

TRACT NO. 27618

BEING A SUBDIVISION OF PORTIONS OF LOTS 7 AND 8 IN BLOCK 66 OF THE LANDS OF THE W.T. SAYWARD AND S.C. EVANS TRACT AS SHOWN BY MAP ON FILE IN BOOK 3 OF MAPS, AT PAGE 2 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

NOVEMBER 1994

GABEL, COOK AND BECKLUND, INC.
RIVERSIDE, CA

City

SHEET 1 OF 3 SHEETS

RECORDER'S STATEMENT

FILED THIS 8TH DAY OF NOV., 1995 AT 8 A.M. IN BOOK 256 OF TRACT MAPS, AT PAGE 15-17 AT THE REQUEST OF THE CLERK OF THE BOARD.

NO. 374477

FEE \$10.00

FRANK K. JOHNSON, COUNTY RECORDER
BY: Barbara Kagan, DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE
INSURANCE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE 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 RECORDING OF SAID SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" AND "B". WE ALSO HEREBY DEDICATE FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "5' X 25' P.U.E.", "5' X 35' P.U.E.", AND "5' X 30' P.U.E."

KIMMEL-PATTERSON DEVELOPMENT COMPANY, INC.

James M. Patterson
PRESIDENT

James M. Patterson
SECRETARY

DIRECTOR OF PUBLIC 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 DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: OCT 3 1995

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Deeter P. Witzfeld

UTILITIES EASEMENT CERTIFICATE

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

1. A RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER COMPANY, AND ITS ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.
2. AN EASEMENT IN FAVOR OF THE RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY, THEIR SUCCESSORS OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES OR FLUMES FOR IRRIGATION OR DOMESTIC PURPOSES PER DEEDS RECORDED 26 APRIL 1882 IN BOOK 28 PAGE 635 AND 14 AUGUST 1885 IN BOOK 42 PAGE 294 AND 296, BOTH OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.

DATED: OCT 3 1995

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Deeter P. Witzfeld

TAX COLLECTOR'S STATEMENT

I HEREBY STATE 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 \$. This certification excludes any supplemental tax assessment.

DATED: 9-22, 1995 Not Yet Extended.

R. WAYNE WATTS, COUNTY TAX COLLECTOR

BY: Meiford Hays DEPUTY

TAX BOND STATEMENT

I HEREBY STATE 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: , 199
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY:

CASH TAX BOND
R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY:

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE 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 AGAINST SAID PROPERTY.

DATED: 10/2 1995

BARBARA J. STECKEL,
CITY TREASURER

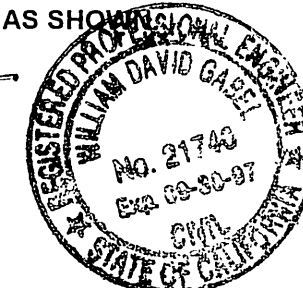
BY: W.R. Hanner

CIVIL ENGINEER'S STATEMENT

I HEREBY STATE 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 MARCH 1994; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN (1) ONE YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: 26 SEPT 1995

WILLIAM D. GABEL RCE 21740
RCE EXPIRES 30 SEPTEMBER 1997



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. 27618, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON 19 JANUARY 1995, AND ANY APPROVED ALTERATION 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: Oct. 19 1995

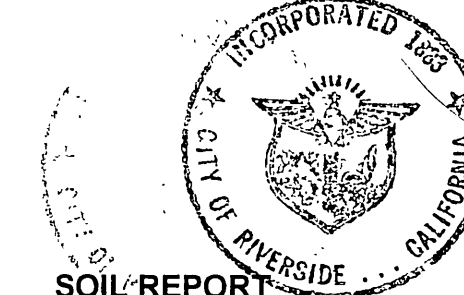
BARRY BECK, R.C.E. 20900
CITY ENGINEER EXPIRES 9/30/97

BY: Barry Beck

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. 27618 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, 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 12TH DAY OF November, 1995.



SOIL REPORT

KAREN E. LINDQUIST
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Karen E. Lindquist

A PRELIMINARY SOIL REPORT WAS PREPARED BY JOHN R. BYERLY, INCORPORATED, ON THE 1ST OF FEBRUARY, 1995, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 27618

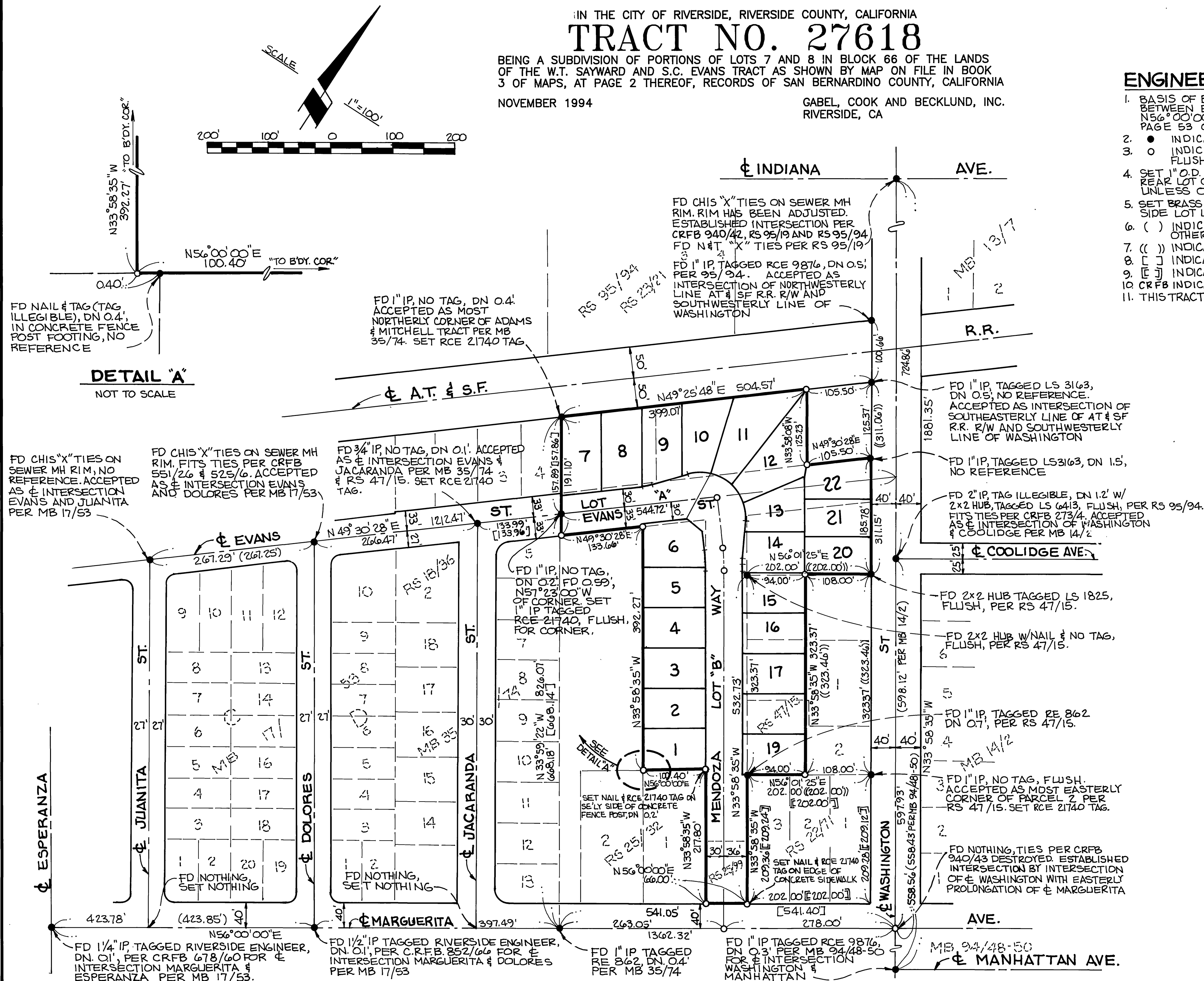
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NOVEMBER 1994

GABEL, COOK AND BECKLUND, INC.
RIVERSIDE, CA

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE ϕ OF MARGUERITA AVE. BETWEEN ESPERANZA ST. AND JUANITA ST. BEING $N56^{\circ}00'00''E$ AS SHOWN BY MAP ON FILE IN BOOK 17, PAGE 53 OF MAPS, RECORDS OF RIV. CO.
2. \bullet INDICATES FOUND MONUMENTS AS NOTED
3. \circ INDICATES SET 1" OD IRON PIPE, TAGGED RCE 21740, FLUSH, UNLESS OTHERWISE NOTED.
4. SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH, AT ALL REAR LOT CORNERS & ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
5. SET BRASS PIN & TAG RCE 21740 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.
6. () INDICATES RECORD DATA PER MB 17/53, UNLESS OTHERWISE NOTED.
7. (()) INDICATES RECORD DATA PER RS 47/15
8. [] INDICATES RECORD DATA PER MB 35/74
9. [E J] INDICATES RECORD DATA PER RS 22/71
10. CRFB INDICATES CITY OF RIVERSIDE FIELD BOOK
11. THIS TRACT CONTAINS 4.96 GROSS ACRES

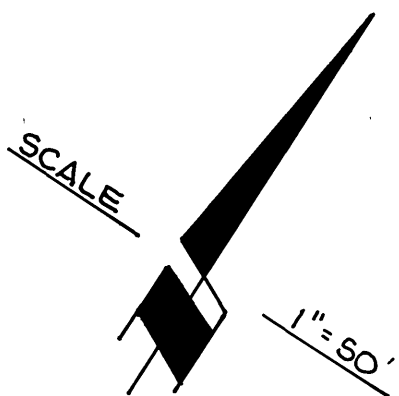


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RIVERSIDE, CA



FD 1" IP, NO TAG, DN 0.4'.
ACCEPTED AS MOST
NORTHERLY CORNER OF ADAMS
& MITCHELL TRACT PER MB
35/74. SET RCE 21740 TAG

FD 1" IP, TAGGED LS 3163,
DN 0.5, NO REFERENCE.
ACCEPTED AS INTERSECTION OF
SOUTHEASTERLY LINE OF AT & SF
R.R. R/W AND SOUTHWESTERLY
LINE OF WASHINGTON

FD 1" IP, NO TAG,
DN 0.2, FD 0.59,
N57°23'00"W
OF CORNER SET
1" IP TAGGED
RCE 21740, FLUSH,
FOR CORNER.

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CURVE DATA

Δ	R	L	T
1 6°30'57"	330.00'	37.53'	18.78'
2 4°48'19"	330.00'	27.68'	13.85'
3 6°30'57"	300.00'	34.12'	17.08'
4 5°23'14"	300.00'	28.21'	14.11'
5 1°07'43"	300.00'	5.91'	2.96'
6 6°10'58"	88.00'	9.50'	4.75'
7 1°42'38"	360.00'	10.75'	5.37'
8 110°57'55"	73.00'	141.38'	106.15'
9 29°20'20"	73.00'	37.38'	19.11'
10 30°13'03"	73.00'	38.50'	19.71'
11 27°51'47"	73.00'	35.50'	18.11'
12 23°32'45"	73.00'	30.00'	15.21'
13 9°58'38"	88.00'	15.32'	7.68'

