

145/31 M.B. 145/31

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT MAP 19119-1

BEING A SUBDIVISION OF A PORTION OF LOT 82 OF S.C.C.A. LANDS AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LOCATED IN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 WEST, S.B.M.

MAY 1984

HAWKINS, ROBERTSON & ASSOCIATES  
RIVERSIDE, CALIFORNIA

RECORDER'S CERTIFICATE  
FILED THIS 3RD DAY OF OCT. 1984 AT  
3:15 P.M. IN BOOK 145 OF MAPS AT PAGES 31-33 AT  
THE REQUEST OF THE CITY CLERK.

FEES: 10.00  
NUMBER: 215038  
WILLIAM F. CONERLY  
COUNTY RECORDER  
By: Loris S. Jones DEPUTY

SUBDIVISION GUARENTEE: SAFECO TITLE INSURANCE  
A CALIFORNIA CORPORATION

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 SURVEY MADE UNDER MY SUPERVISION DURING MARCH, 1983. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN ONE (1) YEAR FROM THE RECORDING DATE OF THIS AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

8-21-84 DATE  
Curtis E. Hawkins  
CURTIS E. HAWKINS  
L.S. 3163

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 19119, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON MARCH 3, 1983, 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; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR 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: September 11, 1984  
ROBERT C. WALES, R.C.E. 18793  
DIRECTOR OF PUBLIC WORKS  
By: Robert C. Wales

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 19119-1 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT "C" AND LOT "D", WHICH ARE HEREBY ACCEPTED AS ONE FOOT BARRIER STRIPS TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "B" 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 18th DAY OF September 1984

ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE  
By: Alice A. Hare DEPUTY

SOIL REPORT  
A PRELIMINARY REPORT WAS PREPARED ON THE SIXTEENTH DAY OF OCTOBER 1980, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953, BY: GEO-EKTA LABORATORIES.

## OWNER'S CERTIFICATE

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 DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE FOR STREET PURPOSES AND PUBLIC UTILITY FACILITIES LOTS "A", "B", "C" AND "D". FURTHER, WE THE UNDERSIGNED OWNERS AND 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 1, ON, OVER AND ACROSS COLUMBIA AVENUE ADJOINING SAID LOT, WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES THE EASEMENT DESIGNATED AS "5" P.U.E.

Albert A. Rohnke Wanda I. Rohnke  
ALBERT A. ROHNKE WANDA I. ROHNKE

AS TRUSTEE: SAFECO TITLE INSURANCE COMPANY  
A CALIFORNIA CORPORATION, UNDER DEEDS OF TRUST  
RECORDED 10-27-80, # 198900 AND 1-19-81 # 9526, O.R.

John E. Ward James L. Cammack  
John E. Ward, Asst. Vice President James L. Cammack, Asst. Secretary

## NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)SS  
COUNTY OF ORANGE)

ON THIS 5th DAY OF SEPTEMBER, IN THE YEAR  
1984, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN  
AND FOR SAID STATE, PERSONALLY APPEARED

ALBERT A. ROHNKE AND  
WANDA I. ROHNKE

, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED IT.

MY COMMISSION EXPIRES DEC. 3, 1986  
WITNESS MY HAND AND OFFICIAL SEAL.

Glennita Hannon NOTARY PUBLIC IN AND FOR SAID STATE

## NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)SS  
COUNTY OF RIVERSIDE)

ON THIS 4th DAY OF SEPTEMBER, 1984, BEFORE ME,  
James L. Cammack, A NOTARY PUBLIC IN AND FOR SAID  
STATE, PERSONALLY APPEARED John E. Ward & James L. Cammack

(PERSONALLY KNOWN TO ME / PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS Asst. Vice President / Asst. Secretary OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED THAT THE CORPORATION EXECUTED (THE SAME / IT).

MY COMMISSION EXPIRES 12-21-84  
WITNESS MY HAND AND OFFICIAL SEAL.

James L. Cammack

SIGNATURE OMISSION  
PURSUANT TO SECTION 60436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE:

A RIGHT OF WAY OVER SAID LAND FOR ALL WATER DITCHES THAT MAY BE REQUIRED FOR IRRIGATION AND OTHER PURPOSES OF THE RIVERSIDE LAND AND IRRIGATION COMPANY, AS RESERVED TO SAID COMPANY AND THE RIVERSIDE CANAL COMPANY.

A RIGHT OF WAY GRANTED TO J. M. HUNTER AND GEORGIA L. HUNTER, FOR A DRAIN TILE PIPE TO CONNECT WITH DRAIN PIPE FROM LOTS 57 AND 56 OF THE ALAMO TRACT, AND TO CARRY DRAINAGE WATER FROM SAID LOTS THROUGH THE EASTERLY 3 FEET OF SAID PROPERTY AND EMPTYING INTO SPRING BROOK, AS SET OUT IN DEED RECORDED IN BOOK 399, PAGE 266 OF DEEDS, RIVERSIDE COUNTY RECORDS.

A FREE RIGHT OF WAY RESERVED IN THE DEED FROM P. T. EVANS AND CHRISTINE C. EVANS, AS RECORDED IN BOOK 406 PAGE 3 OF DEEDS, RIVERSIDE COUNTY RECORDS, OVER AND THROUGH THE NECESSARY LAND ADJOINING THE EASTERLY LINE OF SAID PROPERTY FOR A FLUME OR PIPELINE TO CARRY WATER.

## TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 3,600.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, 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 BY NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: OCT. 2, 1984  
GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS  
By: R. D. O'Leary

## TAX COLLECTOR'S 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 \$ 3,600. September 6, 1984

R. WAYNE WATTS  
COUNTY TAX COLLECTOR  
CITY TREASURER By: Marie R. Torres DEPUTY

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 7, 1984  
H. E. BREWER, CITY TREASURER  
By: H. E. Brewer

## 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 THE 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: Sept 11, 1984  
FRED KRAY  
DIRECTOR OF PUBLIC UTILITIES  
By: Fred Kray

## UTILITIES EASEMENT CERTIFICATE

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

A RIGHT OF ENTRY UPON AND RIGHT OF WAY OVER SAID LAND FOR ALL WATER PIPES, DITCHES, AND OTHER CONDUITS THAT MAY BE REQUIRED BY THE RIVERSIDE WATER COMPANY, A CORPORATION, THE LOCATION NOT BEING DESCRIBED BY THE RECORDS.

FRED KRAY  
DIRECTOR OF PUBLIC UTILITIES  
DATE: Sept 11, 1984 By: Fred Kray

M.B. 145/31

**SURVEYOR'S NOTES**

BEARINGS ARE BASED ON THE CENTERLINE OF MAIN STREET BEING N. 04° 07' 04" E. PER M.B. 26/82-83, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- INDICATES MONUMENTS FOUND AS NOTED.
- INDICATES FOUND 2"x2" REDWOOD STAKE FLUSH WITH R.C.E. 1126 TAG PER M.B. 26/82-83 UNLESS OTHERWISE NOTED.
- INDICATES 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 3163, SET FLUSH.
- ( ) INDICATES RECORD INFORMATION PER M.B. 26/82-83 UNLESS OTHERWISE NOTED.

3/4" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 3163 SET FLUSH AT ALL REAR LOT CORNERS AND AT CORNER CUTBACK POINTS

NAIL AND L.S. 3163 TAG SET IN TOP OF CURB AT ALL SIDE LOT LINE PROLONGATIONS.

THIS TRACT CONTAINS 2.35 ACRES GROSS.

FD. 2" I.P. W/CITY ENG. TAG FLUSH PER C.R.F.B. 857/37, M.B. 26/82-83 CALLS FOR 3/4" I.P.

FD 1 1/8" I.P. W/CITY ENG TAG FLUSH PER C.R.F.B. 857/38, M.B. 26/82-83 AND R.S. 44/94 CALL FOR 2" I.P.

FD. 3/4" I.P. W/RCE 7891 TAG DN. 0.5' PER R.S. 44/94.

FD. 3/4" I.P. W/RCE 7891 TAG DN. 1.5' PER R.S. 44/94.

FD. REMAINS OF 2"x2" NO TAG, NO REF. DN. 1.0' 0.20' E. AND 0.06' N. OF COR.

FD REMAINS OF OLD 2"x2" DN 1.0' 0.22' W. OF LINE, NO TAG, NO REF M.B. 27/15 CALLS FOR 3/4" I.P.

FD OLD 3/4" I.P. DN. 0.5' NO TAG, NO REF ACCEPTED AS BEING ON JULY PROLONGATION OF WLY LINE PER M.B. 27/15 SET L.S. 3163 TAG.

FD 1 1/4" I.P. DN 0.2' W/20d NAIL NO TAG M.B. 27/15 AND R.S. 44/94 CALLS FOR 3/4" I.P.

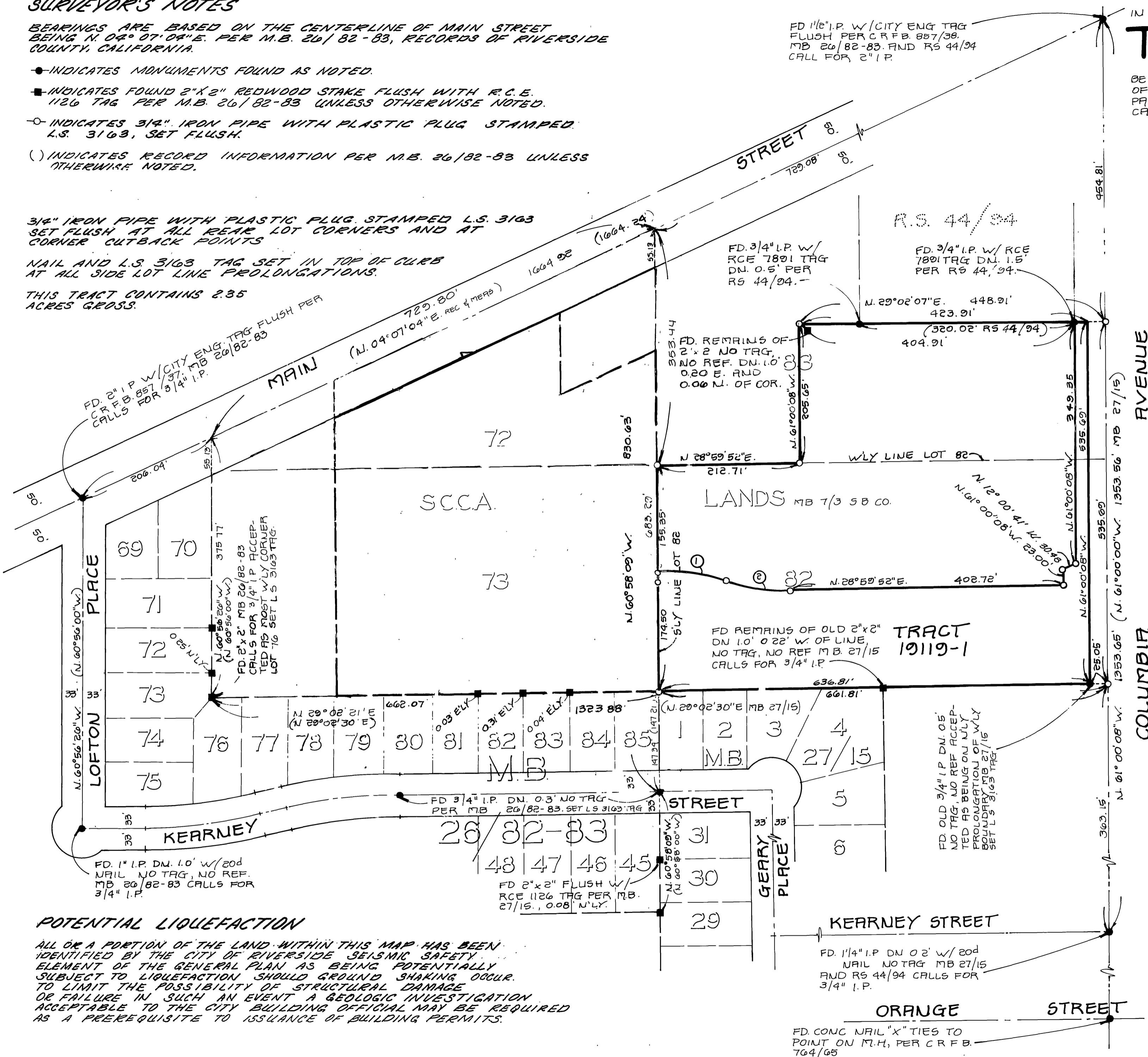
FD CONC NAIL "X" TIES TO POINT ON M.H. PER C.R.F.B. 764/65

# TRACT MAP 1919-1

BEING A SUBDIVISION OF A PORTION OF LOT 82 OF S.C.C.R. LANDS AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. LOCATED IN SECTION 13, T 2 S., R 5 W., SBM.

SCALE: 1"=100'

HAWKINS, ROBERTSON & ASSOCIATES  
RIVERSIDE • CALIFORNIA  
MAY 1984  
**BOUNDARY SHEET**



- ① R = 310.00'  
Δ = 18° 38' 50"  
L = 100.89'
- ② R = 290.00'  
Δ = 18° 40' 49"  
L = 94.55'

**POTENTIAL LIQUEFACTION**

ALL OR A PORTION OF THE LAND WITHIN THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO LIQUEFACTION SHOULD GROUND SHAKING OCCUR. TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT A GEOLOGIC INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMITS.

M.B. 145/32

M.B. 145/32

