

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 5473

BEING A SUBDIVISION OF A PORTION OF LOTS 31 AND 32 OF THE ALAMO TRACT AS PER MAP ON FILE IN BOOK 9 OF MAPS, PAGE 5, RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

MAXWELL, BROWN & MULLINS
SAN BERNARDINO, CALIFORNIA

APRIL 1976

FILED
On Feb 25, 1977
At 1:15 P.M.
W.D. BALOGH
County Recorder
By Harold C. Beale
Deputy
Fee \$7.00
No 31696
Filed By City Clerk
Subd'n. Code F.I. & T.Co.

M.B. 88/68
TR. 5473

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 "K" inclusive, and for construction and maintenance of underground electrical facilities those easements designated as "B" x 40' P.U.E.

Mercury Savings And Loan Association, A California Corporation.
Adm. Mel Rapson Vice President
Gene A. Graham Asst. Secretary

NOTARY ACKNOWLEDGEMENT

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. EVERETT C. ROSS
Dated this 16th day of February 1977. Director of Public Utilities
By Ph. Pophin

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 10th day of February 1977. DONNA BOUER BABCOCK
County Tax Collector

By Herbert C. Xirin

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF }
On this 10th day of FEB., 1977, before me, the undersigned Notary Public in and for said County and State, personally appeared MEL RAPSON known to me to be the Vice Pres. and Wm. A. GRAHAM known to me to be the Asst. 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. Rose M. Harris

Witness my hand and official seal Notary Public In And For said County And State
My commission expires APR. 5, 1978

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE }
On this ___ day of ___ 19___, before me, the undersigned Notary Public in and for said County and State, personally appeared ___ known to me to be the ___ and ___ known to me to be the ___ of 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 Notary Public In And For said County and State
My commission expires

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 5473, which was approved by the Riverside City Planning Commission at its meeting held on Sept. 6, 1973, and any approved alterations thereof; that all provisions of the Subdivision Map Act (Division 2 of Title 7 of the California Government Code), and of Title 10 of Riverside Municipal Code 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 are sufficient to protect all lots in the subdivision from flood or overflow have been approved, 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; 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 17th day of February 1977. JAMES F. MARTINEK, R.C.E. 0134
Director of Public Works

By [Signature]

SOIL REPORT

A preliminary soil report was prepared by Richard Mills & Associates on April 26, 1976, as required by the Health and Safety Code, Section 17953.

SIGNATURE OMISSIONS

In accordance with the provisions of Section 66430 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:
ARTHUR KATZ, owner of an EXCEPTION from said property; all oil, gas, hydrocarbon substances and other minerals below 200.00 feet below the surface of the land, recorded April 29, 1957 in Book 2079, Page 101 of Official Records, records of the County of Riverside, California.

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. Officer of the Board of Supervisors

By

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, 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 9th day of FEBRUARY 1977. Russell J. Mullins
RUSSELL J. MULLINS L.S. 3712

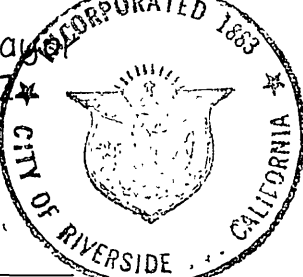
CITY CLERK'S CERTIFICATE

RESOLVED: That this map consisting of two (2) sheets be and the same is hereby accepted as the final map of Tract No. 5473, and the streets and easements are hereby accepted as public streets and easements, except lots "A" and "B" which are hereby accepted as "Barrier Strips" to deny access from adjoining private property to lots "F" and "I" 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 the Council of the City of Riverside this 22nd day of February 1977.

ALICE A. HARE, City Clerk of the City of Riverside.

By Alice A. Hare



Dated this 16th day of February 1977

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 16th Day of Feb. 1977. H.E. BREWER
City Treasurer

By H.E. Brewer

TR. 5473

M.B. 88/68

GENERAL NOTES

1. BASIS OF BEARINGS WAS TAKEN FROM THE CENTERLINE OF COLUMBIA AVENUE AS SHOWN ON MAP NO. 88/69 PER ALAMO TRACT, RECORDED IN BOOK 17 OF MAPS, PAGE 31, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.
2. 0 INDICATES 1/4" SET FLUSH AND TAGGED L.S. 3/12, UNLESS OTHERWISE NOTED.
3. 0 INDICATES FOUND MONUMENTS AS NOTED.
4. 2 X 2 REDWOOD STAKES TAGGED L.S. 3/12 SET FLUSH AT ALL CORNERS UNLESS OTHERWISE SHOWN.
5. 1/4" SET FLUSH AND L.S. TAGS NO. 3712 SET IN THE TOP OF THE CONCRETE CURB, ON THE PROJECTION OF THE LOT LINE AND COR. ON A RADIAL BEARING FROM A POINT OF CURVATURE ALONG THE STREET SIDE OF ALL LOTS, UNLESS OTHERWISE SHOWN.
6. THIS SUBDIVISION CONTAINS 2034 ACRES.
7. INDICATES RECORD BEARINGS AND DISTANCES PER SPRINGBROOK ESTATES NO. 1, M.B. 88/40, RIVERSIDE COUNTY RECORDS.
8. INDICATES RECORD BEARINGS AND DISTANCES PER TRACT NO. 4502, M. B. 73/44, RIVERSIDE COUNTY RECORDS.

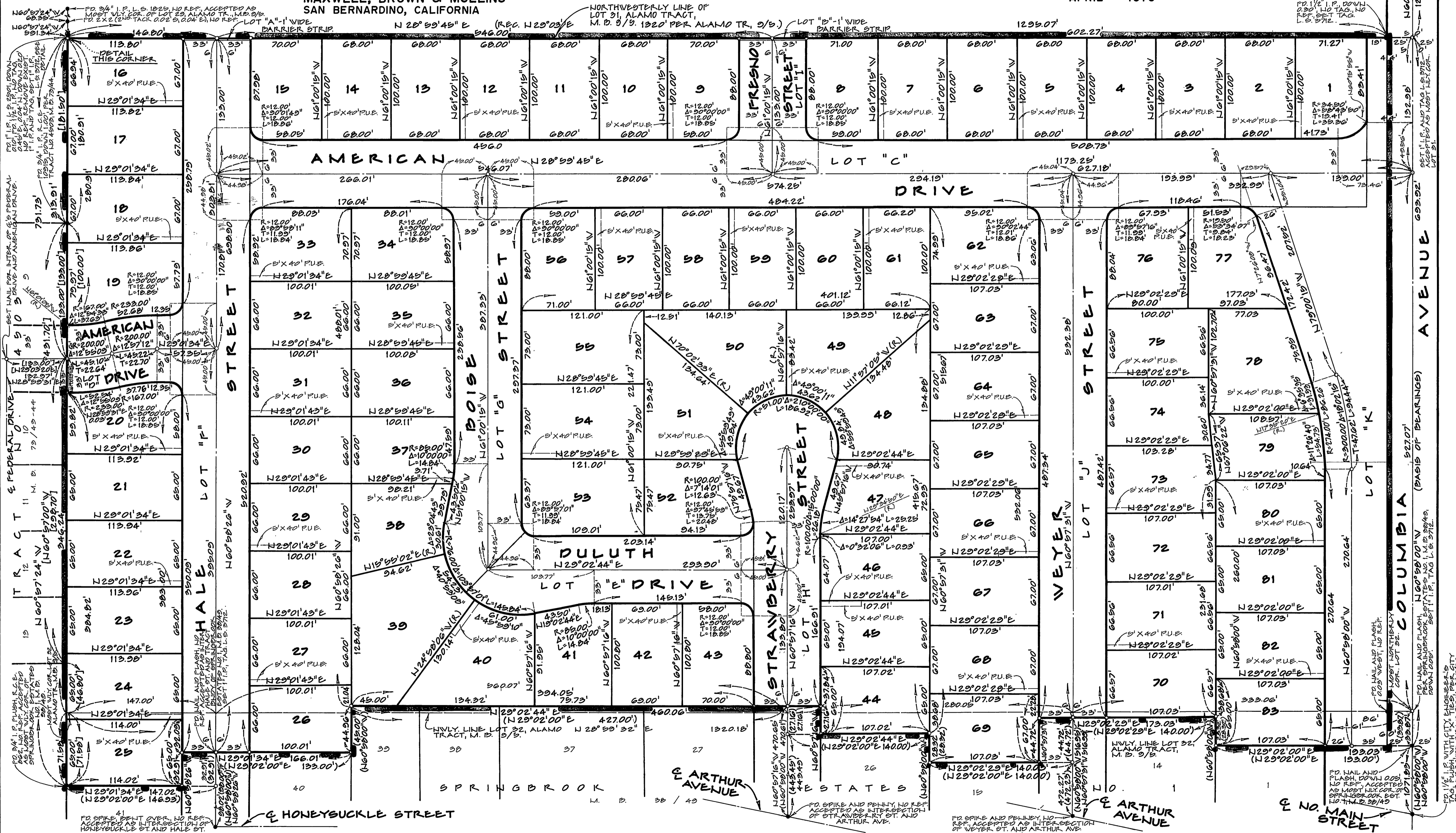
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