

TRACT NO. 5002-1

BEING A SUBDIVISION OF A PORTION OF LOTS 15, 16, 23, J, AND THE WEST HALF OF LOT O OF BIXMILL TRACT, PER MAP BOOK 16, PAGES 28-30, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 36, T.2S., R.6W., S.B.M.

ALBERT A. WEBB ASSOCIATES — CIVIL ENGINEERS
RIVERSIDE CALIFORNIA
FEBRUARY, 1974

FILED
on Dec 12, 1974

At 2:50 P.M.
W.D. Balogh
County Recorder
by Carol A. Nung
Deputy
Fee \$ 7.50
No. 157812
Filed by City Clerk
Sub G Tex F.A.T. Co

OWNERSHIP

We hereby certify 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 filing of said subdivision and map as shown within the colored border line, and we hereby offer for dedication for street purposes "A" thru "G" inclusive, we also hereby offer for dedication for the construction and maintenance of public utilities facilities the easement designated as 10' sewer Easement.

SOUTHWEST SAVINGS AND LOAN ASSOCIATION, a California Corporation.

Lauren R. Jesser
Vice President

L. Balogh
City Engineer

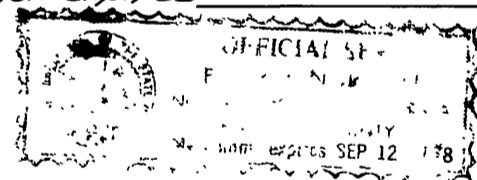
ACKNOWLEDGEMENT

State of California } s.s.
County of Riverside }

On this 27th day of **NOVEMBER**, 1974, before me, the undersigned, a Notary Public in and for said State, personally appeared **LAUREN R. JESSER** and **L.G. HOGABOAM** known to me to be the **VICE PRESIDENT** and **SECRETARY** respectively 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 that such corporation executed the same, 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.

My commission expires



Betty Norman
Notary Public in and for said County and State.

SIGNATURE OMISSION

In accordance with the provisions of Section 11507(a) of the Business and Professions Code, the signature of the following assessment holders have been omitted since their interest cannot ripen into fee: the City of Riverside by deeds recorded February 9, 1965 as Instr. No 15372, and December 12, 1969 as Instr. No 127378, both Official Records of Riverside County, California.

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. 5002, which was approved by the Riverside City Planning Commission at its meeting held January 18, 1973, and any approved alterations thereof; that all provisions of Chapter 128 (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 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.

Dated December 4th, 1974

James F. Martinek, R.C.E. 8134
Director of Public Works

By J. Martinek

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 Divisions of the Department of Public Utilities of the City of Riverside.

Dated Dec. 3, 1974

Everett C. Ross
Director of Public Utilities

By Everett C. Ross

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, bond 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 Nov 25, 1974

H.E. Brewer, City Treasurer

By H.E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 8th day of December, 1972, as required by the Health and Safety Code of California, Section 17953: by Accu-Test Soil Engineering Consultants.

CITY CLERK'S CERTIFICATE

RESOLVED: that this map consisting of two (2) sheets be and the same is hereby accepted as the final map of Tract No. 5002-1, and the streets and easements are hereby accepted as public streets and easements, except Lots E, F, & G (1/2 barrier strips) which are accepted contingent upon the 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 10th day of December, 1974.

Virginia J. Strohecker
City Clerk of the City of Riverside

By Clara A. Hara
Asst. City Clerk

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 or special assessments collected as taxes.

Dated December 2nd, 1974

Donna Bauer Babcock
County Tax Collector

By Kenneth C. Quinn
Deputy

TAX BOND

I hereby certify 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 of 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 _____, 1974

Donald D. Sullivan
County Clerk and ex-officio Clerk of the Board of Supervisors

By _____
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 March, 1973, that all monuments of the character and location shown hereon are in place or will be in place within one (1) year from the recording date of this map; and that said monuments are sufficient to enable the survey to be retraced.

Dated APRIL 30th, 1974

Ernest N. Webb, R.C.E. 2876

By Ernest N. Webb

Tract 5002-1
M.B. 81/74

M.B. 81/74
Tract 5002-1

MB 81/74

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

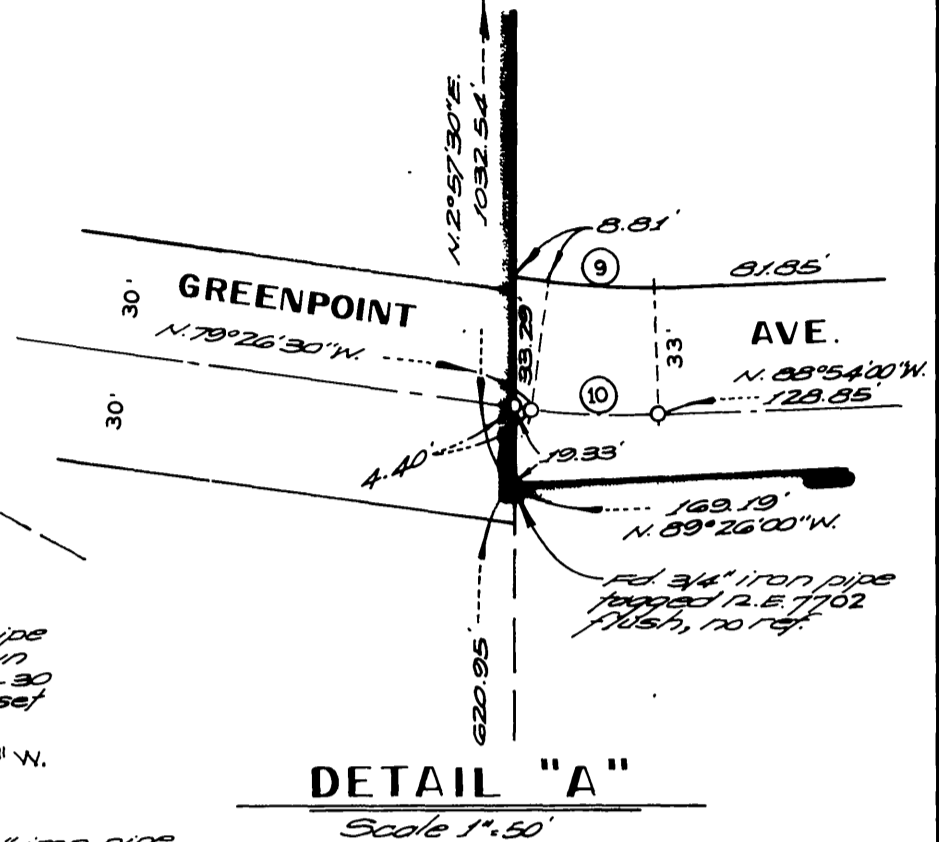
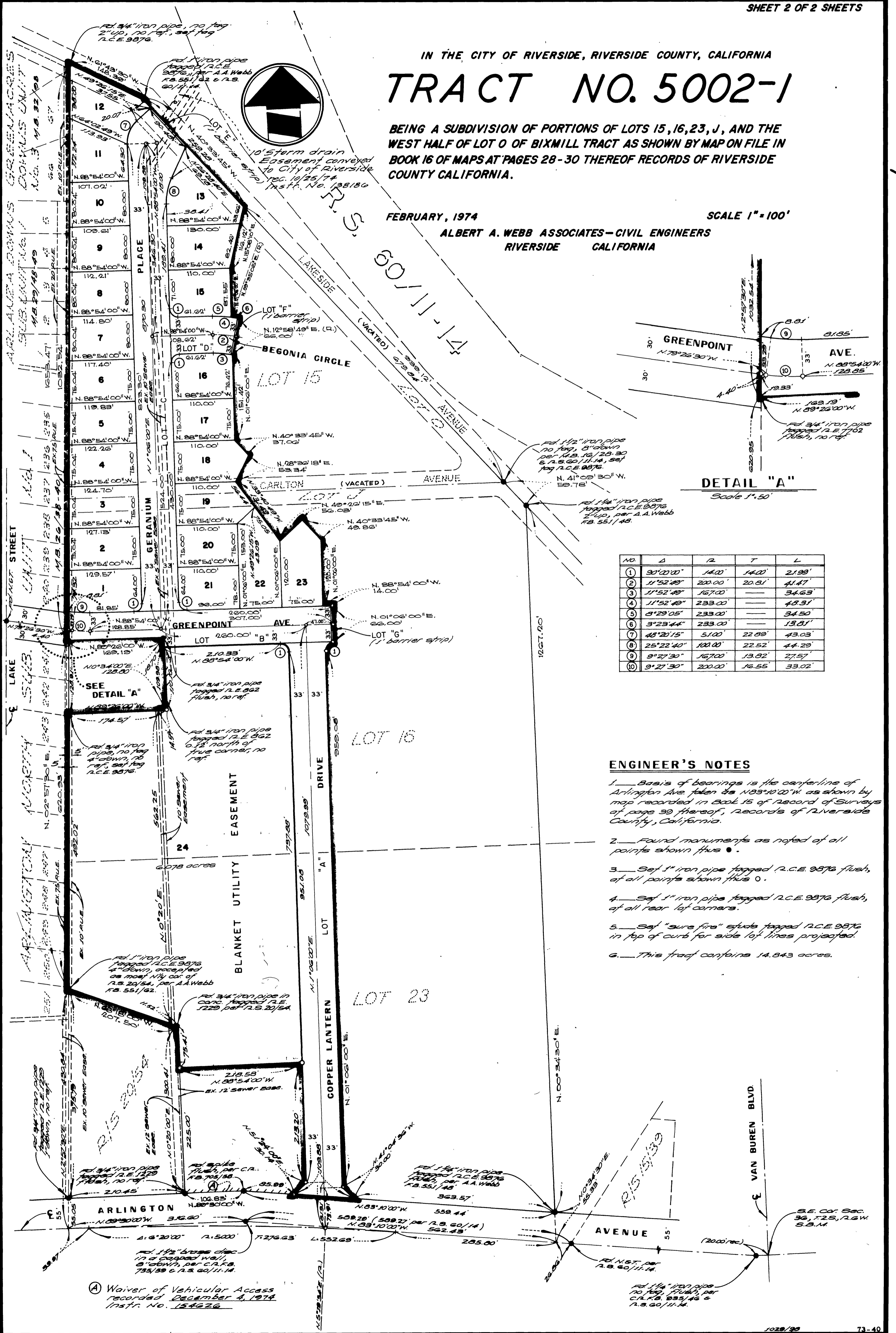
TRACT NO. 5002-1

BEING A SUBDIVISION OF PORTIONS OF LOTS 15, 16, 23, J, AND THE WEST HALF OF LOT 0 OF BIXMILL TRACT AS SHOWN BY MAP ON FILE IN BOOK 16 OF MAPS AT PAGES 28-30 THEREOF RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

FEBRUARY, 1974

SCALE 1" = 100'

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS
RIVERSIDE CALIFORNIA



NO	Δ	T	L
1	90°20'00"	14.00'	14.00'
2	11°52'49"	200.00'	20.81'
3	11°52'49"	167.00'	34.63'
4	11°52'49"	233.00'	48.31'
5	8°29'05"	233.00'	34.50'
6	3°23'44"	233.00'	13.81'
7	48°20'15"	51.00'	22.89'
8	25°22'40"	100.00'	22.52'
9	9°27'30"	167.00'	13.82'
10	9°27'30"	200.00'	16.55'

ENGINEER'S NOTES

1. Basis of bearings is the centerline of Arlington Ave. taken as N 85° 10' 00" W as shown by map recorded in Book 15 of Record of Surveys of page 39 thereof, records of Riverside County, California.
2. Found monuments as noted of all points shown thus ●.
3. Set 1" iron pipe tagged R.C.E. 9876 flush, at all points shown thus ○.
4. Set 1" iron pipe tagged R.C.E. 9876 flush, at all rear lot corners.
5. Set "sure fire" stakes tagged R.C.E. 9876 in top of curb for side lot lines projected.
6. This tract contains 14.843 acres.

Waiver of Vehicular Access recorded December 4, 1974 Instr. No. 154226

MB 81/75