

SIGNATURE OMISSION

In accordance with the provisions of Section 11587 (a) of the Business and Profession Code, the signature of the following easement holder has been omitted since their interest cannot ripen into fee:

The City of Riverside by deed recorded September 5, 1973 as Instrument No. 117335 O.R. of Riverside Co., California.

The City of Riverside by deed recorded May 23, 1960 as Instrument No. 51257 O.R. of Riverside Co., California.

The City of Riverside by deed recorded December 20, 1974 as Instrument No. 161327 O.R. of Riverside Co., California.

The City of Riverside, successors to the easement conveyed to Southern California Edison Company by deed recorded September 7, 1949 in Book 1107 page 31, O.R. of Riverside Co., California.

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 Lots "A" to "C" inclusive, and for construction and maintenance of public utilities facilities those easements designated as "6' x 50' P.U.E."

CREST DEVELOPMENT CO., a Limited Partnership
J. A. ANDREWS DEVELOPMENT CO., General Partner

By Jay A. Andrews, President and General Partner.

WESTERN ESCROW COMPANY, a California Corporation

Vice-President

ACKNOWLEDGEMENT

State of California } ss.
County of Orange

On this 13th day of JUNE 1975, before me, the undersigned a Notary Public in and for said State, personally appeared Jay A. Andrews, President of J.A. Andrews Development Co., the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of said corporation, said corporation being known to me to be a general partner of Crest Development Co., a limited partnership, the limited partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such limited partnership executed the same.

WITNESS my hand and official seal.

M. C. Brewster
Notary Public in and for said State

State of California } ss.
County of Los Angeles

On this 13th day of June 1975, before me, the undersigned, a Notary Public in and for said State, personally appeared James L. GERARD and [redacted] known to me to be the VICE PRESIDENT and [redacted] respectively of the corporation that executed the within instrument, 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.

Anne L. Morris
Notary Public in and for said State

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 5522

BEING A SUBDIVISION OF PORTIONS OF LOTS 8 AND 9 OF THE BIXMILL TRACT AS SHOWN BY MAP ON FILE IN BOOK 16 OF MAPS AT PAGES 28-30 THEREOF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

SEPTEMBER, 1974

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. 5522, which was approved by the Riverside City Planning Commission at its meeting held OCTOBER 12, 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 JUNE 26, 1975

James F. Martinek, R.C.E. 5134
Director of Public Works

By [Signature]

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 JUNE 25, 1975

Everett C. Ross
Director of Public Utilities

By [Signature]

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.

Dated June 23, 1975

H.E. Brewer, City Treasurer

By [Signature]

SOIL REPORT

A preliminary soil report was prepared on the 31 day of August, 1970, as required by the Health and Safety Code of California, Section 17953, by C.H.I. Materials Laboratory, Inc.

CITY CLERK'S CERTIFICATE

RESOLVED: that this map consisting of 2 sheets be and the same is hereby accepted as the final map of Tract No. 5522, and the streets and easements are hereby accepted as public streets and easements, and the City Clerk is hereby authorized and directed to affix 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 1st day of July, 1975.

Alice A. Hare
City Clerk of the City of Riverside

By [Signature]

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, except taxes and special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$1,400.00.

Dated JUNE 23RD, 1975

Donna Bower Babcock
County Tax Collector

By Kenneth L. Kurian
Deputy

TAX BOND

I hereby certify that a bond in the sum of \$1,400.00 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.

Dated JULY 8, 1975

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

By [Signature]

ENGINEER'S CERTIFICATE

I hereby certify that I am a Registered Civil Engineer of the State of California, and that this map consisting of 2 sheets correctly represents a true and complete survey made under my supervision during SEPTEMBER, 1974, 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 Sept. 3, 1974

Ernest N. Webb, R.C.E. 5276

By [Signature]

FILED
On July 10, 1975

At 2:30 P.M.
W.D. Balogh
County Recorder
By Harold C. Beale
Deputy
Fee \$7.00
No. 82393
Filed by City Clerk
Subst. fees F.A.T. Co.

M.B. 82/69 Tr 5522

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IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 5522

BEING A SUBDIVISION OF PORTIONS OF LOTS 8 AND 9 OF THE BIXMILL TRACT AS SHOWN BY MAP ON FILE IN BOOK 16 OF MAPS AT PAGES 28-30 THEREOF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SEPTEMBER 1974

SCALE 1" = 50'

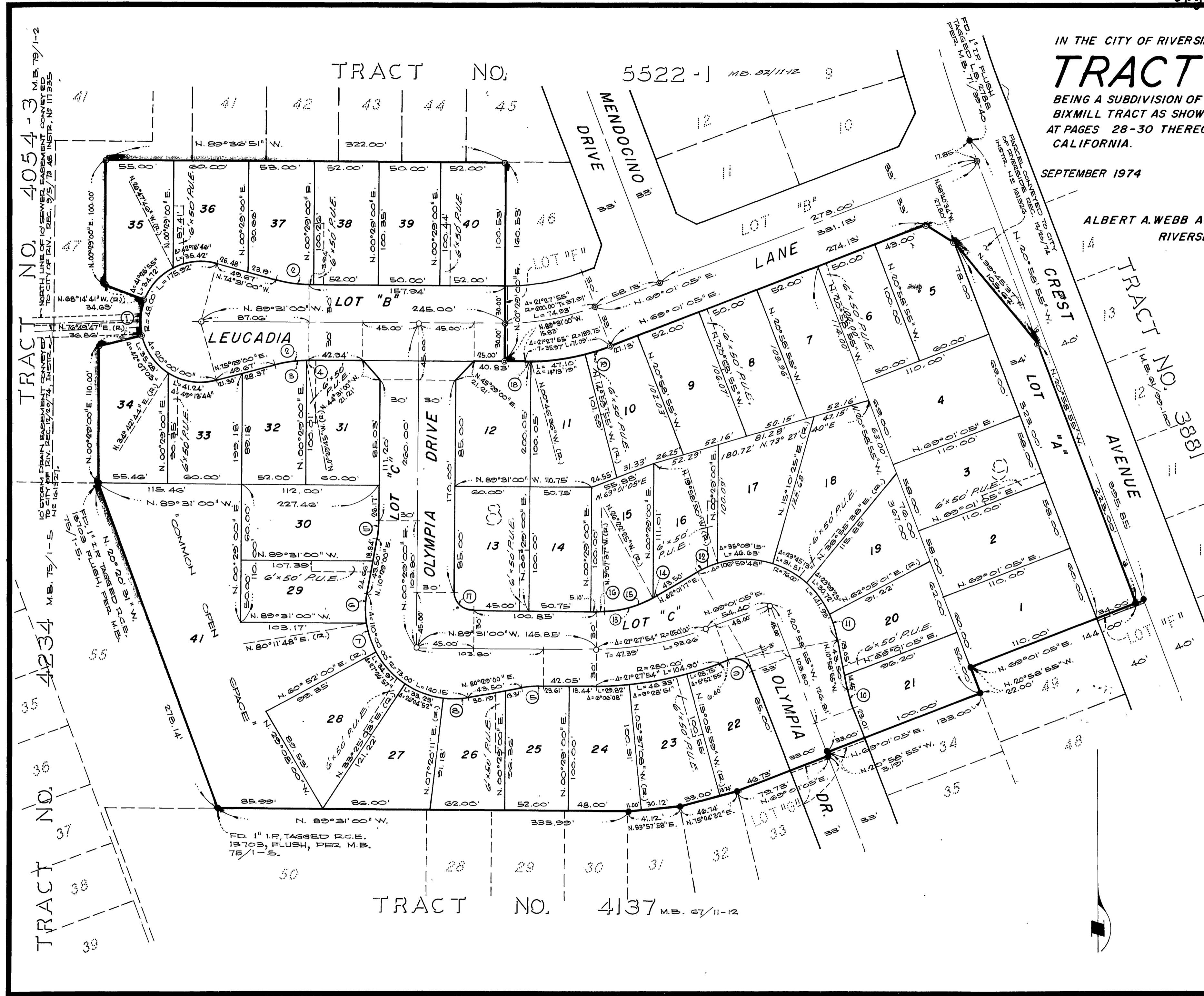
ALBERT A. WEBB ASSOCIATES—CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

CURVE DATA

NO	Δ	R	T	L
1	34°55'32"	48.00'	—	29.26'
2	15°00'00"	103.00'	13.56'	26.97'
3	13°51'15"	103.00'	—	24.91'
4	01°08'45"	103.00'	—	2.06'
5	10°00'00"	88.00'	7.70'	15.36'
6	20°17'12"	73.00'	—	25.85'
7	19°18'48"	73.00'	—	24.63'
8	16°51'11"	73.00'	—	21.47'
9	30°00'00"	15.00'	15.00'	23.56'
10	10°00'00"	85.00'	7.44'	14.84'
11	16°56'04"	76.00'	—	22.46'
12	07°59'53"	76.00'	—	10.61'
13	24°51'06"	85.00'	18.73'	36.87'
14	01°36'18"	85.00'	—	2.38'
15	23°14'46"	85.00'	—	34.49'
16	03°36'37"	220.00'	6.93'	13.86'
17	30°00'00"	15.00'	15.00'	23.56'
18	01°15'36"	189.75'	—	4.17'
19	05°59'00"	189.75'	—	19.82'

ENGINEER'S NOTES:

- (1) BASIS OF BEARINGS IS THE CENTER-LINE OF CREST AVENUE TAKEN AS N. 20°58'55"W. AS SHOWN BY MAP ON FILE IN BOOK 67 OF MAPS AT PAGES 11-12, INCLUSIVE, THEREOF RECORDS OF RIVERSIDE CO. CALIFORNIA.
- (2) FOUND 1" I.P. FLUSH, TAGGED R.C.E. 13703 PER TRACT NO. 4137 M.B. 67/11-12 AT ALL POINTS SHOWN THUS ● UNLESS OTHERWISE NOTED.
- (3) FOUND 1" I.P. FLUSH, TAGGED R.C.E. 9876 PER TRACT NO. 5522-1, M.B. 82/11-12 AT ALL POINTS SHOWN THUS ○ UNLESS OTHERWISE NOTED.
- (4) SET 1" I.P. FLUSH, TAGGED R.C.E. 9876 AT ALL POINTS SHOWN THUS ○ UNLESS OTHERWISE NOTED.
- (5) SET 1" I.P. FLUSH, TAGGED R.C.E. 9876 AT ALL REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES.
- (6) SET STEEL PIN AND TAG R.C.E. 9876 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
- (7) THIS TRACT CONTAINS 7.53 ACRES.



TRACT NO. 4054-3 M.B. 79/1-2
 NORTH LINE OF 10' SEWER EASEMENT CONVEYED TO CITY OF RIV. REC. 9/5/79 AS INSTR. NO. 117335

TRACT NO. 4234 M.B. 75/1-5
 10' STREAM DRAIN EASEMENT CONVEYED TO CITY OF RIV. REC. 12/29/74, INSTR. NO. 1618271

TRACT NO. 37
 38
 39

M.B. 82/70

M.B. 82/70

M.B. 82/70