

**SIGNATURE OMISSIONS**

PURSUANT TO SECTION 66436 (b) (1) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED:

THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, FOR SEWER EASEMENT RECORDED 12-1-75 AS INSTR. NO. 148199 SOUTHERN CALIF. EDISON CO. FOR POLE LINE EASEMENTS RECORDED 3-9-56 IN BOOK 1877, PAGE 75, AND 9-7-49 IN BOOK 1107, PAGE 31, ALL OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 6537**

BEING A SUBDIVISION OF A PORTION OF LOTS 5, 6, AND LOT "C" (JURUPA AVENUE) OF THE BIXMILL TRACT AS SHOWN BY MAP ON FILE IN BOOK 16 OF MAPS AT PAGES 28-30 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA  
OCTOBER 1976

**FILED**  
ON Sept 12, 1977

AT 3:40 P.M.  
W.D. BALOGH  
COUNTY RECORDER  
BY: Harold C. Beal  
FEE \$17.00  
NR 177460  
FILED BY City Clerk  
SUB'DN G'TEE F.A.T. Co.

M.B. 92/26

**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, TO PUBLIC USE, FOR STREET PURPOSES LOTS "A" THRU "G" INCLUSIVE, AND FURTHER, THE UNDERSIGNED OWNER HIS SUCCESSOR AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOT 17 AND LOTS 18 THROUGH 27 INCLUSIVE THEREOF, AND VEHICULAR ACCESS RIGHTS APPURTENANT TO LOT 36, AS SHOWN ON THE ANNEXED MAP, ON, OVER AND ACROSS JURUPA AVENUE ADJOINING SAID LOTS AND ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOTS 5, 6, 7, AND 8, AS SHOWN ON THE ANNEXED MAP, ON, OVER AND ACROSS TYLER STREET ADJOINING SAID LOTS. WE FURTHER HEREBY OFFER FOR DEDICATION TO PUBLIC USE, FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL UNDERGROUND FACILITIES THE AREAS DESIGNATED AS 'X' 50' P.U.E. WE ALSO FURTHER HEREBY OFFER FOR DEDICATION TO PUBLIC USE, FOR CONSTRUCTION AND MAINTENANCE OF SEWER FACILITIES THE AREAS DESIGNATED AS '12' SEWER EASEMENT, AND FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES THE AREA DESIGNATED AS '12' STORM DRAIN EASEMENT.

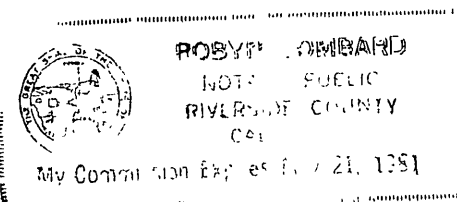
ANDREWS DEVELOPMENT CO., A CALIFORNIA CORPORATION

J.A. Andrews  
J.A. ANDREWS - PRESIDENT  
WESTERN ESCROW COMPANY  
Vice-President  
Alice Namman  
NOTARY ACKNOWLEDGEMENT

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

ON THIS 29th DAY OF July, 1977, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED J.A. ANDREWS, KNOWN TO ME TO BE THE PRESIDENT OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND 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.

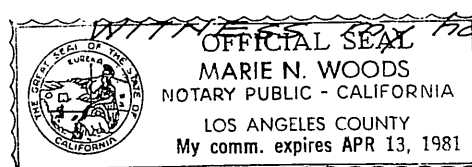
WITNESS MY HAND AND OFFICIAL SEAL.



Robyn Lombard  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES 5/21/81

State of California } S.S.  
County of Riverside }

On this 27th day of JULY, 1977, before me, the undersigned, a Notary Public in and for said State, personally appeared J.L. GERARD and ALICE NAMMAN known to me to be the VIC. PRES. and SECRETARY respectively of the corporation that executed the within instrument, 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.



Marie N. Woods  
Notary Public in and for said State  
My Commission expires 4-13-81

**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 NO. 6537, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON MARCH 20, 1975, 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; 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 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 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: 8/26, 1977 JAMES F. MARTINEK, R.C.E. 8134  
DIRECTOR OF PUBLIC WORKS

By William D. Gardner RCE 11405

**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 8/26, 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 Feb. 25, 1977 H.E. BREWER, CITY TREASURER

By: H.E. Brewer

**SOIL REPORT**

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 11th DAY OF JUNE, 1975, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: C.H.J. MATERIALS LABORATORY, INC.

**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. 6537, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS "E", "F", "G", WHICH ARE ACCEPTED AS "1" BARRIER STRIPS TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOTS "A" AND "D", 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 6th DAY OF September, 1977.



ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE

By: Karen E. Oakley  
Asst. City Clerk

**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 THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$\_\_\_\_\_.

DATED SEPT. 8, 1977 DONNA BOUER BABCOCK  
COUNTY TAX COLLECTOR

By: Harold M. Jensen  
DEPUTY

**TAX BOND**

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, 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 \_\_\_\_\_, 1977 DONALD D. SULLIVAN  
COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS

By: \_\_\_\_\_

**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 JULY, 1975; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN (1) YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED JAN 17, 1977 ERNEST N. WEBB, R.C.E. 9676

By: Ernest N. Webb

M.B. 92/26

M.B. 92/26

# TRACT NO. 6537

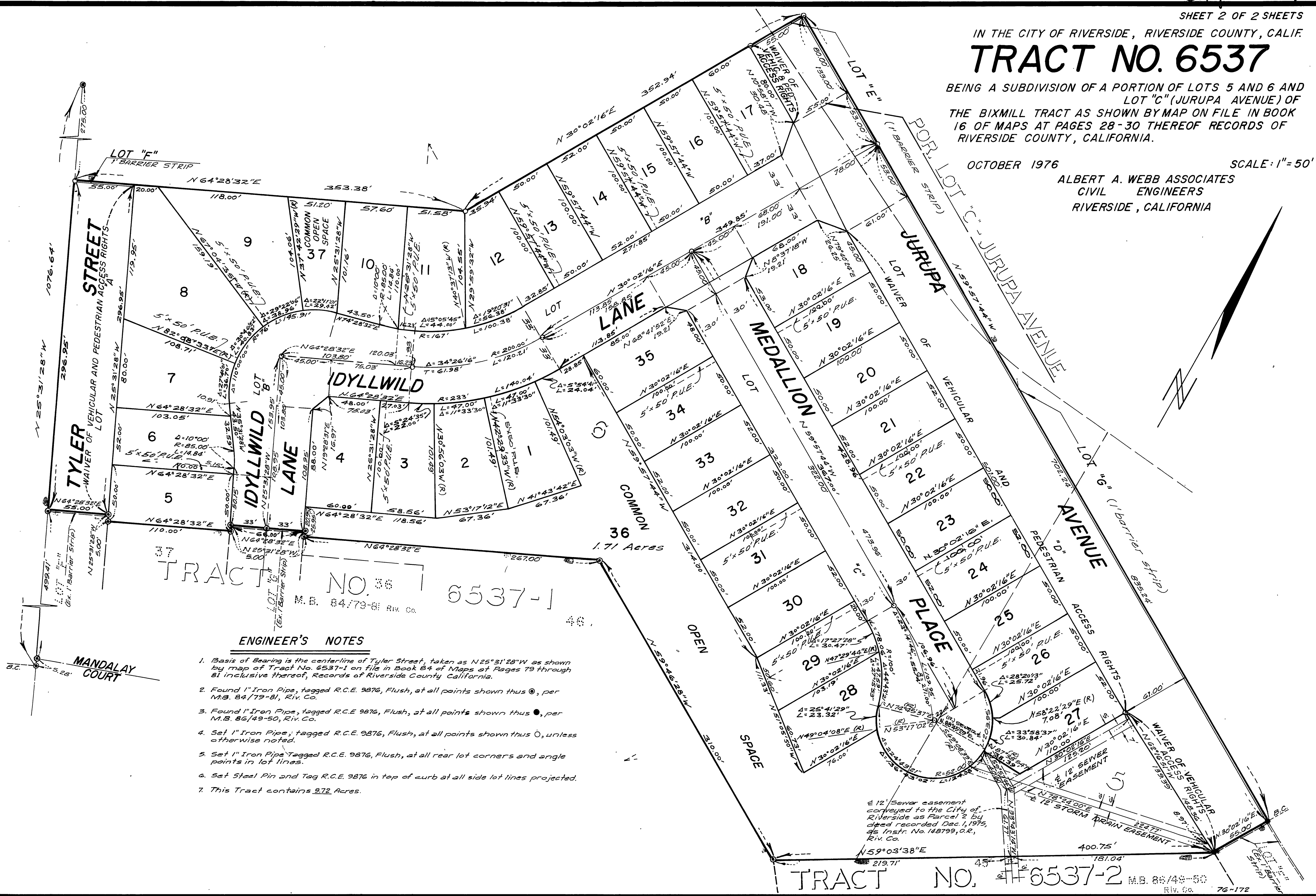
BEING A SUBDIVISION OF A PORTION OF LOTS 5 AND 6 AND LOT "C" (JURUPA AVENUE) OF THE BIXMILL TRACT AS SHOWN BY MAP ON FILE IN BOOK 16 OF MAPS AT PAGES 28-30 THEREOF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

OCTOBER 1976

SCALE: 1" = 50'

ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

M.B. 92/27



TRACT NO. 6537-1  
M.B. 84/79-81 Riv. Co.

### ENGINEER'S NOTES

1. Basis of Bearing is the centerline of Tyler Street, taken as N25°31'28"W as shown by map of Tract No. 6537-1 on file in Book 84 of Maps at Pages 79 through 81 inclusive thereof, Records of Riverside County, California.
2. Found 1" Iron Pipe, tagged R.C.E. 9876, Flush, at all points shown thus ⊙, per M.B. 84/79-81, Riv. Co.
3. Found 1" Iron Pipe, tagged R.C.E. 9876, Flush, at all points shown thus ●, per M.B. 86/49-50, Riv. Co.
4. Set 1" Iron Pipe, tagged R.C.E. 9876, Flush, at all points shown thus ○, unless otherwise noted.
5. Set 1" Iron Pipe Tagged R.C.E. 9876, Flush, at all rear lot corners and angle points in lot lines.
6. Set Steel Pin and Tag R.C.E. 9876 in top of curb at all side lot lines projected.
7. This Tract contains 9.72 Acres.

TRACT NO. 6537-2 M.B. 86/49-50 Riv. Co.

M.B. 92/27

MB 92/27