

FILED
On April 22, 1977

At 12:40 P.M.
W.D. BALOGH
County Recorder

By Hamed C. Beale

Fee \$7.00

No. 70187

Filed by City Clerk

Subdn. Cite. F.A.T.C.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 8871

BEING A SUBDIVISION OF A PORTION OF LOT 8, BLOCK 15 OF R.L. & I. CO. LANDS, AS SHOWN BY MAP ON FILE IN BOOK I PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

JANUARY 1977 SCALE 1"=50'
KICAK WAINSCOTT & ASSOCIATES - CIVIL ENGINEERS
GRAND TERRACE, 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 Lot's "A" and "B", and further we also offer for dedication for construction and maintenance of underground electrical distribution facilities those easements designated as 5'x50' R.U.E. and 6' R.U.E., and for the construction and maintenance of overhead electric distribution facilities that easement designated as 5' R.U.E.

MORGAN TRUCKING INC., a California Corporation.
Max Morgan
President

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within map; that the Sub-division shown hereon is substantially the same as it appeared on the Tentative Map of Tract No. 8871, which was approved by the Riverside City Planning Commission at its meeting held December 2, 1976, 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 18 of the Riverside Municipal Code, applicable at the time of the approval of the Tentative Map 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 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 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 April 7th, 1977.

JAMES F. MARTINEK, R.C.E. 8134
Director of Public Works

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. 8871, and the Streets and Easements are hereby accepted as Public Streets and Easements, 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 12th day of April, 1977.

ALICE A. HARE
City Clerk of the City of Riverside

By Alice A. Hare

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 \$4,400.00.

Dated APRIL 6, 1977.

DONNA BOUER BABCOCK
County Tax Collector

By H Arnold Larson
Deputy

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) S.S.
On this 6th day of April, 1977, before me, the undersigned, a Notary Public in and for said State, personally appeared Max Morgan known to me to be the President of the corporation that executed the within instrument, known to me to be the person 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.

Adnan Lombard
Notary Public in and for said
County and State

My Commission expires 5/31/77

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; 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 April 6, 1977.

EVERETT C. ROSS
Director of Public Utilities

By [Signature]

TAX BOND

I hereby certify that a bond in the sum of \$4,400.00 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 April 19, 1977.

DONALD D. SULLIVAN
County Clerk and Ex-Officio Clerk
of the Board of Supervisors.

By Nancy Roman
Deputy

UTILITIES EASEMENT

The City of Riverside being the owner of the described easement hereby consents to the making and filing of the annexed map; City of Riverside as successor to the Riverside Water Company for the construction and maintenance of all necessary water ditches, pipes, flumes and apparatus for the purpose of irrigation and domestic use; the exact location being not disclosed by the records.

Dated April 6, 1977.

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 April 5, 1977.

H. E. BREWER, City Treasurer

By H. E. Brewer

SOIL REPORT

A preliminary Soil Report was prepared on the 8th Day of December, 1976, as required by the Health and Safety Code of California, Section 17953: By C.H.U. Materials Laboratory, Inc., as Job No. 76582-3, and Supplemental review dated February 8, 1977 by Geotechnical Consultants, Inc. as report 577019.

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 December 1976, 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 5, 1977

L. A. WAINSCOTT, R.C.E. 16066
By L. A. Waincott

TR. 8871

M.B. 90/1

TR. 8871 M.B. 90/1

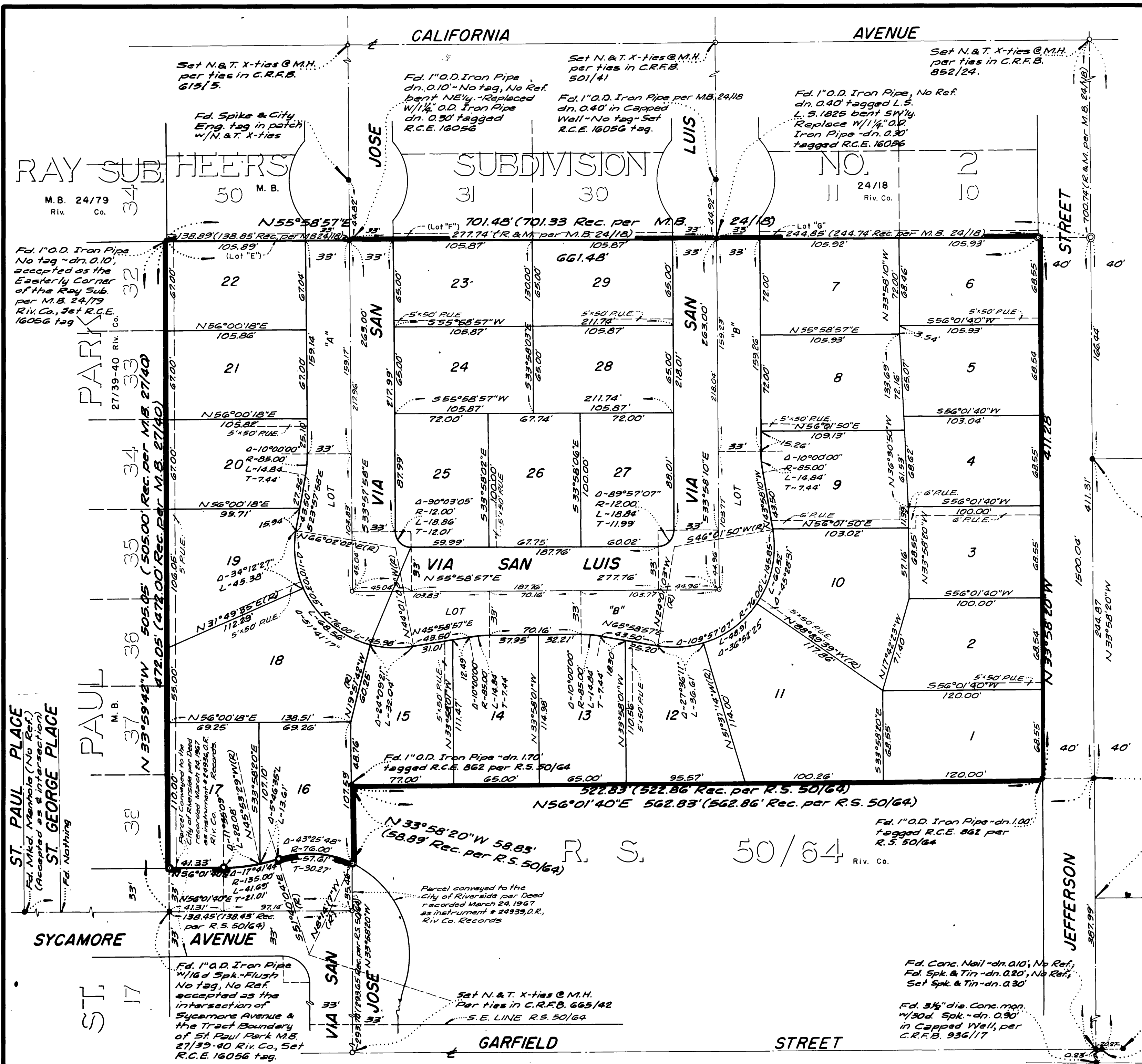
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 8871

BEING A SUBDIVISION OF A PORTION OF LOT 8, BLOCK 15 OF R.L. & I. CO. LANDS, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIF.

JANUARY 1977 SCALE 1"=50'
KICAK WAINSCOTT & ASSOCIATES - CIVIL ENGINEERS
GRAND TERRACE, CALIFORNIA

M.B. 90/2



Fd. Mkd. Manhole per ties in C.R.F.B. 918/47.

ENGINEER'S NOTES:

1. Basis of Bearings is the Northwest line of Parcel 1, taken as N. 56°01'40"E. as shown by Record of Survey on file in Book 50 Page 64 of Records of Survey, Records of Riverside County, California.
2. Found monuments as noted at all points shown thus 0.
3. Set 1" O.D. Iron Pipe, tagged R.C.E. 16056, flush, at all points shown thus 0, unless otherwise noted.
4. Set 1/4" O.D. Iron Pipe, tagged R.C.E. 16056, flush, at all points shown thus 0.
5. Set 1" O.D. Iron Pipe, tagged R.C.E. 16056, flush, at all rear lot corners and angle points in lot lines.
6. This Tract contains 6.42 Acres.
7. Set "Sure Fire" Studs Tagged R.C.E. 16056, in top of curb at all side lot lines projected.
8. * C.C.-23 CERTIFICATE OF CORRECTION

Fd. Conc. Nail dn. 0.05' (No Ref.) Accepted as the Northeastly prolongation of R.S. 50/64 boundary.

Fd. Nothing.

Fd. Conc. Nail - dn. 0.10', No Ref.; Fd. Spk. & Tin - dn. 0.20', No Ref.; Set Spk. & Tin - dn. 0.30'

Fd. 3/4" dia. Conc. mon. w/30d. Spk. - dn. 0.30' in Capped Well, per C.R.F.B. 936/17

Fd. L. & T. in Curb per C.R.F.B. 606/10

Fd. R.R. Spike - dn. 0.30' w/ch. X" per M.B. 28/66, Riv. Co.

SOUTHBOUND LANE MAGNOLIA AVENUE

M.B. 90/2