

IN THE CITY OF RIVERSIDE
TRACT NO. 5528

BEING A SUBDIVISION OF A PORTION OF LOTS 4, 9, G AND H OF THE BIXMILL TRACT,
ON FILE IN BOOK 16 OF MAPS, PAGES 28, 29 AND 30, AND A PORTION OF LOTS
1, 2 AND 3, IN BLOCK 10, LOTS 1, 2, 10 AND 11, IN BLOCK 7, LOTS G, J, AND K OF THE RANDOLPH
SUBDIVISION ON FILE IN BOOK 16 OF MAPS, PAGE 39, BOTH RECORDS OF RIVERSIDE
COUNTY, STATE OF CALIFORNIA.

MAXWELL, BROWN & MULLINS
Engineers - Surveyors - San Bernardino, Calif.

SEPTEMBER, 1972

Sheet 1 Of 2 Sheets

FILED
On May 24, 1974
At 12:40 P. M.

W.D. DALOGH
County Recorder
By Harold C. Beale
Deputy
Fee \$ 7.00
No. 63385
Filed By City Clerk
Subdn. Oftee. STI Co.

OWNER'S CERTIFICATE

We 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 "H" inclusive.

EL CHINO INC., A CALIFORNIA CORPORATION

By Paul Miller, Pres. By Elis Miller, Sec.

WESTERN ESCROW COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE

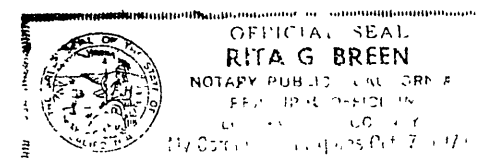
By John ... By Alice Hammar

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On this 30 day of May, 1973, before me, the undersigned Notary Public in and for said County and State, personally appeared Paul Miller known to me to be the President and Elis Miller known to me to be the 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



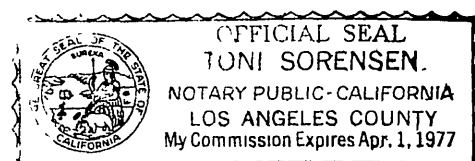
Rita G. Green
Notary Public in and for said County and State
My commission expires October 7 1974

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On this 30 day of MAY, 1973, before me, the undersigned a Notary Public in and for said County and State, personally appeared Fred E. Edwards known to me to be the PRESIDENT and Alice Hammar known to me to be the SECRETARY of Western Escrow Company, A California Corporation, AS Trustee, 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



Toni Sorensen
Notary Public in and for said County and State
My commission expires April 1, 1977

SURVEYOR'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 Sept. 1972, and that all the monuments shown hereon actually exist and their positions are correctly shown 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 22nd day of September, 1972.

William D. Maxwell
Licensed Surveyor No 2788

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within map; that the subdivision shown is substantially the same as it appeared on the Tentative Map of Tract No 5528, which was approved by the Riverside City Planning Commission at its meeting held on Sept. 20, 1973, and any approved alterations thereof; that all of Chapter 128 (Subdivision Map Act) Statutes of California, 1943, and all of Title 16 of 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 are 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 accordance 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 this 9th day of MAY, 1974

James F. Martinck R.C.E. 8134
Director Of Public Works

By William D. Gardner, R.C.E. 11405

SOIL REPORT

A preliminary soil report was prepared by C.H.J. Materials Lab, Inc. on October 3, 1972, as required by the Health and Safety Code, Section 17953.

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 any 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.

Dated this 5th day of June, 1973.

Everett C. Ross
Director of Public Utilities

By David ...

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 5th day of June, 1973.

H.E. Brewer
City Treasurer

By H.E. Brewer

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 5528, and the streets are hereby accepted as public streets except Lots "B" and "C" which are accepted as "Barrier Strips" to deny access from adjoining private property to Lots "D", "E" and "H" 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 14th day of May, 1974.

Virginia J. Strohecker
City Clerk of the City of Riverside

By Virginia J. Strohecker

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 or special assessments collected as taxes, now a lien, but not yet payable, which are estimated to be \$1,500.00.

Dated this 17th day of May, 1974.

Donna Bower Babcock
County Tax Collector

By Kenneth L. Kurin Deputy.

TAX BOND CERTIFICATE

I hereby certify that a tax bond in the sum of \$1,500.00 has been executed and 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 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 21st day of MAY, 1974.

Donald D. Sullivan
County Clerk and Ex-Officio Clerk
Of the Board of Supervisors

By Agnes Hughes Deputy.

SIGNATURE OMISSIONS

In accordance with the provisions of Section 11907(A) of the Business and Professions Code, the signatures of the following easement holders have been omitted since their interests cannot ripen into a fee:

SOUTHWEST WATER COMPANY, a California Corporation successor to an easement granted to Citizens Domestic Water Company by deed recorded March 18, 1926 in Book 663, Page 391 of Deeds, 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, 1949 in Book 1107, Page 31, of Official Records of Riverside County, California.

M.B. 80/52

Tract 5528
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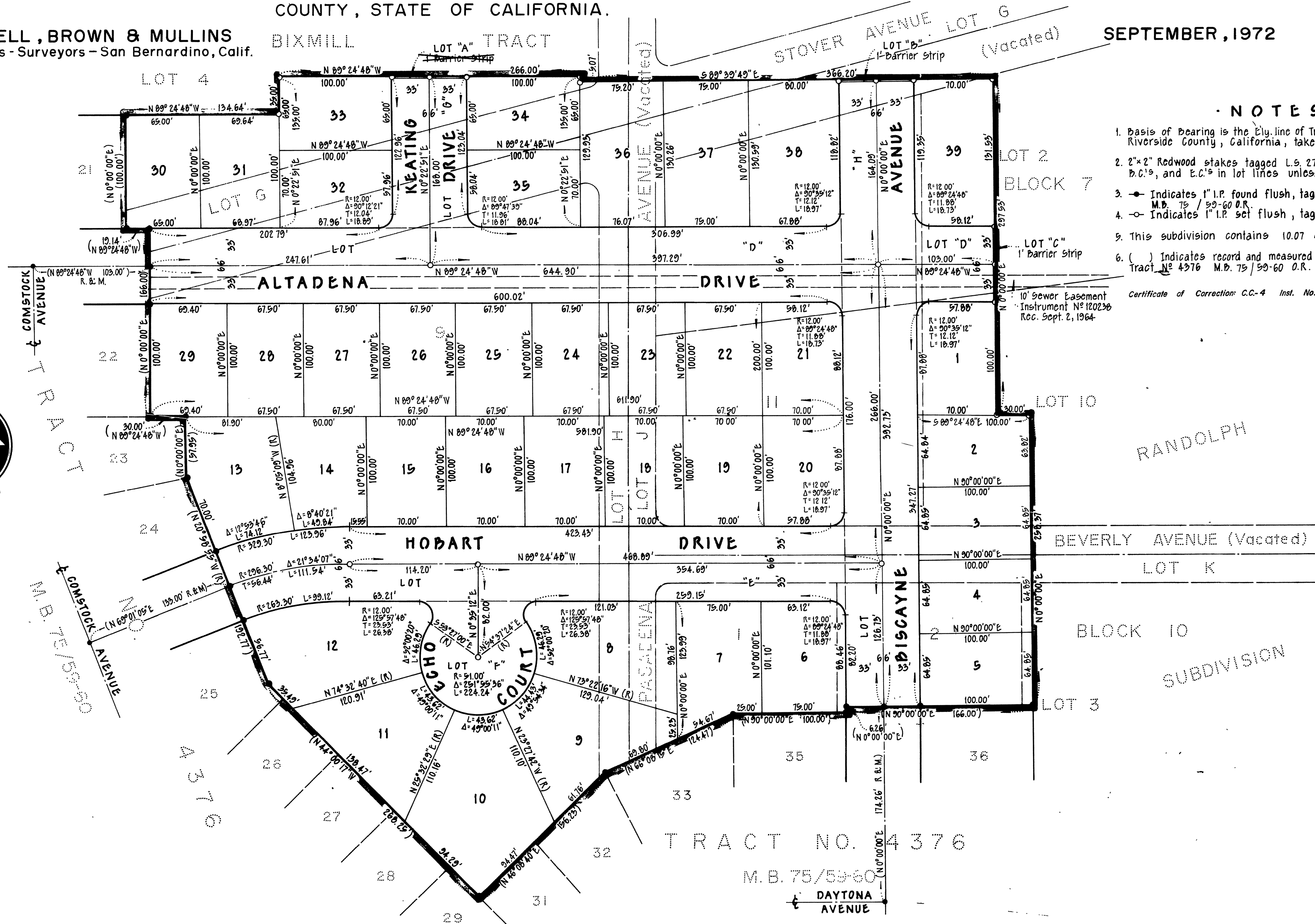
MAXWELL, BROWN & MULLINS
Engineers - Surveyors - San Bernardino, Calif.

BIXMILL

LOT "A" TRACT

STOVER AVENUE LOT G

SEPTEMBER, 1972

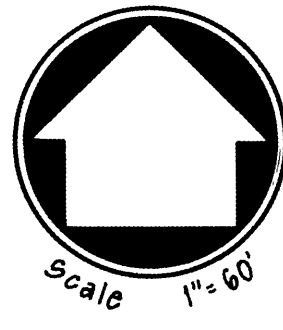


NOTES

1. Basis of Bearing is the Ely. line of Tract No. 4376 on file in M.B. 75/59-60 Riverside County, California, taken as N 20° 50' 55" W.
2. 2"x2" Redwood stakes tagged L.S. 2700, set flush at all corners, D.C.'s, and E.C.'s in lot lines unless otherwise shown.
3. —•— Indicates 1" I.P. found flush, tagged L.S. 2700, per Tract No. 4376 M.B. 75/59-60 O.R.
4. —○— Indicates 1" I.P. set flush, tagged L.S. 2700.
5. This subdivision contains 10.07 Ac.
6. () Indicates record and measured dimensions and bearings per Tract No. 4376 M.B. 75/59-60 O.R.

Certificate of Correction: C.C.-4 Inst. No. 19129 Feb. 18, 1975

10' Sewer Easement
Instrument No. 120236
Rec. Sept. 2, 1964



M.B. 80/53

M.B. 80/53
Tract 5528

M.B. 80/53