

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

TRACT 8390

BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF SECTION 3, T.3S, R.6W, S.B.M. PER MAP OF THE RANCHO LA SIERRA IN MAP BOOK 6, PAGE 70, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND A PORTION OF LOT "M.M" (VACATED) OF TRACT NO. 2 OF LA SIERRA HEIGHTS PER MAP BOOK 7, PAGE 66, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

FEBRUARY 1977

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

RECORDER'S CERTIFICATE

Filed this 7 day of July 1977, at 1:20 PM in Book 91 of Maps at Page 14-15 at the request of the City Clerk W.D. BALOGH - County Recorder

By Hazel C. Peale Deputy
No. 127222
Fee \$ 17.00
Sub'd'n G'tee FIRST AMERICAN TITLE INS. CO.
Filed by City Clerk

PUBLIC UTILITY EASEMENTS

The City of Riverside, being the owner of the below described easements, hereby consents to the making and filing of the annexed map. A right of way over said lands for pipes, poles, conduits, pipe lines and incidental purposes as granted to Twin Buttes Water Company by deed recorded August 11, 1919 in Book 508 page 101 of Deeds, Records of Riverside County, California; Citizens Domestic Water Company by deed recorded March 13, 1926 in Book 663 page 591 of Deeds, Records of Riverside County, California; Daly Water Company, a corporation by deed recorded in Book 402 page 88 of Deeds, Records of Riverside County, California.

EVERETT C. ROSS
Director of Public Utilities

Dated June 12, 1977

OWNERSHIP

By: E. W. Sinclair

We hereby certify that we are the owners of or have some 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; that we hereby consent to the making and filing of said map and subdivision as shown within the colored border line and that we hereby offer for dedication for public use for street purposes Lots "A" through "F" inclusive; and further the undersigned owners, our successors and assigns in interest hereby release and relinquish to the City of Riverside, a municipal corporation, all vehicular and pedestrian access rights appurtenant to lots 10, 11, 12, 20 and 21, as shown on the annexed map, on over, and across Golden Avenue, adjoining said lots; and further we hereby offer for dedication for the construction and maintenance of electrical facilities, those easements designated as "4" PUE."

THE MIZE COMPANY, a California Corporation

Dwight W. Mize
President

Dwight A. Mize
Vice President

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 8390, which was approved by the Riverside City Planning Commission at its meeting held September 8, 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 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 have been 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; 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 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 28th, 1977

JAMES F. MARTINEK, R.C.E. 8134
Director of Public Works
By: J. Martinez

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 utilities 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 13, 1977

EVERETT C. ROSS
Director of Public Utilities
By: E. W. Sinclair

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 3, 1977

H.E. BREWER
City Treasurer
By: H.E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 17 day of September 1976 as required by the Health and Safety Code of California, Section 17953 by: Pacific Foundation Engineers, Inc., 22305 Riverside Ave., Bloomington, Calif.

CITY CLERK'S CERTIFICATE

RESOLVED: That this map consisting of two (2) sheets be, and the same is hereby accepted as the official map of TRACT NO. 8390 and the streets and easements are hereby accepted as public streets and easements, except Lot "E" and Lot "F" which are accepted as 10 foot barrier strips to deny access to adjacent private property 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 2nd day of June, 1977.

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

TAX COLLECTOR By: Alice A. Hare

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 and 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 \$ 1100.00

Dated JUNE 3, 1977 By Harold M. Jansen Deputy
DONNA BOUER BABCOCK
County Tax Collector

TAX BOND

I hereby certify that a bond in the sum of \$ 1,100.00 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 5, 1977
DONALD D. SULLIVAN
County Clerk and ex-officio
Clerk of the Board of Supervisors
By: Nancy Roman Deputy

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 October 1976, that all monuments of the character and locations 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 3/24/77
John W. Canty
John W. Canty - Registered Civil Engineer 17550

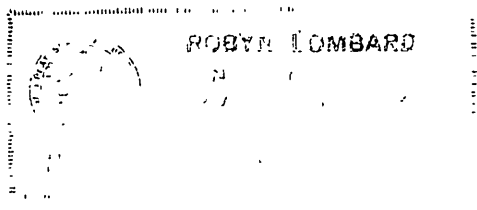
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } S.S.

On this 10th day of June 1977, before me Robyn Lombard a Notary Public in and for said County and State, personally appeared Dwight W. Mize known to me to be the President and Dwight A. Mize known to me to be the Vice President of THE MIZE COMPANY, 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.
My commission expires 5/21/81

Robyn Lombard
Notary Public in and for said County and State.



M.B. 91/14

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TRACT 8390

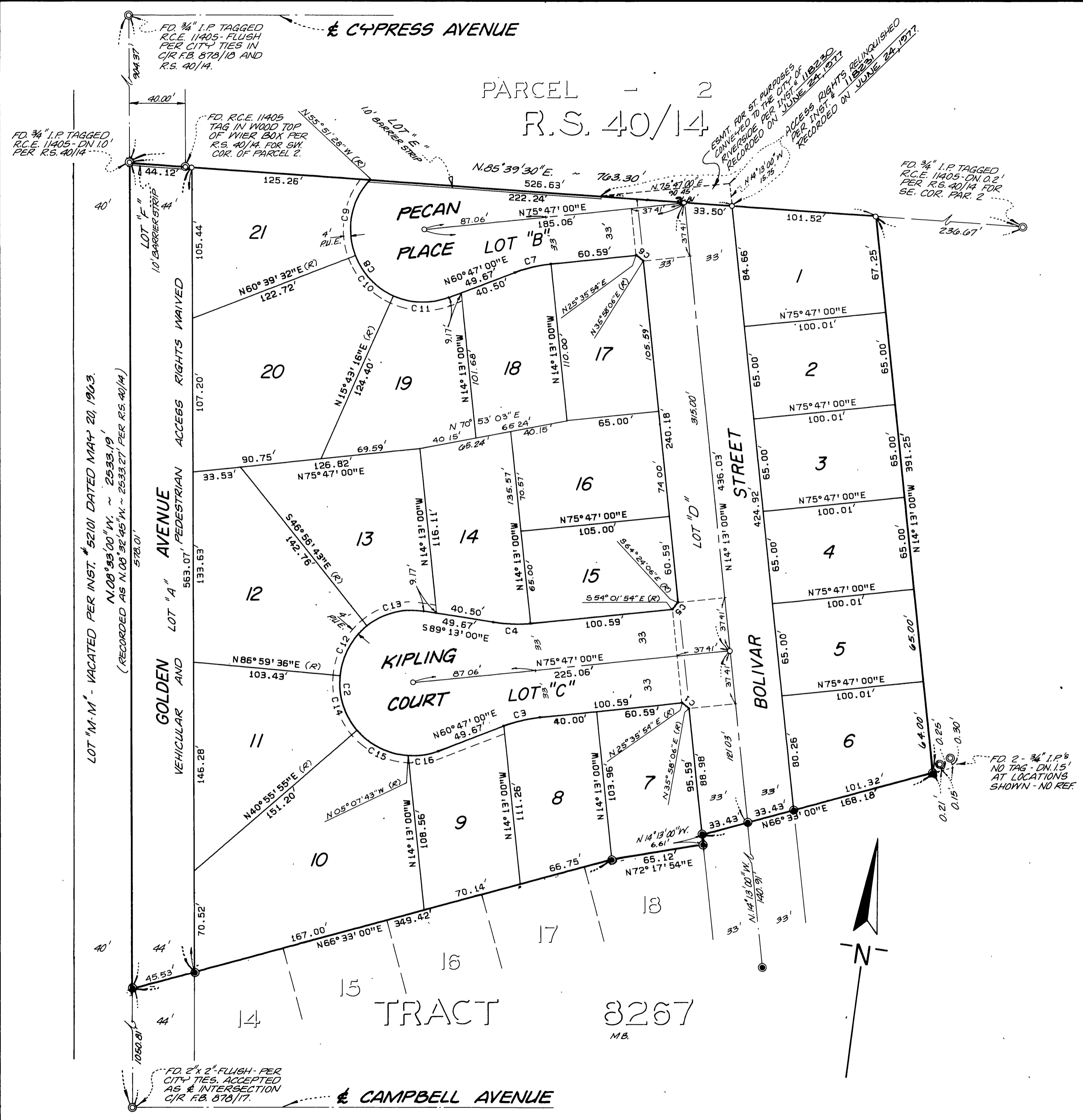
BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF SECTION 3, T.3S, R.6W, S.B.M., PER MAP OF THE RANCHO LA SIERRA AS SHOWN IN MAP BOOK 6, PAGE 70, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND A PORTION OF LOT "M-M" (VACATED) OF TRACT NO. 2 OF LA SIERRA HEIGHTS AS SHOWN IN MAP BOOK 7, PAGE 60, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

FEBRUARY 1977

SCALE: 1" = 50'

J.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

M.B. 91/15



ENGINEER'S NOTES

1. Basis of bearings is the centerline of Golden Avenue, taken as N.08°33'00"W., per Tract 3039, recorded in Map Book 55, pages 34 and 35, Records of Riverside County, California.
2. —○— indicates found monument as noted.
3. —○— indicates 3/4" Iron Pipe with plastic plug stamped R.C.E. 862, set flush, unless otherwise noted.
4. —●— indicates found 3/4" Iron Pipe with plastic plug stamped R.C.E. 862, flush, per Tract 8267 recorded in Map Book , at Pages and , Records of Riverside County, California.
5. Set nail and R.C.E. 862 tag in top of curb for side lot lines projected.
6. Set 3/4" Iron Pipe with plastic plug stamped R.C.E. 862, flush, at all rear lot corners, unless otherwise noted.
7. This subdivision contains .607 acres.
8. Distances shown are measured in feet and decimal parts thereof.

CURVE DATA				
NO.	Δ	R	L	T
C 1	10°22'12"	34.50'	6.24'	3.13'
C 2	210°00'00"	51.00'	186.92'	190.33'
C 3	15°00'00"	100.00'	26.18'	13.17'
C 4	15°00'00"	100.00'	26.18'	13.17'
C 5	10°22'12"	34.50'	6.24'	3.13'
C 6	10°22'12"	34.50'	6.24'	3.13'
C 7	15°00'00"	100.00'	26.18'	13.17'
C 8	153°21'32"	51.00'	136.51'	215.40'
C 9	63°29'00"	51.00'	56.51'	31.55'
C 10	44°56'16"	51.00'	40.00'	21.09'
C 11	44°56'16"	51.00'	40.00'	21.09'
C 12	46°03'41"	51.00'	41.00'	21.68'
C 13	47°43'43"	51.00'	42.48'	22.56'
C 14	46°03'41"	51.00'	41.00'	21.68'
C 15	46°03'38"	51.00'	41.00'	21.68'
C 16	24°05'17"	51.00'	21.44'	10.88'

M.B. 91/15