

SIGNATURE OMISSIONS

In accordance with the provisions of Section 11587(a) of the Business and Professions Code, the signatures of the following easement holders have been omitted since their interests cannot ripen into fee.

1. City of Riverside, successor to an easement granted to the County of Riverside by deed recorded December 21, 1908 in Book 276, page 16, of Deeds, Official Records of Riverside County, California.
2. City of Riverside by deeds recorded June 12, 1964 as Instrument No 72655, June 12, 1964 as Instrument No. 72656 and December 13, 1963 as Instrument No 131905, all Official records of Riverside County, California.

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 except Lot "C" that we are the only persons whose consent is necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the colored border line and that we hereby offer for dedication for public use for street purposes Lots "A" and "B" inclusive. Further we hereby offer for dedication for public use and for the construction and maintenance of all public utilities, the public utility easements designated as 6' P.U.E., 10' P.U.E., 5'x30' P.U.E., 6'x10' P.U.E. and 4' P.U.E.

CALIFORNIA FEDERAL SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION.

By Richard A. Carlton Vice President and Sue Abrahamian Assistant Secretary

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

On August 3 1971, before me MARGARET A. BRATTEN a Notary Public in and for said County and State, personally appeared RICHARD A. CARLTON known to me to be the Vice President, and SUE ABRAHAMIAN, known to me to be the Assistant Secretary of the Corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the Corporation therein named and acknowledged to me that such Corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors. Witness my hand and Official seal.

Margaret A. Bratten Margaret A. Bratten
Notary Public in and for said County and State

My commission expires 1-26-75

SOIL REPORT

A preliminary soil report was prepared on the 24th day of May 1971 as required by the Health and Safety Code of Code of California, Section 17953 by: Gallahan and Bovey ~ Soil Mechanics Engineers.

**IN THE CITY OF RIVERSIDE
TRACT NO. 4231**

BEING A SUBDIVISION OF PORTIONS OF LOTS 3, 4, 5, 8 & 17 & A 20' WIDE STREET KNOWN AS MONTE VISTA DRIVE AS SHOWN ON THE MAP OF MONTE VISTA TRACT, FILED IN BOOK 6 OF MAPS, PAGE 20, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA ~ IN SECTION 31, T.2S., R.4W., S.B.B. & M.

J. F. DAVIDSON, ASSOCIATES
APRIL 1971

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. 4231, which was approved by the Riverside City Planning Commission at its meeting held February 4, 1971, and any approved alterations thereof; that all provisions of Chapter 125 (Subdivision Map Act) Statutes of California, 1943, and all of Title 18 of the Riverside Municipal Code, and all amendments thereto have been complied with; and I am satisfied that this map is technically correct; that the easements, if any for sewers and drainage facilities shown on said map are correct in form and contents and are approved; that the plans and specifications for drains, sewers and drainage works sufficient to protect all lots in said subdivision from flood or overflow have been approved by me; 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 by me; and that all improvements have been completed in accord with 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.

JAMES F. MARTINEK
James F. Martinek
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 utilities easements shown are sufficient for all requirements of the Electric and Water Divisions of the Department of Public Utilities of the City of Riverside.

Everett C. Ross
Director of Public Utilities

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.

H. E. Brewer
City Treasurer

CITY CLERK'S CERTIFICATE

RESOLVED: This map consisting of two (2) sheets be, and the same is hereby accepted as the official map of TRACT NO. 4231 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 21st day of Sept. 1971.
Virginia J. Strubecker
City Clerk of the City of Riverside, California

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 and 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 \$ 7200.00.

County Tax Collector
Dated AUGUST 27, 1971, By Harold W. Lane Deputy.

TAX BOND

I hereby certify that a bond in the sum of \$ 7200.00 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.

County Clerk and ex-officio
Dated SEPT. 28, 1971, Clerk of the Board of Supervisors
By Virginia Hughes Deputy

ENGINEER'S CERTIFICATE

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 true and complete survey made under my supervision during Jan. & Feb. 1971, that all monuments of the character and locations 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.

Robert S. Kipper
Registered Civil Engineer No. 13629

FILED
On Sept. 30, 1971
At 3:40 P.M.

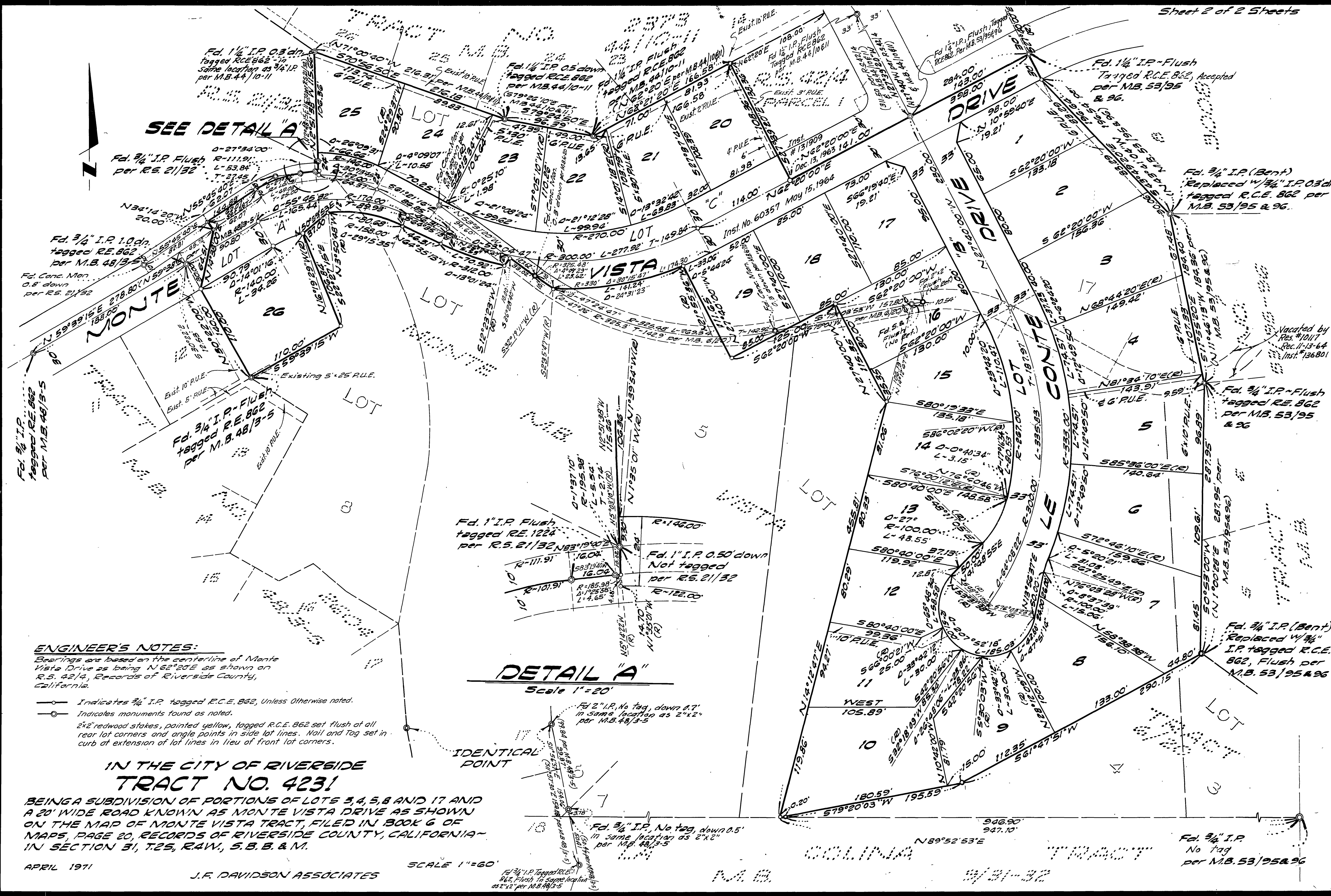
W. D. Balogh
County Recorder
By Harold C. Beala
Deputy
Fee \$ 7.00
No. 111171
Filed by City Clerk
Subdn G'tee: T.I. & Tr. Co.

TR 4231
M.B. 69/87

TR 4231
M.B. 69/87

MR 69/87

M.B. 69/88 TR. 4231



ENGINEER'S NOTES:

Bearings are based on the centerline of Monte Vista Drive as being N 62° 20' E as shown on R.S. 42/4, Records of Riverside County, California.

- Indicates 3/4" I.P. tagged R.C.E. 862, Unless Otherwise noted.
- Indicates monuments found as noted.
- 2"x2" redwood stakes, pointed yellow, tagged R.C.E. 862 set flush at all rear lot corners and angle points in side lot lines. Nail and Tag set in curb at extension of lot lines in lieu of front lot corners.

**IN THE CITY OF RIVERSIDE
TRACT NO. 4231**

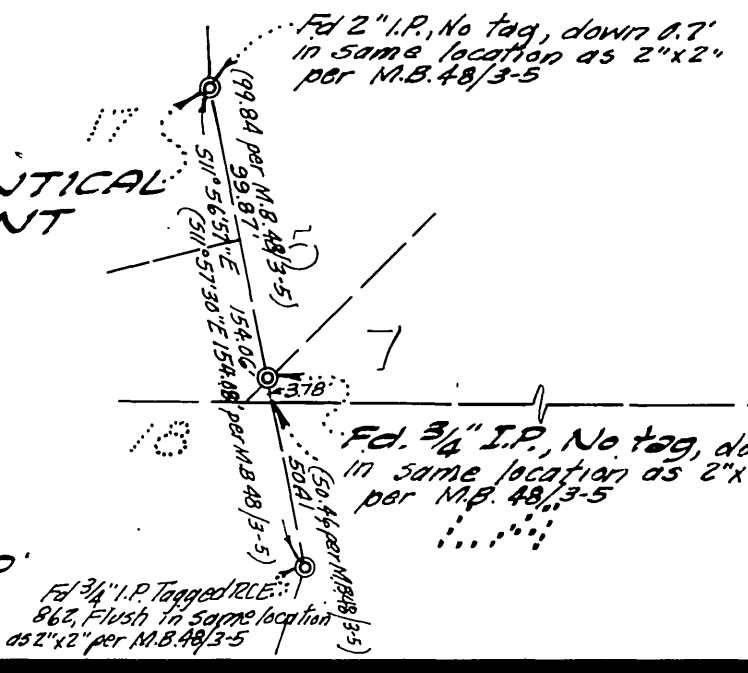
BEING A SUBDIVISION OF PORTIONS OF LOTS 3, 4, 5, 8 AND 17 AND A 20' WIDE ROAD KNOWN AS MONTE VISTA DRIVE AS SHOWN ON THE MAP OF MONTE VISTA TRACT, FILED IN BOOK 6 OF MAPS, PAGE 20, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA— IN SECTION 31, T.2S, R.4W, S.B.B. & M.

APRIL 1971

J.F. DAVIDSON ASSOCIATES

SCALE 1"=60'

DETAIL "A"
Scale 1"=20'



Fd. 3/4" I.P.
No tag
per M.B. 53/95 & 96

MB 69/88