

IN THE CITY OF RIVERSIDE  
TRACT NO. 3881

BEING A SUBDIVISION OF A PORTION OF LOTS 9 AND 11, OF THE  
BIXMILL TRACT AS RECORDED IN BOOK 16 OF MAPS, PAGES 28,  
29 AND 30, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

MAXWELL & KING ENGINEERS - SURVEYORS

NOVEMBER 1968

FILED  
On May 29, 1968

At 9:00 A.M.  
W.D. Babcock  
County Recorder

By Ann M. King  
Deputy

Fee \$7.00

No. 53303

Filed by City Clerk  
Sub Grc: F.A.T.C.

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 colored border line and we hereby offer for dedication to public use for street purposes, Lots "A" to "D" inclusive and for construction and maintenance of public utilities; the public utility easements designated as 6' and 10' P.U.E.; Lots "E" through "G" (1' barrier strips) and the designated 10' Storm Drain Easement are dedicated to the City of Riverside.

CREST DEVELOPMENT CO.  
A Limited Partnership

Jay A. Andrews  
GENERAL PARTNER

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

On this 25th day of MARCH, 1969 before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAY A. ANDREWS known to me to be the ~~known to me to be the~~ known to me to be a general partner of the limited partnership that executed the within instrument, and known to me to be the persons who executed the same on behalf of the limited partnership therein named, and acknowledged to me that such limited partnership executed the same.

Witness my hand and official seal  
Dolores Valencia  
Notary Public in and for said County and State  
My Commission Expires 9-30-70

CIVIL ENGINEER

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of two (2) sheets correctly represents a survey made under my supervision during January, 1969; that all monuments shown hereon actually exist and their positions are correctly shown or will be in place within one (1) year from the recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Dated Dec. 3, 1968  
Claude E. King  
Registered Civil Engineer No. 13,386

RESOLUTION OF ACCEPTANCE

RESOLVED: That this map consisting of two (2) sheets be and the same is hereby accepted as the official map of TRACT NO 3881 that the streets and easements are hereby accepted as public streets and easements, except Lots "E" through "G" (1' barrier strips) which are accepted contingent upon extension and improvement of streets 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, California, and to affix the 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 15th day of April, 1969.

Virginia Strohecker  
City Clerk of the City of Riverside, California

CITY CLERK

I, V. J. STROHECKER, City Clerk of the City of Riverside, California, hereby certify that an undertaking satisfactory to the council of said City, guaranteeing the construction of required street improvements in this subdivision was approved and filed in my office prior to the final acceptance of this subdivision map. IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this 15th day of April, 1969.

City Clerk of the City of Riverside, California  
By Virginia Strohecker

SOIL TEST

Soils tests were performed by C.H.U. Materials Laboratory, Inc. on the 12th day of December, 1968.

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held December 18, 1968.

Thomas M. Brown  
Planning Director, City of Riverside

DIRECTOR OF PUBLIC WORKS

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 and any approved alterations thereof; that all provisions of Chapter 128 (Subdivision Map Act), Statutes of California 1943, and of Ordinance 1328 of the City of Riverside, California, and all amendments there-to have been complied with; that plans and specifications for drains, drainage, sewer and drainage works sufficient to protect all lots in said subdivision from flood or overflow have been approved by me; that the storm drain easement shown on said map is correct in form and contents and is approved; and I am satisfied that this map is technically correct.

Dated APRIL 9, 1969  
JAM antink  
Director of Public Works

STREET SUPERINTENDENT

I hereby certify that according to the records of this office the property shown on this map is not subject to any special assessments which have not been paid in full.

Dated MARCH 28, 1969  
George Hubbard  
Street Superintendent

DIRECTOR OF PUBLIC UTILITIES

I hereby certify that the subdivider named on this map has deposited with the Water Division of the City of Riverside Public Utilities Department sufficient funds or made acceptable arrangements to cover the applicable charges for installing all necessary fire hydrants, water mains and service laterals on all streets 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 April 9, 1969  
Everett C. Noft  
Director of Public Utilities

CITY TREASURER

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 3-26-69  
H. E. Brewer  
City Treasurer by a/c.

TAX COLLECTOR

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on this map for unpaid State, County, municipal, or local taxes or special assessments collected as taxes, except taxes and special assessments collected as taxes now a lien, but not yet payable, which are estimated to be \$4500.00.

Dated April 9, 1969  
DONNA BOUER BABCOCK  
County Tax Collector  
St. Strohecker, Deputy.

TAX BOND

I hereby certify that a bond in the sum of \$4500.00 has been 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 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.

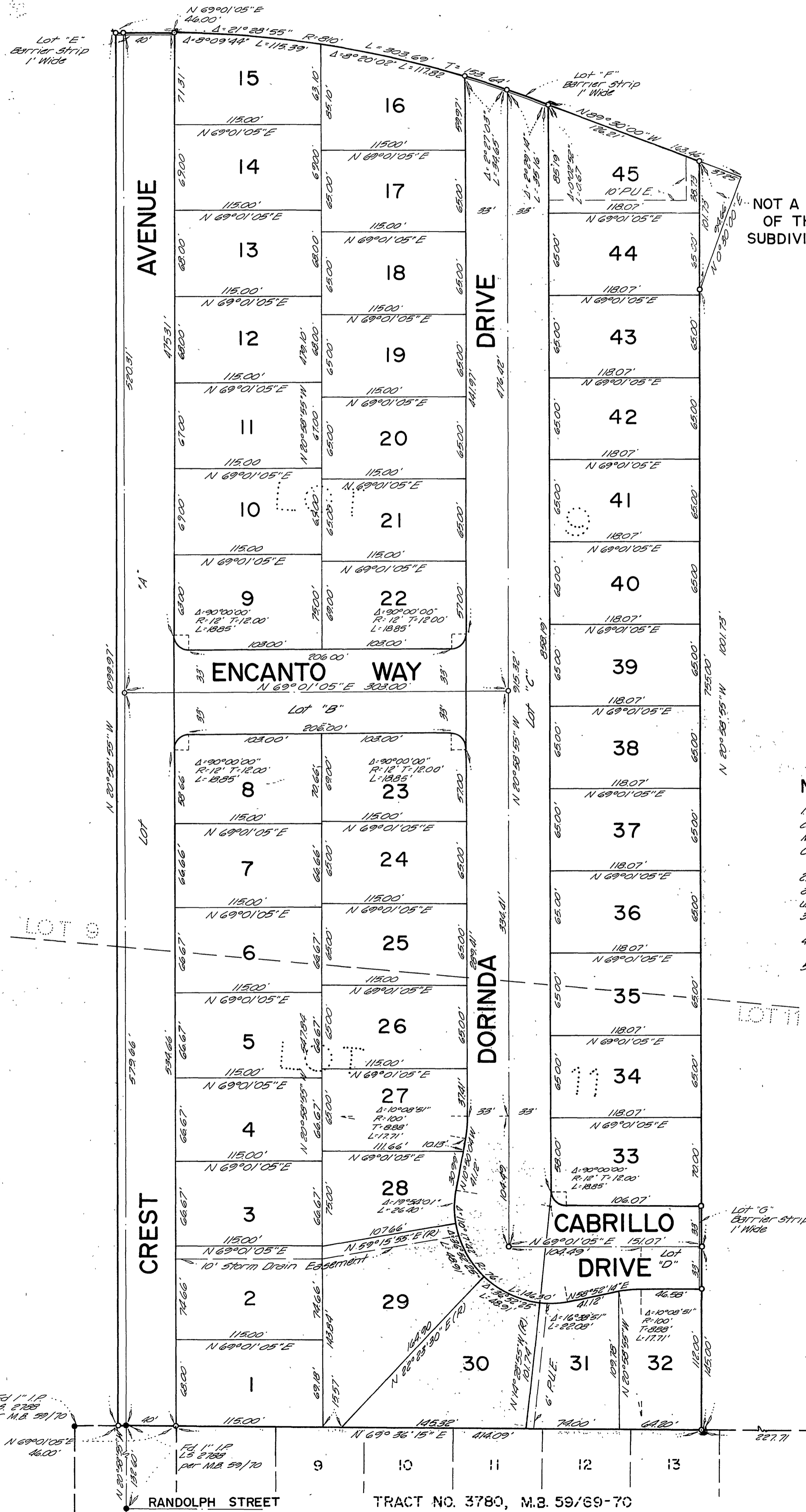
Dated APRIL 21, 1969  
DONALD D. SULLIVAN  
County Clerk and ex-officio Clerk of the Board of Supervisors  
By Lynee Hughes Deputy

# IN THE CITY OF RIVERSIDE TRACT NO. 3881

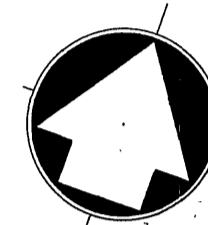
BEING A SUBDIVISION OF A PORTION OF LOTS 9 AND 11, OF THE BIXMILL TRACT AS RECORDED IN BOOK 16 OF MAPS, PAGES 28, 29, AND 30, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

MAXWELL & KING, ENGINEERS-SURVEYORS

NOVEMBER, 1968



NOT A PART OF THIS SUBDIVISION



Scale: 1" = 60'

### NOTES:

1. Basis of Bearings for this subdivision is the center line of Crest Avenue per Tract No. 3780, M.B. 59/69-70; records of Riverside County, California; taken as N 20° 58' 55" W.
2. 2x2 redwood stakes stamped L.S. 2788, set at all lot corners; B.C.'s and E.C.'s in lot lines unless otherwise shown.
3. —●— indicates monument found as noted.
4. —○— indicates 1" I.P. set, tagged L.S. 2788.
5. P.U.E. indicates Public Utility Easement.

Fd. 1" I.P. L.S. 2788 per M.B. 59/70

Fd. 1" I.P. L.S. 2788 per M.B. 59/70

Fd. 1" I.P. L.S. 2788 per M.B. 59/70 N.E. Corner Tract No. 3780

RANDOLPH STREET TRACT NO. 3780, M.B. 59/69-70