

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

SHEET 1 OF 2 SHEETS

TRACT NO 8885

BEING A SUBDIVISION OF A PORTION OF STOVER AVENUE (VACATED) AND LOT 1
IN BLOCK 21 OF LA GRANADA TRACT AS SHOWN BY MAP ON FILE IN MAP BOOK 12,
PAGES 49 THROUGH 51, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN
SECTION 2, T.3S, R.6W., RANCHO LA SIERRA SEPULVEDA.

RECORDER'S CERTIFICATE

Filed this 6 day of October
1977, at 1:00 P.M. in Book 92 of
Maps at Page 2 at the request of
the City Clerk 86-87

W.D. BALOGH COUNTY RECORDER

By Harold C. Beala
Deputy

No. 197812

Fee \$7.00

Sub. G'tee Title Insurance and Trust Co.

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

MARCH 1977

OWNERSHIP

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", "B" and "C". 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 Lot 5, as shown on the annexed map, on, over, and across Arlington Avenue adjoining said Lot.

LIEN RILEY CORPORATION, a California Corporation

Martin E. Riley
MARTIN E. RILEY, PRESIDENT

Jayne Lien
JAYNE LIEN, SECRETARY

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 8885, which was approved by the Riverside City Planning Commission at its meeting held on December 9, 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 work 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 has 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 SEPT. 22, 1977.

JAMES F. MARTINEK
Director of Public Works

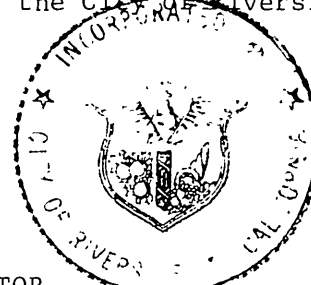
By William D. Gardner
RCE 11405

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. 8885 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 4th day of October, 1977.



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

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 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 \$ 0.00.

Dated SEPT. 21st, 1977.

DONNA BOUER BABCOCK
County Tax Collector

By Harold M. Larson
BFS.

TAX BOND

I hereby certify that a bond in the sum of \$ 0.00 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 _____, 1977.

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

By _____ Deputy

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 Sept. 21, 1977.

EVERETT C. ROSS
Director of Public Utilities

By Everett C. Ross

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 against said property

Dated Sept. 21, 1977.

H. E. BREWER
City Treasurer

By H. E. Brewer

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 January 1977, 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 June 9, 1977.

J. F. Davidson
J.F. DAVIDSON R.C.E. 862

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
) SS.
COUNTY OF RIVERSIDE)

On June 24th 1977, before me, the undersigned, a Notary Public in and for said State, personally appeared Leonard W. Cowan + Ernest D. McGuire known to me

to be each of the partners

that executed the within instrument, and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.

Signature Robert G. Garland
Name (Typed or Printed) Robert G. Garland

NOTARY ACKNOWLEDGEMENT

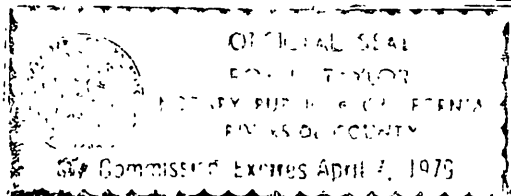
STATE OF CALIFORNIA)
) S.S.
COUNTY OF RIVERSIDE)

On this 20 day of SEPT, 1977, before me, the undersigned a Notary Public in and for said County and State, personally appeared Martin E. Riley known to me to be the President and Jayne Lien known to me to be the Secretary of Lien Riley Corporation 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.

WITNESS my hand and official seal

My Commission expires on 4-7-79

Ray H. Taylor
Notary Public in and for said County and State



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.

Rights of way and water rights as granted to Twin Buttes Water Company, a corporation, together with right of entry for the purpose of laying, maintaining and constructing water ditches, canals, pipe lines, flumes and conduits for conveying and distributing water for irrigation and domestic purposes, as set out in Deed recorded August 11, 1919 in Book 508 page 101 of Deeds, Records of Riverside County, California.

A permanent easement and right of way granted to Citizens Domestic Water Company, to excavate for and lay, construct, maintain, operate, repair, alter, replace and remove a line of pipe or lines of pipes, ditches or flumes, together with any or all fittings appurtenant thereto, for the conveyance of water in, over, and across the herein described property, together with certain water and water rights, as set out in Deed recorded March 18, 1926 in Book 663 page 591 of Deeds, Records of Riverside County, California.

An easement as granted to Twin Buttes Water Company for a 20" pipeline with rights of ingress and egress as set out in Deed recorded July 18, 1923 in Book 589, page 42 of Deeds, Records of Riverside County, California.

Dated Sept. 21, 1977

EVERETT C. ROSS
Director of Public Utilities

BY: Everett C. Ross

SOIL REPORT

A preliminary soil report was prepared on the 1st day of March, 1977 as required by the Health and Safety Code of California, Section 17953 by Pacific Foundation Engineers Inc.

MB 92/87

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

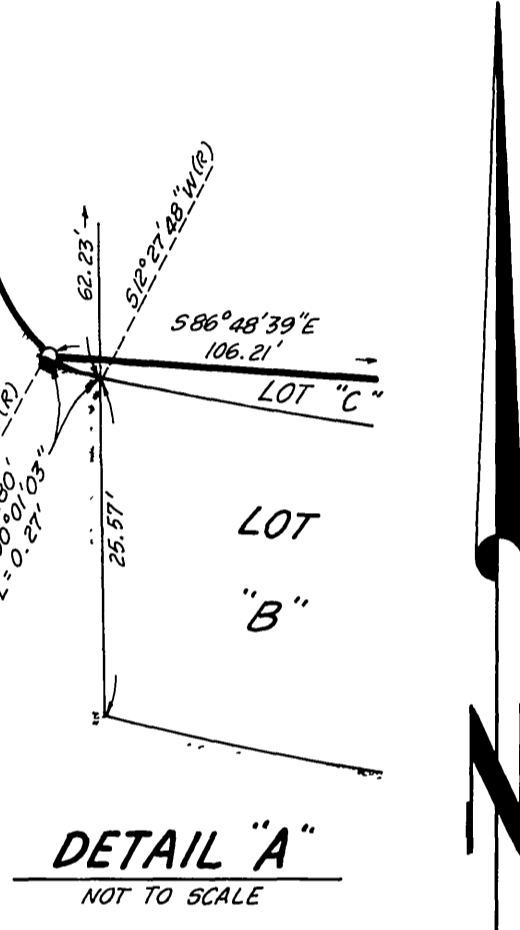
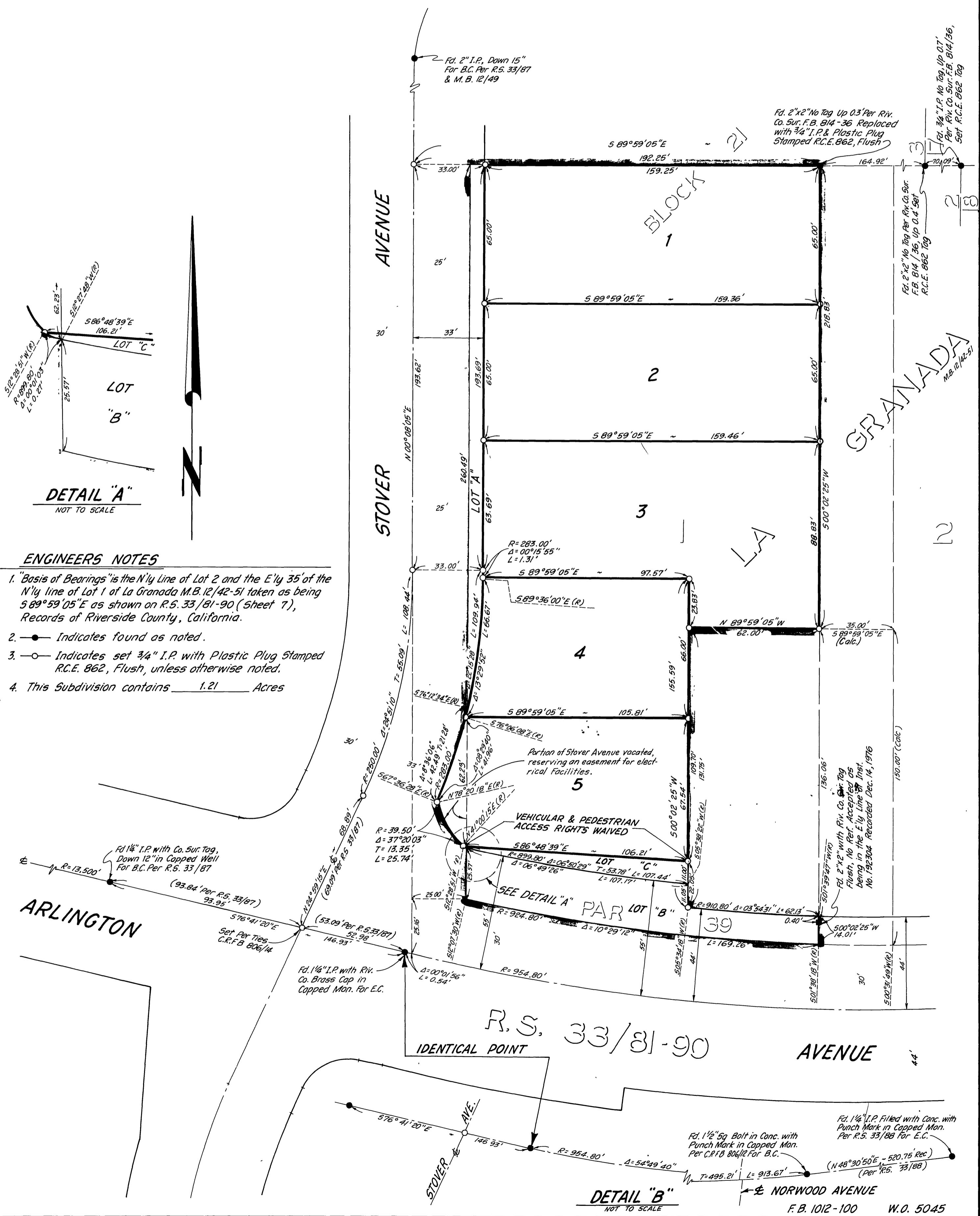
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T.35., R.6W., RANCHO LA SIERRA SEPULVEDA.

MARCH 1977

SCALE: 1"=30'

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA



ENGINEERS NOTES

1. "Basis of Bearings" is the N'y line of Lot 2 and the E'y 35' of the N'y line of Lot 1 of La Granada M.B. 12/42-51 taken as being 5 89° 59' 05" E as shown on R.S. 33/81-90 (Sheet 7), Records of Riverside County, California.
2. ● Indicates found as noted.
3. ○ Indicates set 3/4" I.P. with Plastic Plug Stamped R.C.E. 862, Flush, unless otherwise noted.
4. This Subdivision contains 1.21 Acres

ARLINGTON

R.S. 33/81-90
IDENTICAL POINT

AVENUE

DETAIL "B"
NOT TO SCALE

F.B. 1012-100 W.O. 5045