

TRACT NO. 7441

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF LOTS 11, 18, 21, & J OF
THE BIXMILL TRACT AS RECORDED IN BOOK 16 OF MAPS, PAGES
28, 29, & 30, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

MAXWELL, BROWN & MULLINS
SAN BERNARDINO, CALIFORNIA

OCTOBER 1976

FILED
ON Feb. 17, 1977
AT 1:20 P.M.
V. D. BALOGH
COUNTY RECORDER
BY Harold C. Beale
DEPUTY
FEE \$ 7.00
NO. 26979
FILED BY City Clerk
SUBD. DIST. Safe Co.

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 CONSTRUCTION AND MAINTENANCE OF UNDERGROUND ELECTRICAL FACILITIES THOSE EASEMENTS DESIGNATED AS 5' X 5'-0" P.U.E.

NEWSCOME HOMES, INC., A CALIFORNIA CORPORATION
Elias Miller PRESIDENT Echel Krueger SECRETARY
DILSON HOMES, INC., A CALIFORNIA CORPORATION
Ey Brown PRESIDENT Echel Krueger SECRETARY

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 31st DAY
OF January 1977

H. E. BREWER
CITY TREASURER
BY H. E. Brewer

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 7441, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD ON APRIL 8, 1976, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL OF THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE), AND OF TITLE 10 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOOD HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAVE BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE 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 4th DAY
OF February 1977

JAMES F. MARTINEK, R.C.E. 8134
DIRECTOR OF PUBLIC WORKS
BY J. F. Martinek

CITY CLERK'S CERTIFICATE

RECORDED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 7441 AND THE EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC EASEMENTS, AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THEREON AS CITY CLERK OF 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 15th DAY OF February 1977

ALICE A. HARVE, CITY CLERK
OF THE CITY OF RIVERSIDE
BY Alice A. Harve

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 THIS 7th DAY
OF Feb. 1977

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES
BY Everett C. Ross

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 REAL PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED THIS 31st DAY
OF January 1977

DONNA BOVER BABCOCK
COUNTY TAX COLLECTOR
BY Donna Bover Babcock, DEPUTY

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY C.H.J. MATERIALS LABORATORY, INC. DATED DEC. 12, 1969, J. L. RIDDELL, R.E. 19140, AS REQUIRED BY THE HEALTH AND SAFETY CODE, SECTION 12953.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR 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 OCTOBER 1976, 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 ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; THIS SURVEY IS COMPLETE AS SHOWN.

DATED THIS 20th DAY
OF NOVEMBER 1976

Russell J. Mullins
RUSSELL J. MULLINS, L.S. 3712

TAX BOND CERTIFICATE

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, 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 _____ 1977

DONALD D. SULLIVAN
COUNTY CLERK AND EX-OFFICIO CLERK
OF THE BOARD OF SUPERVISORS
BY _____ DEPUTY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }
ON THIS 26th DAY OF January, 1977, BEFORE ME Ronald P. Hallman
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
Elias Miller KNOWN TO ME TO BE THE President AND
Echel Krueger 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
Ronald P. Hallman

NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE
MY COMMISSION EXPIRES January 27, 1978

UTILITIES EASEMENTS

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENT, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP:

THE CITY OF RIVERSIDE, PRESENT HOLDER OF AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA Edison COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 7, 1944 IN BOOK 1187, PAGE 31 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

DATED THIS 2nd DAY
OF Feb. 1977

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES
BY Everett C. Ross

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }
ON THIS 26th DAY OF January, 1977, BEFORE ME Ronald P. Hallman
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
Ey Brown KNOWN TO ME TO BE THE President AND
Echel Krueger KNOWN TO ME TO BE THE Secretary OF
THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO
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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
Ronald P. Hallman

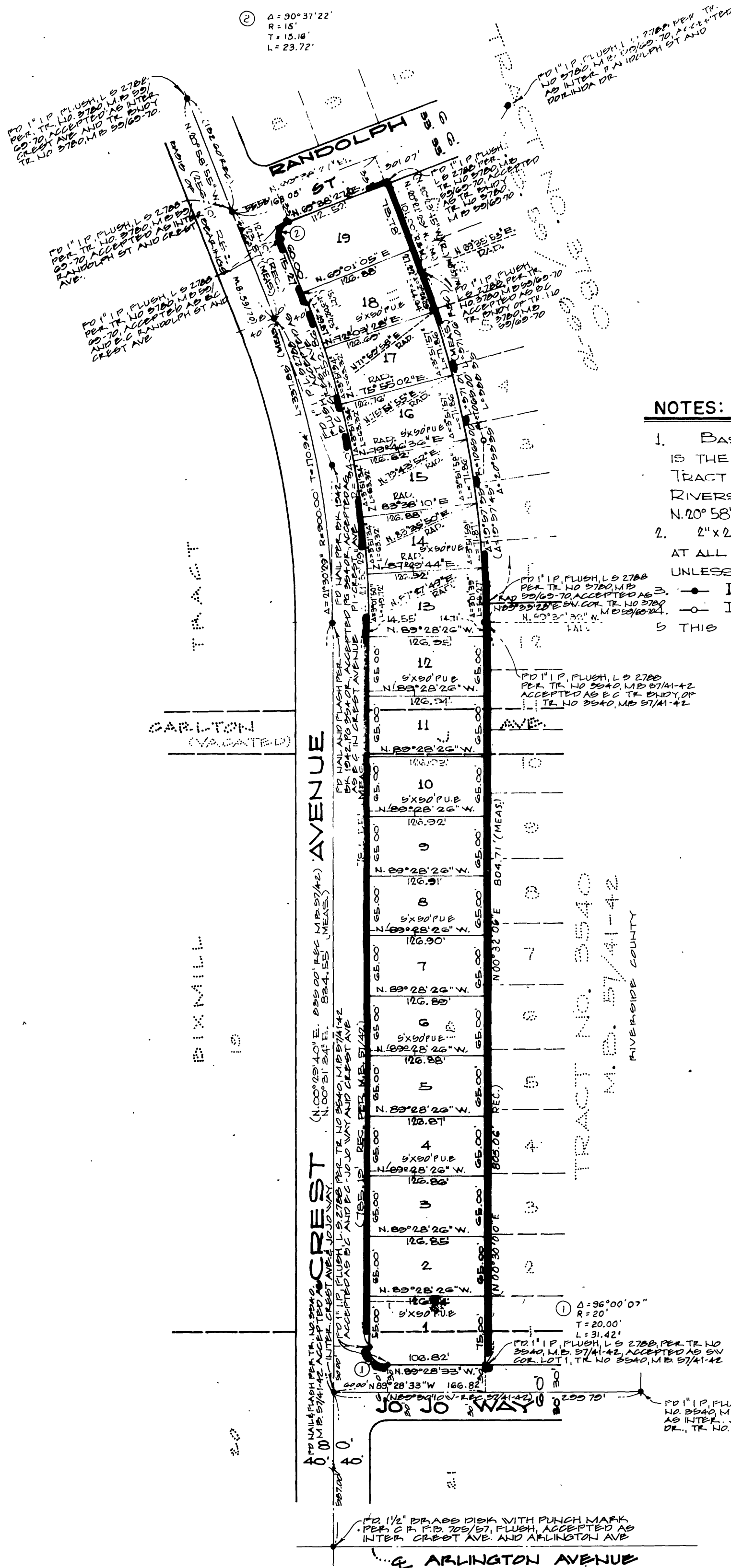
NOTARY PUBLIC IN AND FOR SAID
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BEING A SUBDIVISION OF A PORTION OF LOTS 11, 18, 21, & J OF
THE BIXMILL TRACT AS RECORDED IN BOOK 16 OF MAPS, PAGES
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MAXWELL, BROWN & MULLINS
SAN BERNARDINO, CALIFORNIA

OCTOBER 1976



NOTES:

1. BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE CENTERLINE OF CREST AVENUE PER TRACT NO 3780, M.B. 59/69-70, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA TAKEN AS N.20° 58' 55" W.
 2. 2"x2" REDWOOD STAKES STAMPED L.S. 9712, SET FLUSH AT ALL LOT CORNERS, B.C.'S AND E.C.'S IN LOT LINES UNLESS OTHERWISE SHOWN.
- INDICATES MONUMENT FOUND AS NOTED.
 - INDICATES 1" I.P. SET, TAGGED L.S. 9712, FLUSH
- THIS TRACT CONTAINS 370 ACRES