

City Copy

48

SHEET 1 OF 3 SHEETS

FILED
ON Feb 8, 1985

AT 3:00 P.M.
WILLIAM E. CONERLY
COUNTY RECORDER
BY: Barita Pagan
FEE \$10.00
NO 27336
FILED BY CITY CLERK

SUBD'N G TEE FIRST AMERICAN TITLE INS. CO.

M.B. 148/1

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 207 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, 1938 IN BOOK 663, PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED February 5, 1985

FRED KRAY
DIRECTOR OF PUBLIC UTILITIES

BY: Fred Kray

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 17216-3

BEING A SUBDIVISION OF A PORTION OF LOT 1 IN BLOCK 2 AND A PORTION OF LOT "C" 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: Feb 5, 1985

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

BY: Robert C. Wales

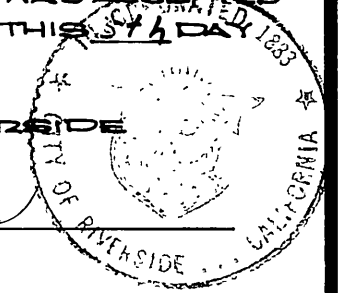
CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF THREE (3) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 17216-3, 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 ADOPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 5th DAY OF February, 1985.

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 2-4, 1985

D. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Larry Knowles
DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 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 _____, 1985

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 Oct. 3, 1983

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

FB. 1001/228-232 80-75

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 DISTINCTIVE BORDER LINE AND WE HEREBY DEDICATE FOR STREET AND PUBLIC UTILITY PURPOSES LOT "A" AND "B". WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "5' R.U.E.", "5'x40' R.U.E.", "6' R.U.E.", "8' R.U.E.", "9' R.U.E.", "10' R.U.E.", "15' R.U.E." AND "BLANKET R.U.E." WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF WATER LINE FACILITIES, THE EASEMENTS DESIGNATED AS "8' WATERLINE EASEMENT", "9' WATERLINE EASEMENT", "10' WATERLINE EASEMENTS AND "BLANKET WATERLINE EASEMENT".

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

BY: Robert E. Pond PRES. Michael D. Davis SEC.

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE, BY DEED OF TRUST REC'D. NOV. 14, 1983, BY INSTR. NO. 236298, O.R. RIV. CO.

BY: Robert E. Pond PRES. Hal Thomas ASST. SEC.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } S.S.

ON THIS 4th DAY OF February, 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Robert E. Pond AND Michael D. Davis 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 9-6-88

Vickie Sharp
NOTARY PUBLIC IN AND FOR SAID STATE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } S.S.

ON THIS 4th DAY OF February, 1983, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Roderick W. Johnson AND Hal Thomas 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 ASST. PRESIDENT AND ASST. 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 9-6-88

Vickie Sharp
NOTARY PUBLIC IN AND FOR SAID STATE

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 February 5, 1985

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 Jan. 29, 1985

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.

M.B. 148/1

* CERTIFICATE OF CORRECTION NO. 61

TRACT NO. 17216-3

BEING A SUBDIVISION OF A PORTION OF LOT 1 IN BLOCK 2 AND A PORTION OF LOT "C" 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

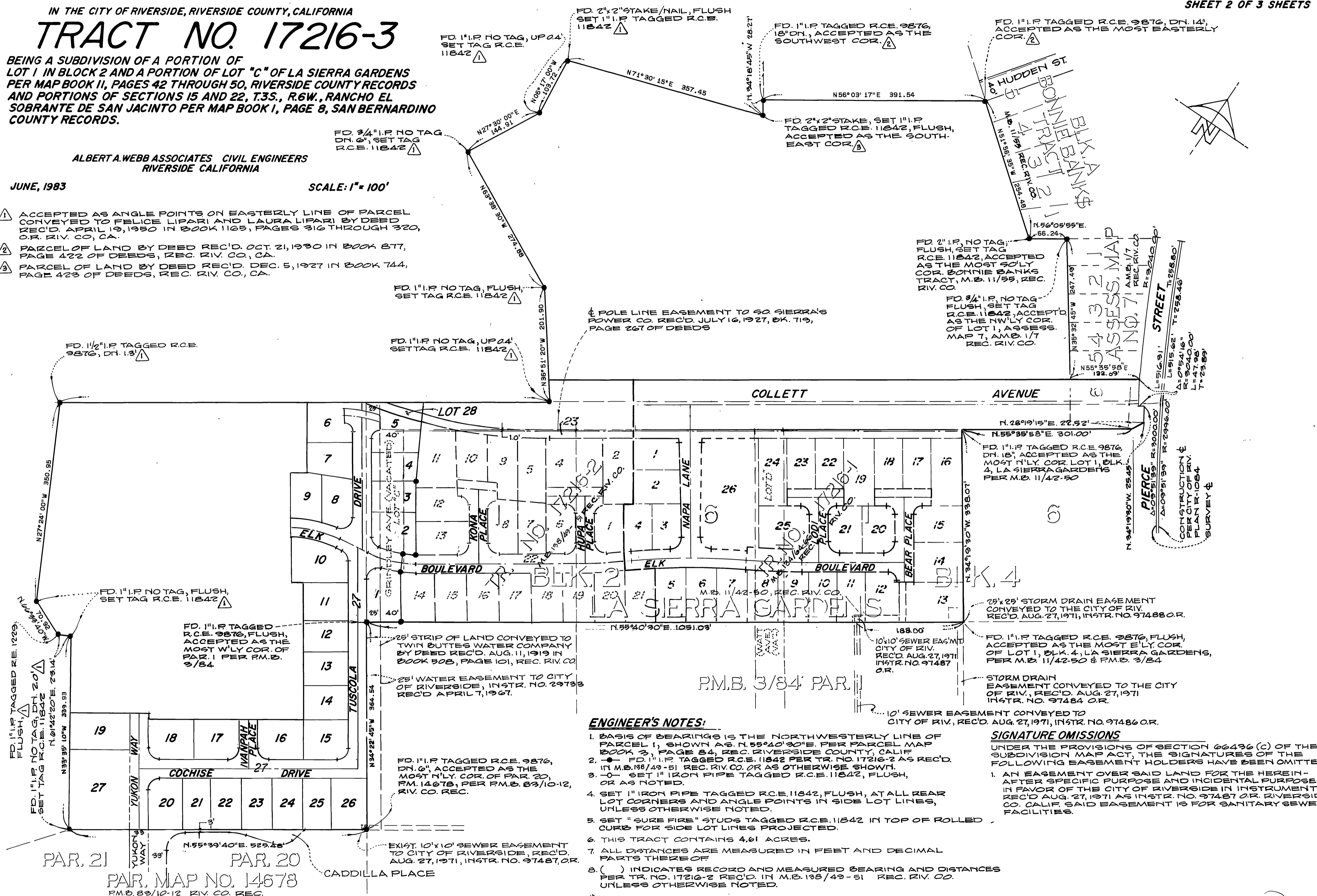
SCALE: 1" = 100'

- 1 ACCEPTED AS ANGLE POINTS ON EASTERLY LINE OF PARCEL CONVEYED TO FELICE LIPARI AND LAURA LIPARI BY DEED REC'D. APRIL 19, 1930 IN BOOK 1165, PAGES 316 THROUGH 320, O.R. RIV. CO., CA.
- 2 PARCEL OF LAND BY DEED REC'D. OCT. 21, 1930 IN BOOK 877, PAGE 422 OF DEEDS, REC. RIV. CO., CA.
- 3 PARCEL OF LAND BY DEED REC'D. DEC. 5, 1927 IN BOOK 744, PAGE 423 OF DEEDS, REC. RIV. CO., CA.

City Copy

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2

M.B. 148/2



M.B. 148/2

ENGINEER'S NOTES:

1. BASIS OF BEARINGS IS THE NORTHWESTERLY LINE OF PARCEL 1, SHOWN AS N. 75°40'30"E. PER PARCEL MAP BOOK 3, PAGE 84, REC. RIVERSIDE COUNTY, CALIF.
2. -●- FD 1" I.P. TAGGED R.C.E. 11842 PER TR. NO. 17216-2 AS REC'D. IN M.B. 138/49-51 REC. RIV. CO. OR AS OTHERWISE SHOWN.
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 4.61 ACRES.
7. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
8. () INDICATES RECORD AND MEASURED BEARING AND DISTANCES PER TR. NO. 17216-2 REC'D. IN M.B. 138/49-51 REC. RIV. CO. UNLESS OTHERWISE NOTED.

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 OR RIVERSIDE CO. CALIF. SAID EASEMENT IS FOR SANITARY SEWER FACILITIES.

PAR. MAP NO. 14678
P.M.B. 83/10-12 RIV. CO. REC.

* CERTIFICATE OF CORRECTION NO. 61

48
3
CITY COPY

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 17216-3

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

ALBERTA WEBB ASSOCIATES CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

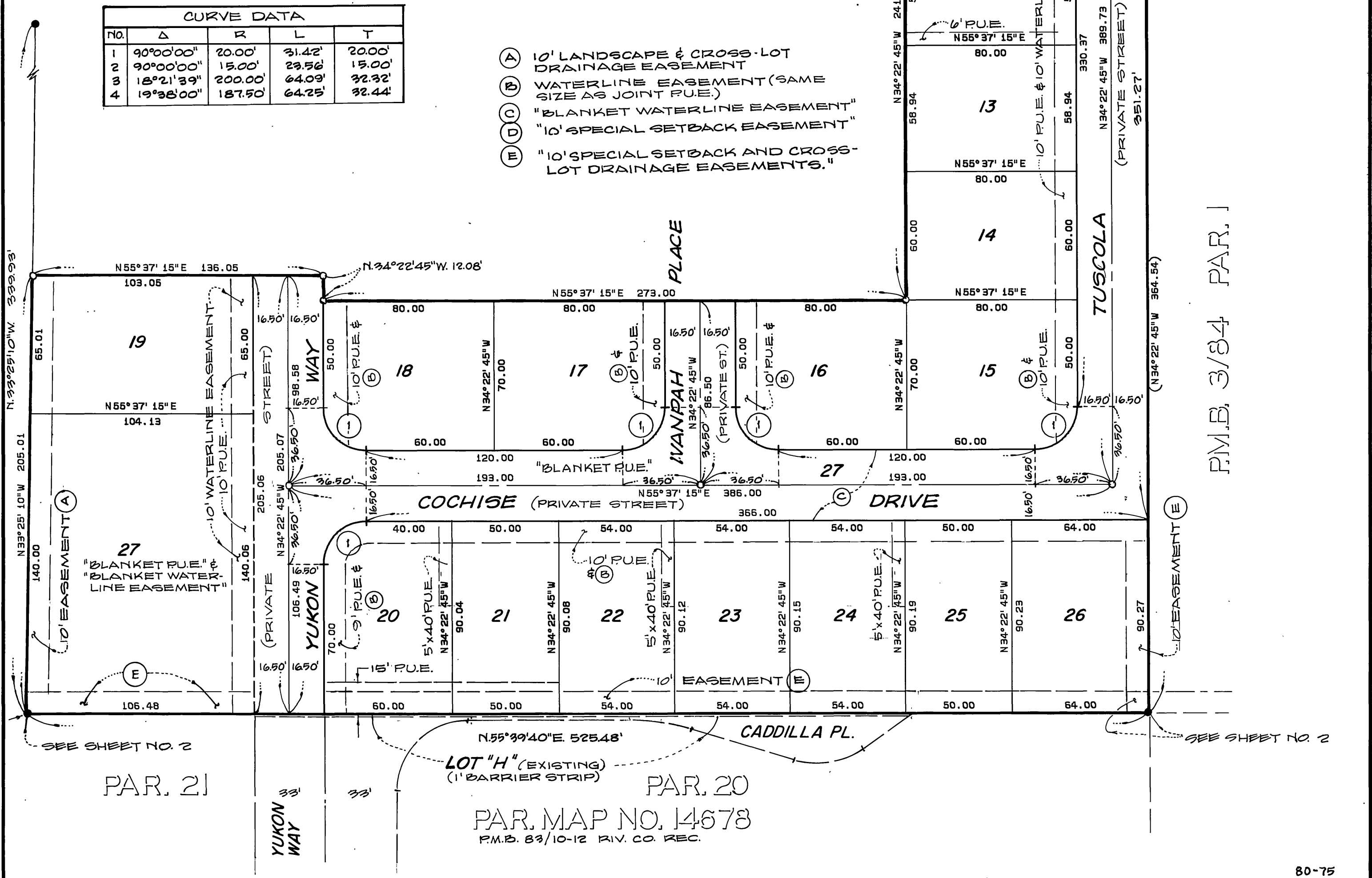
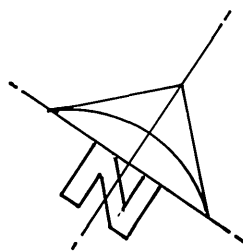
SEPTEMBER, 1983

SCALE: 1" = 40'

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. 1" I.P. TAGGED R.C.E. 11842 PER TR. NO. 17216-2 AS REC'D. IN M.B. 138/49-51 REC. RIV. CO. OR AS OTHERWISE SHOWN.
3. 0- 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 4.61 ACRES.
7. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
8. () INDICATES RECORD AND MEASURED BEARING AND DISTANCES PER TR. NO. 17216-2 REC'D. IN M.B. 138/49-51 REC. RIV. CO. UNLESS OTHERWISE NOTED.

*



CURVE DATA				
NO.	Δ	R	L	T
1	90°00'00"	20.00'	31.42'	20.00'
2	90°00'00"	15.00'	23.56'	15.00'
3	18°21'39"	200.00'	64.09'	32.32'
4	19°36'00"	187.50'	64.25'	32.44'

- (A) 10' LANDSCAPE & CROSS-LOT DRAINAGE EASEMENT
- (B) WATERLINE EASEMENT (SAME SIZE AS JOINT F.U.E.)
- (C) BLANKET WATERLINE EASEMENT
- (D) 10' SPECIAL SETBACK EASEMENT
- (E) 10' SPECIAL SETBACK AND CROSS-LOT DRAINAGE EASEMENTS.

SEE SHEET NO. 2

SEE SHEET NO. 2

LOT "H" (EXISTING)
(1' BARRIER STRIP)

PAR. 20
PAR. MAP NO. 14678
P.M.B. 83/10-12 RIV. CO. REC.