	Δ	R	T	L
①	8°15'00"	300.00'	21.64'	43.20'

**ENGINEER'S NOTES**

1. BASIS OF BEARINGS IS THE CENTERLINE OF CIRCLE VIEW DRIVE TAKEN AS N.24°27'45"W. AS SHOWN ON MAP OF TRACT NO. 6301-1 ON FILE IN BOOK 93 OF MAPS AT PAGES 7, 8 THEREOF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, PER TRACT NO. 6301-1, M.B. 93/7,8 RIV. CO. RECS. UNLESS OTHERWISE NOTED.
3. ○ INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, PER TRACT NO. 6301-6, M.B. 126/8,9 RIV. CO. RECS. UNLESS OTHERWISE NOTED.
4. ▲ INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, PER TRACT NO. 6301-3, M.B. 126/4-7 RIV. CO. RECS. UNLESS OTHERWISE NOTED.
5. ⊙ INDICATES FOUND 3/4" IRON PIPE TAGGED R.C.E. 9876, FOR ANGLE POINTS IN BOUNDARY LINE OF INSTR. NO. 192798, RECORDED DEC. 15, 1970, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
6. ○ INDICATES SET 1" IRON PIPE TAGGED R.C.E. 11842 FLUSH.
7. 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.
8. SET STEEL PIN IN TOP OF CURB TAGGED R.C.E. 11842 FOR SIDE LOT LINES PROJECTED.
9. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
10. THIS TRACT CONTAINS 17.05 ACRES GROSS

FD. 1 1/4" I.P. 3" DN. TAGGED R.C.E. 9876 IN A 4" CLAY TILE FOR THE MOST SLY. CORNER OF PARCEL DESCRIBED IN DEED REC'D. IN BOOK 1270, PAGES 326 AND 327, O.R. OF RIV. CO. RECS.