

143/5 M.B. 143/5

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA TRACT NO. 9787

BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 4 IN BLOCK 43 OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN ON A MAP ON FILE IN BOOK 1, PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LOCATED IN RANCHO EL SOBRANTE DE SAN JACINTO.

KWC ENGINEERS, INC. CORONA, CA MARCH 1984

PUBLIC UTILITIES EASEMENT

The City of Riverside, being the owner of the following described easements, hereby consents to the mapping and filing of the annexed map.

- 1. An easement to the City of Riverside, successor in interest to Southern California Edison Company, owners of a pole line, conduit and underground facilities easement, being 4 feet wide, as recorded October 18, 1956 in book 1987 page 402 of Official Records of Riverside County, California.
2. An easement to the City of Riverside, successor in interest to Southern California Edison Company, owners of a pole line, conduit and underground facilities easement, being 5 feet wide, per instrument No. 36995, recorded March 25, 1964 of Official Records of Riverside County, California.
3. A right of way for construction and maintenance of all necessary water ditches, pipes or flumes for irrigation or domestic purposes as granted to Riverside Canal Company and Riverside Water Company in Deeds recorded April 26, 1882 in Book 28, page 635 and August 14, 1885 in Book 42, pages 294 and 296, respectively, Deeds, San Bernardino County Records.

Dated July 6, 1984 Fred Kray Director of Public Utilities

OWNERSHIP

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 distinctive border line, and we hereby dedicate to public use for street and public utility purposes Lots "A" through "C" inclusive; 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 and pedestrian access rights appurtenant to Lots 11 and 12 on, over and across Fillmore Street and Magnolia Avenue adjoining said lots, as shown on the annexed map; We further dedicate for construction and maintenance of sidewalk facilities the easement designated as "6' sidewalk easement"; We further dedicate for construction and maintenance of electric distribution facilities and tree planting the easement designated as "10' public utilities easement and tree planting easement," and for electric distribution facilities the easements designated as "Blanket P.U.E."

COVINGTON HOMES, SOUTHERN CALIFORNIA INC., A DELAWARE CORPORATION.

George A. Liolios President SHARUL P. PARTIDA Secretary

NOTARY ACKNOWLEDGEMENT

State of California ) County of ORANGE ) ss.

On this 3rd day of JULY, 1984, before me TERESA L. ANGELOSANTO a Notary Public in and for said State, personally appeared GEORGE A. LIOLIOS and SHARUL P. PARTIDA personally known to me/proved on the basis of satisfactory evidence to be the persons who executed the within instrument as President and Secretary of Covington Homes, Southern California Inc., a Delaware Corporation, and acknowledged to me that the corporation executed the same.

My Commission Expires 10-8-84



Witness my hand and official seal. Teresa L. Angelosanto

SIGNATURE OMISSION

Pursuant to Section 66436 of the Subdivision Map Act, of the State of California, the signature of the following Easement Holders have been omitted since their interest cannot ripen into fee.

- 1. An easement to the City of Riverside, successor in interest to La Sierra Community Services District, owners of a sewer easement, being 10.00 feet wide, per Instrument recorded September 15, 1960, as Instrument No. 80867, of Official Records of Riverside County, California.
2. An easement to the Pacific Telephone and Telegraph Company, the owners of an easement for pole line and conduits being 5.00 feet wide per Instrument No. 89189 recorded May 2, 1979 of Official Records of Riverside County, California.

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within map; that the subdivision as shown hereon is substantially the same as it appeared on the Tentative Map of Tract No. 9787, which was approved by the Riverside City Planning Commission on May 5, 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 all 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 July 6, 1984 Robert C. Wales, RCE 18793 Director of Public Works

UTILITIES CERTIFICATE

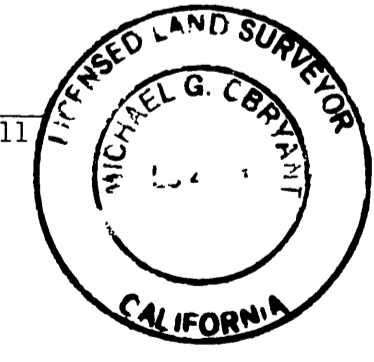
I hereby certify that the subdivider named on this map has deposited with the City of Riverside Public Utilities Department sufficient funds or made the required arrangements and provisions for the installation of water and electric facilities necessary to provide service to all parcels as shown on this 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 6, 1984 Fred Kray Director of Public Utilities

SURVEYOR'S CERTIFICATE

I hereby certify that I am a licensed Land Surveyor of the State of California and that this map consisting of 2 sheets, correctly represents a survey made under my supervision during February of 1984, and that all monuments shown thereon actually exist and their positions are correctly shown or will be in place within one year from the 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 May 4, 1984 Michael G. O'Bryant, L.S. No. 4311



SOIL REPORT

A preliminary soil report was prepared on the 2nd day of September, 1977 as required by the Health and Safety Code of California, Section 17953 by H.V. Lawmaster & Co.

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of 2 sheets be, and the same is hereby accepted as the final map of Tract No. 9787, and the streets and easements are hereby accepted as public streets and easements except Lot "C" which is excepted as a 1.00 foot 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 the City Council of the City of Riverside this 10th day of July, 1984.



Alice A. Hare City Clerk of the City of Riverside, California

TAX COLLECTOR 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 or special assessments collected as taxes, now a lien but not yet payable, which are estimated to be \$3000.00

Dated 7-3, 1984 R. WAYNE WAITS County Tax Collector

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$3,000.00 has been executed and filed with the Board of Supervisors of the County of Riverside, State of 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 July 16, 1984 GERALD A. MALONEY Clerk of the Board of Supervisors

CITY TREASURER'S CERTIFICATE

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 July 3, 1984 H. E. BREWER City Treasurer

M.B. 143/5

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

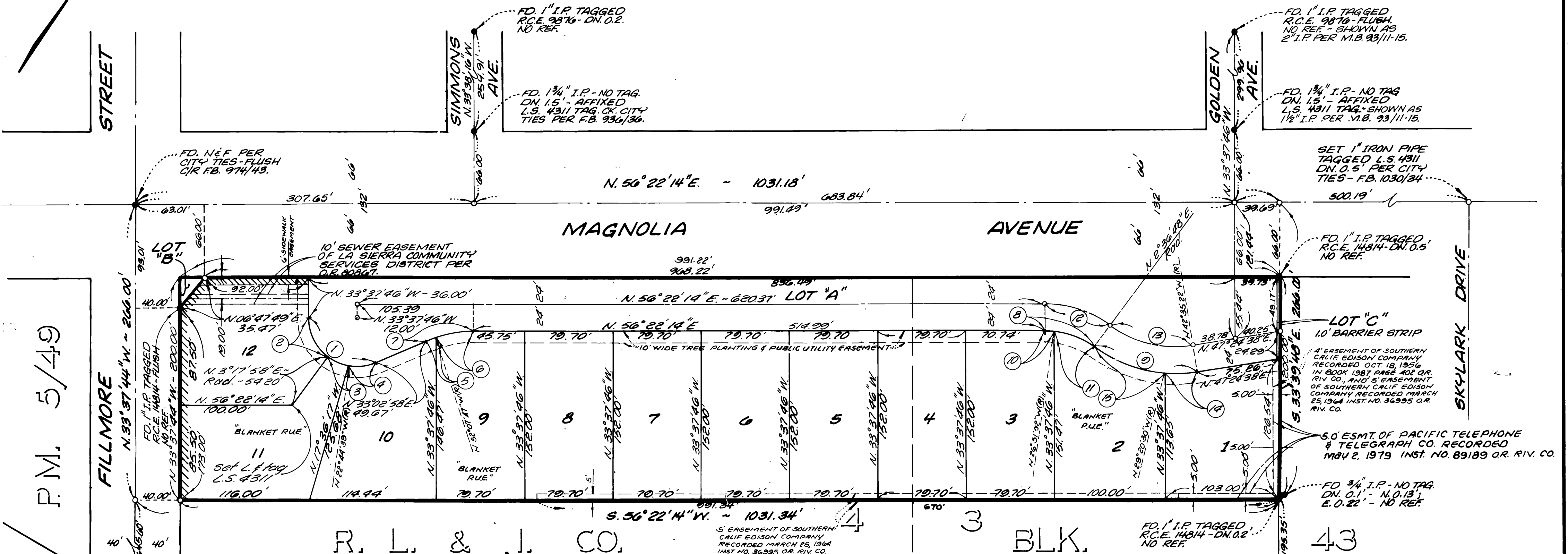
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KWC ENGINEERS, INC.  
CORONA, CA.

MARCH 1984

SCALE: 1"=60'



R. L. & I. CO.

### SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS TAKEN AS THE CENTERLINE OF FILLMORE STREET, BEING N. 33° 37' 44" W, AS SHOWN IN BOOK 5, PAGE 49 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENT, AS NOTED.
3. ○ INDICATES SET 1" IRON PIPE TAGGED L.S. 4311, FLUSH, UNLESS OTHERWISE NOTED.
4. LLLLL INDICATES WAIVER OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS.
5. SET 1" IRON PIPE TAGGED L.S. 4311-FLUSH- AT ANGLE POINT IN SIDE LOT LINE BETWEEN LOTS 11 & 12
6. SET LEAD AND TACK WITH L.S. 4311 TAGS IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES.
7. SET NAIL WITH L.S. 4311 TAG ON CONCRETE BLOCK WALL AT REAR LOT CORNERS UNLESS OTHERWISE NOTED.
8. THIS TRACT CONTAINS 3.33 ACRES, NET.

### CURVE DATA

NO.	Δ	R.	L.	T.
1.	113° 10' 16"	44.00	87.02	66.89'
2.	58° 04' 15"	44.00	40.76	21.97'
3.	28° 08' 37"	44.00	20.00	10.18'
4.	34° 12' 23"	44.00	26.27	13.54'
6.	4° 40' 15"	107.00	3.00	4.50'
6.	18° 30' 01"	107.00	34.55	17.43'
7.	23° 10' 16"	107.00	43.55	22.08'
8.	36° 14' 31"	78.00	48.07	24.87'
9.	45° 12' 10"	124.00	97.83	51.68'
10.	6° 46' 44"	76.00	8.99	4.50'
11.	29° 27' 50"	76.00	30.08	19.98'
12.	36° 14' 34"	100.00	63.26	32.73'
13.	45° 12' 10"	100.00	78.89	41.63'
14.	13° 14' 52"	124.00	28.67	14.40'
15.	31° 57' 18"	124.00	69.76	35.50'

RIVERSIDE ROUTE  
FREEWAY  
91

FD. CONC. WELL MON.  
W/ BRASS CAP STAMPED  
"FILL. BT. CUL. DE SAC"  
DN. 10' - PER STATE HWY.  
RIV. MAP - RIV. CO.  
SURVEY FILE NO. 204/79  
R.M.B. 5/49

SKYLARK TERRACE  
MB 31/85  
LOT 35