

IN THE CITY OF RIVERSIDE TRACT 4154

BEING A SUBDIVISION OF A PORTION OF LOTS 4, 5, 9 AND A PORTION OF STOVER AVENUE (NOW VACATED) OF SIXMILL TRACT AS RECORDED IN BOOK 16 OF MAPS, PAGES 28, 29 AND 30, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

MAXWELL, BROWN & MULLINS
SAN BERNARDINO, CALIFORNIA

FEBRUARY, 1972

FILED
ON Feb 28 1972

AT 1:00 P.M.

W.D. BALOGH
COUNTY RECORDER

BY Carroll Blang
DEPUTY

FEE \$ 7.00

NO. 25438

FILED BY City Clerk

Sub. Gtee By - S.T.I.Co.

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE SOME 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 FOR PUBLIC USE FOR STREET PURPOSES LOTS "A" TO "G" INCLUSIVE, AND FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, THE PUBLIC UTILITY EASEMENTS DESIGNATED AS G' P.U.E.

EL CHINO INC., A CALIFORNIA CORPORATION

Paul Miller, Pres. R.L. Anderson, Sec.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF 2 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING NOVEMBER 1970 AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECT. MONUMENTS OR SHALL BE IN POSITION NOT LATER THAN ONE YEAR FROM RECORDING DATE OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS SURVEY IS COMPLETE AS SHOWN.

DATED THIS 1 DAY OF JUNE 1971

Walter R. Marshall
LICENSED LAND SURVEYOR NO. 217

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 4154 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD JUNE 9, 1971, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF CHAPTER 128 (SUBDIVISION MAP ACT) STATUTES OF CALIFORNIA, 1949, 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, FOR SEWERS AND DRAINAGE FACILITIES SHOWN ON SAID MAP ARE CORRECT IN FORM AND CONTENTS 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.

DATED Feb. 22nd, 1972

J. Marshall
DIRECTOR OF PUBLIC WORKS

CORPORATE ACKNOWLEDGEMENT

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

ON THIS DAY OF February 1972 BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Paul Miller AND R.L. Anderson KNOWN TO ME TO BE THE President AND 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.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

MY COMMISSION EXPIRES October 7, 1974

Rita Y. Beeler
NOTARY PUBLIC IN AND FOR SAID COUNTY AND 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 ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATE February 16 1972

David A. ...
DIRECTOR OF PUBLIC UTILITIES

LIMITED PARTNERSHIP ACKNOWLEDGEMENT

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

ON THIS DAY OF 1972 BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Paul Miller KNOWN TO ME TO BE A GENERAL PARTNER OF THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE SAME ON BEHALF OF THE LIMITED PARTNERSHIP THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED PARTNERSHIP EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

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 UPON SAID PROPERTY.

DATED THIS 20 DAY OF January 1972

H.E. Brewer
CITY TREASURER, CITY OF RIVERSIDE

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE OFFICIAL MAP OF TRACT NO. 4154, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS "A" AND "B" 1 FOOT 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, 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 22nd DAY OF Feb. 1972

Virginia J. Strubbe
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA.

COUNTY 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 THIS 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 \$

DATED THIS 10 DAY OF FEBRUARY 1972

Donna Rover Babcock
COUNTY TAX COLLECTOR
BY Harold M. Larson
DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A TAX BOND IN THE SUM OF \$ HAS BEEN (EXECUTED AND FILED) DEPOSITED 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 OF THE ANNEXED MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE, SAID BOND HAS BEEN APPROVED BY SAID BOARD OF SUPERVISORS.

DATED THIS DAY OF 1972

COUNTY CLERK AND BY-OFFICIO CLERK OF THE BOARD OF SUPERVISORS
BY
DEPUTY

SIGNATURE OMISSIONS

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 11597(A) OF THE BUSINESS AND PROFESSIONS CODE, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTERESTS CAN NOT RIPEN INTO FEE: SOUTHWEST WATER COMPANY, A CALIFORNIA CORPORATION SUCCESSOR TO AN EASEMENT GRANTED TO CITIZENS DOMESTIC WATER COMPANY BY DEED RECORDED MARCH 18, 1920 IN BOOK 603, PAGE 591 OFFICIAL RECORDS RIVERSIDE COUNTY, CALIFORNIA; THE CITY OF RIVERSIDE, SUCCESSOR TO AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, LTD, A CORPORATION BY DEED RECORDED SEPTEMBER 7, 1920 IN BOOK 1107, PAGE 31, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, THE CITY OF RIVERSIDE WITH A 15' FOOT SEWER EASEMENT RECORDED APRIL 2, 1922 AS INSTRUMENT NO. 30084, RECORDS OF RIVERSIDE COUNTY.

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY CHJ MATERIALS LABORATORY ON AUGUST 9, 1971, AS REQUIRED BY THE HEALTH AND SAFETY CODE, SECTION 17953.

TRACT NO. 4154

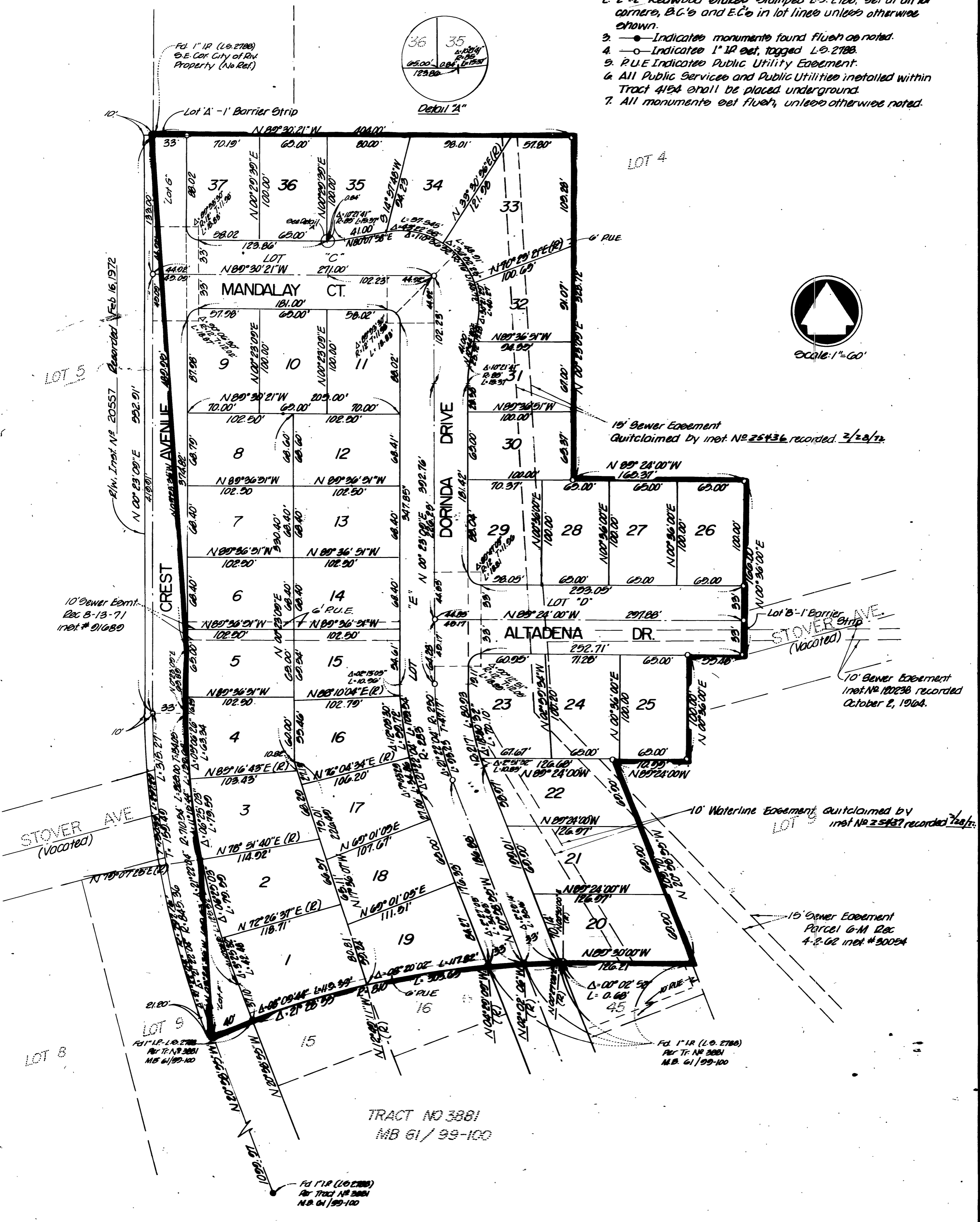
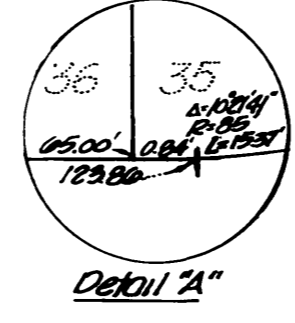
Being a Subdivision of a portion of Lots 4, 5, 9 and a portion of Stover Avenue (Now Vacated) of Bixmill Tract as recorded in Book 16 of Maps, pages 28, 29 and 30, Records of Riverside County, California.

MAXWELL, BROWN & MULLINS
ENGINEERS, SURVEYORS
SAN BERNARDINO, CALIFORNIA

FEBRUARY 1972
DATE

NOTES:

1. Basis of Bearing is the centerline of Crest Avenue, Being N 20° 28' 55" W per Tract No 3881 M.B. 61/99-100 Records of Riverside County, California.
2. 2"x2" 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 monuments found flush as noted.
4. —○— Indicates 1" IR set, tagged L.S. 2788.
5. P.U.E. Indicates Public Utility Easement.
6. All Public Services and Public Utilities installed within Tract 4154 shall be placed underground.
7. All monuments set flush, unless otherwise noted.



TRACT NO 3881
MB 61/99-100

MB 71/40