

TRACT NO. 5104-3

BEING A SUBDIVISION OF A PORTION OF LOTS 13 & K OF THE BIXMILL TRACT, ON FILE IN BOOK 16 OF MAPS, PAGES 28, 29 & 30, AND A PORTION OF LOTS 6 & 7 IN BLOCK 7, LOTS 7, 8, 9 & 10 IN BLOCK 8, LOTS 1, 2, 3, 4, 14, 15 & 16 IN BLOCK II, LOTS H, M, I & K OF THE RANDOLPH SUBDIVISION ON FILE IN BOOK 16, PAGE 39, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

FILED On Oct. 9, 1975 At 3:55 P.M.

W.D. BALOGH County Recorder By Howard C. Seal Deputy Fee \$7.00 No 124435 Filed By City Clerk Subdn. G'tee Safe Co.

MAXWELL, BROWN & MULLINS Engineering - Surveying, San Bernardino, Ca.

AUGUST, 1975

OWNER'S CERTIFICATE

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 PUBLIC USE FOR STREET PURPOSES, LOTS "A" TO "E" INCLUSIVE, AND FOR CONSTRUCTION AND MAINTENANCE OF UNDERGROUND ELECTRICAL FACILITIES THOSE EASEMENTS DESIGNATED AS 5' x 80' P.U.E. BILSON HOMES, INC., a California Corporation

By Howard C. Seal, President, NEW HOME HOMES, INC., a California Corporation. By Ethel Krajchir, Secretary, NEW HOME HOMES, INC., a California Corporation. By Elias Miller, President, WESTERN ESCROW COMPANY, a California Corporation as Trustee. By Ethel Krajchir, Secretary, WESTERN ESCROW COMPANY, a California Corporation. By Jane Sorensen, Vice President, WESTERN ESCROW COMPANY, a California Corporation. By Tom Sorensen, Secretary, WESTERN ESCROW COMPANY, a California Corporation.

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 \$

DATED THIS 2ND DAY OF OCTOBER 1975. DONNA BOUER BABCOCK COUNTY TAX COLLECTOR

By Kenneth C. Kavin Deputy

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A TAX BOND IN THE SUM OF \$ 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 DAY OF 19 DONALD D. SULLIVAN COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS

By Deputy

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF LOS ANGELES. ON THIS 1st DAY OF October 1975, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Howard C. Seal known to me to be the President and Ethel Krajchir 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 Leona P. Hallman NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE MY COMMISSION EXPIRES Jan. 27, 1978

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF LOS ANGELES. ON THIS 1st DAY OF October 1975, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Jane Sorensen known to me to be the Vice Pres. and Tom Sorensen 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 June L. Morris NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE MY COMMISSION EXPIRES 5-8-76

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 5104, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD ON JUNE 7, 1973; AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL OF CHAPTER 12B (SUBDIVISION MAP ACT) STATUTES OF CALIFORNIA, 1943, AND ALL OF TITLE 18 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 2ND DAY OF OCTOBER 1975. JAMES F. MARTINEK, R.C.E. 8134 DIRECTOR OF PUBLIC WORKS BY [Signature]

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY G.H.J. MATERIALS LAB., INC. 3/25/75, AS REQUIRED BY THE HEALTH AND SAFETY CODE, SECTION 17093.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING APRIL 1975, 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 THE 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 6th DAY OF August 1975. Russell J. Mullins L.S. 3712

SIGNATURE OMISSIONS

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10490 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTERESTS CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY: AN EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE SURFACE OF THE PROPERTY DESCRIBED THEREIN, AS GRANTED TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, BY DEED RECORDED 3/7/75, AS INSTRUMENT NO. 21093, AS AMENDED 6/6/75, AS INSTRUMENT NO. 68532

NOTARY ACKNOWLEDGEMENT

ON THIS 1st DAY OF Oct. 1975, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Elias Miller known to me to be the President, and Ethel Krajchir 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 SEAL Leona P. Hallman NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE. MY COMMISSION EXPIRES Jan. 27, 1978

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 5 DAY OF September 1975 EVERETT C. ROSS DIRECTOR OF PUBLIC UTILITIES BY [Signature]

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.

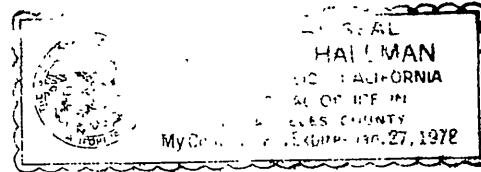
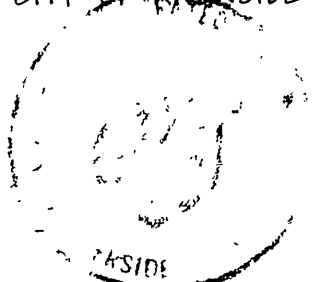
DATED THIS 5th DAY OF Sept 1975. H. E. BREWER CITY TREASURER BY [Signature]

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. 5104-3, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS EXCEPT LOTS D AND E WHICH ARE HEREBY ACCEPTED AS BARRIER STRIPS TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOTS X AND Y AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THEREON AS CITY CLERK TO THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THEREON.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND THE COUNCIL OF THE CITY OF RIVERSIDE THIS 7th DAY OF October 1975.

ALICE A. HARE CITY CLERK OF THE CITY OF RIVERSIDE BY [Signature]



MB 83/59

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BEING A SUBDIVISION OF A PORTION OF LOTS 13 & K OF THE BIXMILL TRACT, ON FILE IN BOOK 16 OF MAPS, PAGES 28 THRU 30, AND A PORTION OF LOTS 6 & 7 IN BLOCK 7, LOTS 7, 8, 9 & 10 IN BLOCK 8, LOTS 1, 2, 3, 4, 14, 15 AND 16 IN BLOCK 11, LOTS H, M, I AND K OF THE RANDOLPH SUBDIVISION ON FILE IN BOOK 16, PAGE 39, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

AUGUST, 1975

MAXWELL, BROWN & MULLINS
Engineering - Surveying, San Bernardino, Ca.

RANDOLPH SUBDIVISION
MB 16/39

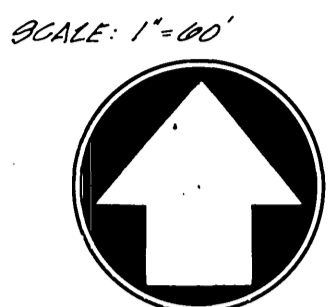
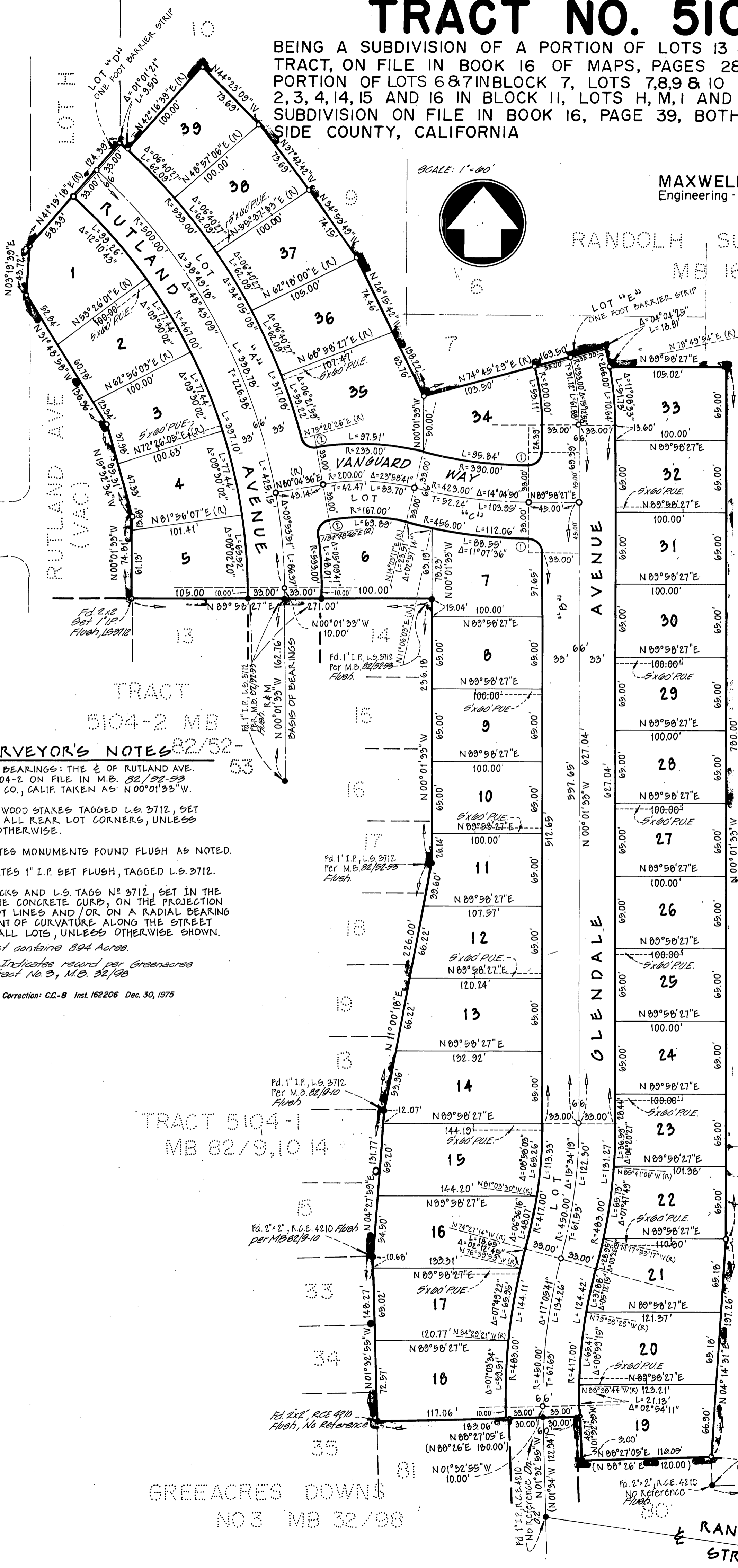
LOT K (VAC)

LOT M (VAC)
LOT K

BIXMILL TRACT
MB 16/28-30

GREEACRES DOWNS
NO 3 MB 32/98

GREEN AVENUE
RANDOLPH STREET



CURVE DATA

①	R = 12.00'
	Δ = 90°00'00"
	T = 12.00'
	L = 16.85'
②	R = 12.00'
	Δ = 85°15'50"
	T = 11.05'
	L = 17.66'

SURVEYOR'S NOTES

1. BASIS OF BEARINGS: THE E OF RUTLAND AVE. PER TR. 5104-2 ON FILE IN M.B. 82/52-53 RIVERSIDE CO., CALIF. TAKEN AS N 00°01'33"W.
 2. 2"x2" REDWOOD STAKES TAGGED L.S. 3712, SET FLUSH AT ALL REAR LOT CORNERS, UNLESS SHOWN OTHERWISE.
 3. ● INDICATES MONUMENTS FOUND FLUSH AS NOTED.
 4. ○ INDICATES 1" I.P. SET FLUSH, TAGGED L.S. 3712.
 5. BRASS TACKS AND L.S. TAGS NO 3712, SET IN THE TOP OF THE CONCRETE CURB, ON THE PROJECTION OF THE LOT LINES AND/OR ON A RADIAL BEARING FROM POINT OF CURVATURE ALONG THE STREET SIDE OF ALL LOTS, UNLESS OTHERWISE SHOWN.
 6. This Tract contains 894 Acres.
 7. () Indicates record per Greenacres Downs Tract No 3, M.B. 32/98
- Certificate of Correction: C.C.-8 Inst. 162206 Dec. 30, 1975

MB 83/60