

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY

TRACT NO. 9923

BEING A SUBDIVISION OF LOT 69, TRACT NO. 3164, AS PER MAP ON FILE IN BOOK 54 OF MAPS, PAGES 40, 47 AND 48, RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.

FOR CONDOMINIUM PURPOSES GARNER, TRACARD & TROY, INC. CIVIL ENGINEERING LAND SURVEYING SAN BERNARDINO, CALIFORNIA

AUGUST 1977

RECORDER'S CERTIFICATE FILED THIS 5 DAY OF December 1977, AT 11:30 A.M. IN BOOK 95 OF MAPS AT PAGE 1-1-2 W. D. BALOGH, COUNTY RECORDER BY Howard C. Beale DEPUTY NO. 240985 FEE \$11.00 SUB. CITY F.A.T.C. FILED BY City Clerk

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS 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 SHOWING THE COLORED BORDER LINE AND THAT WE HEREBY OFFER FOR DEDICATION LOT 1 FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UNDERGROUND ELECTRICAL FACILITIES.

KE-NEW BUILDERS, A CALIFORNIA CORPORATION

W.K. Newby Pres.

SURVEYOR'S CERTIFICATE

I, RUSSELL H. GARNER, HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR 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 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 11/2/77

RH Garner L.S. 3035

CITY CLERK'S CERTIFICATE

RESOLVED THAT THIS MAP CONSISTING OF TWO (2) SHEETS BEING AND THIS MAP IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 9923 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 HEREON 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 22ND DAY OF November 1977.

ALICE A. HARE, CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

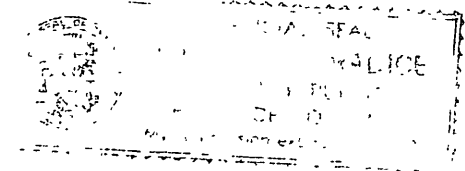
BY Alice A. Hare

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S. COUNTY OF RIVERSIDE } ON THIS 22 DAY OF November 1977, BEFORE ME, THE UNDER-SIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED W.K. Newby AND I KNOW TO BE THE PRESIDENT AND THAT 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.

Patricia Radue

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE. MY COMMISSION EXPIRES 12-29-79



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 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 -

DOUNIA BOUER BABCOCK COUNTY TAX COLLECTOR

DATED NOVEMBER 22, 1977

BY Harold M. Larsen

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP NO. 9923 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD ON JULY 1, 1977, AND ANY APPROVED MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND TITLE 10 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 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 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.

JAMES F. MARTINEK, P.C.E. 8134 DIRECTOR OF PUBLIC WORKS.

DATED Nov. 22, 1977

BY James F. Martinek

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ - 0 - 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.

DONALD R. SULLIVAN, COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS.

DATED

BY DONALD R. SULLIVAN DEPUTY

CITY TREASURER'S CERTIFICATE

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, BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

H.E. BREWER, CITY TREASURER

DATED Nov. 21, 1977

BY H.E. Brewer

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 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, DIRECTOR OF PUBLIC UTILITIES.

DATED Nov. 21, 1977

BY Everett C. Ross

UTILITIES EASEMENT

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP: 1. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 12, 1969, AS INSTRUMENT NO. 127381 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. 2. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE SUCCESSOR IN INTEREST TO THE RIVERSIDE WATER COMPANY, A CORPORATION, FOR WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSE OF IRRIGATION AND DOMESTIC USE, RECORDED ON AUGUST 14, 1965 IN BOOK 46 PAGE 204.204 OF RECORDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

EVERETT C. ROSS, DIRECTOR OF PUBLIC UTILITIES.

DATED Nov 21, 1977

BY Everett C. Ross

SOILS REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY ACCU-TEST SOIL LABORATORY, INC. ON THE 11TH DAY OF MARCH, 1977 AND RECORDED ON THE 28TH OF MARCH, 1977, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

MB 95/1

MB 95/2

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY

TRACT NO. 9923

BEING A SUBDIVISION OF LOT 69, TRACT NO. 3164 PER
MAP OF FILE RECORDED IN BOOK 54 OF MAPS, PAGES
46, 47 AND 48, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

FOR CONDOMINIUM PURPOSES

GARNER, TRACADAS AND TROY INC.
SAN BERNARDINO, CALIFORNIA.

CIVIL ENGINEERING + LAND SURVEYING

AUGUST 1977

SURVEYOR'S NOTES

1. BASIS OF BEARINGS TAKEN FROM THE CENTERLINE OF VIA PINTADA SHOWN AS $S 59^{\circ} 20' 03'' N$. PER MAP OF TRACT NO. 3164, MB. 54/45-48, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. * INDICATES MONUMENTS FOUND AS NOTED.
3. o INDICATES 1" IRON PIPE SET FLUSH AND TAGGED L.S. 3035.
4. (.) INDICATES RECORD DATA PER TRACT NO. 3164, MB. 54/45-48.
5. THIS SUBDIVISION CONTAINS ONE (1) LOT, 0.66 ACRES.

