

OWNERSHIP CERTIFICATE

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 Lot "A" Further we hereby offer for dedication for the construction and maintenance of public utilities those easements designated as 6' P.U.E.

Donald Luginbill
Donald Luginbill

Nicholas L. Tavaglione
Nicholas L. Tavaglione

NOTARY ACKNOWLEDGMENT

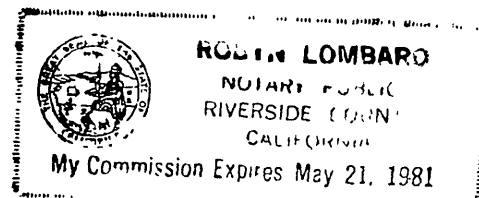
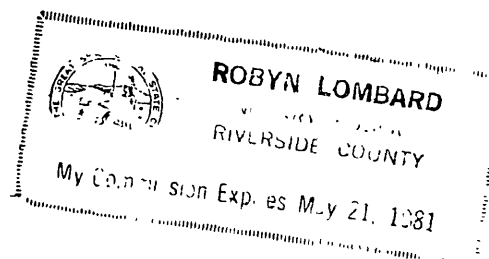
STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

On this 23rd day of September, 1978, before me the undersigned a Notary Public in and for said County and State, personally appeared Donald Luginbill and Nicholas L. Tavaglione known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal

My Commission expires 5/21/81

Robert Lombard
Notary Public in and for said County and State



IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 7857

BEING A SUBDIVISION OF PARCEL 2 AS SHOWN IN BOOK 4 of PARCEL MAPS, AT PAGE 25, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO BEING WITHIN SECTIONS 35 & 36, T.2S, R5W., S.B.M.

SEPT. 1978

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within map; that the subdivision as shown hereon is substantially the same as it appeared on the tentative map of Tract No. 7857 which was approved by the Riverside City Planning Commission on June 3 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; 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: OCTOBER 3, 1978

ROBERT C. WALES R.C.E. 18793
Director of Public Works

Robert C. Wales

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 29, 1978.

EVERETT C. ROSS
Director of Public Utilities

By Everett C. Ross

SIGNATURE OMISSIONS

In accordance with Section 66436(c) of the Subdivision Map Act of the State of California, the signatures of the following Easement Holders have been omitted since their interest cannot ripen into fee.

An Easement for storm drain facilities in favor of the City of Riverside, a municipal corporation, recorded January 11, 1963, as Instrument No. 4078, Official Records of Riverside County, California.

An Easement for storm drain facilities in favor of the City of Riverside, a municipal corporation, recorded January 16, 1970, as Instrument No. 4788, Official Records of Riverside County, California.

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, the bonds of which have not become a lien upon said property.

Dated Sept. 28, 1978.

H. E. BREWER
City Treasurer

By H. E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 28 day of SEPT., 1978 as required by the Health and Safety Code of California, Section 17953 by

Accu-test Soil Laboratory

RECORDER'S CERTIFICATE

Filed this 23 day of October, 1978, at 1:00 P.M. in Book 100 of Tract Maps, at Page _____ at the request of the City Clerk.

Fee: \$7.00 DONALD D. SULLIVAN
County Recorder
No. 232237 BY: Tamara S. Hillip
Deputy

Subdn. C'Tee Stewart Title Company of Riverside

CITY CLERK'S CERTIFICATE

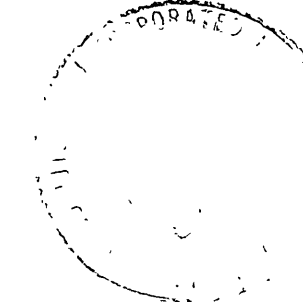
RESOLVED: That this map, consisting of Two (2) sheets be, and the same is hereby accepted as the final map of TRACT NO. 7857, and the streets and easements are hereby accepted as public streets and easements,

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 10th day of October, 1978.

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

By Karen E. Oakley
Assistant City Clerk



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 \$ 600.00.

Dated SEPTEMBER 28th 1978.

DONNA BOUER BABCOCK
County Tax Collector

By Kenneth C. Kerim

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$600.00 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 Oct. 3, 1978.

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 June 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 June 24, 1977.



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

M.B. 100/21

M.B. 100/21

MB 100/21

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 7857

BEING A SUBDIVISION OF PARCEL 2 AS SHOWN IN BOOK 4 OF PARCEL MAPS AT PAGE 25, RECORDS OF RIVERSIDE COUNTY, CALIF., ALSO BEING WITHIN SEC. 35 & 36, T. 2 S., R. 5 W., S.B.M.

APRIL 1977

SCALE: 1"=50'

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CA

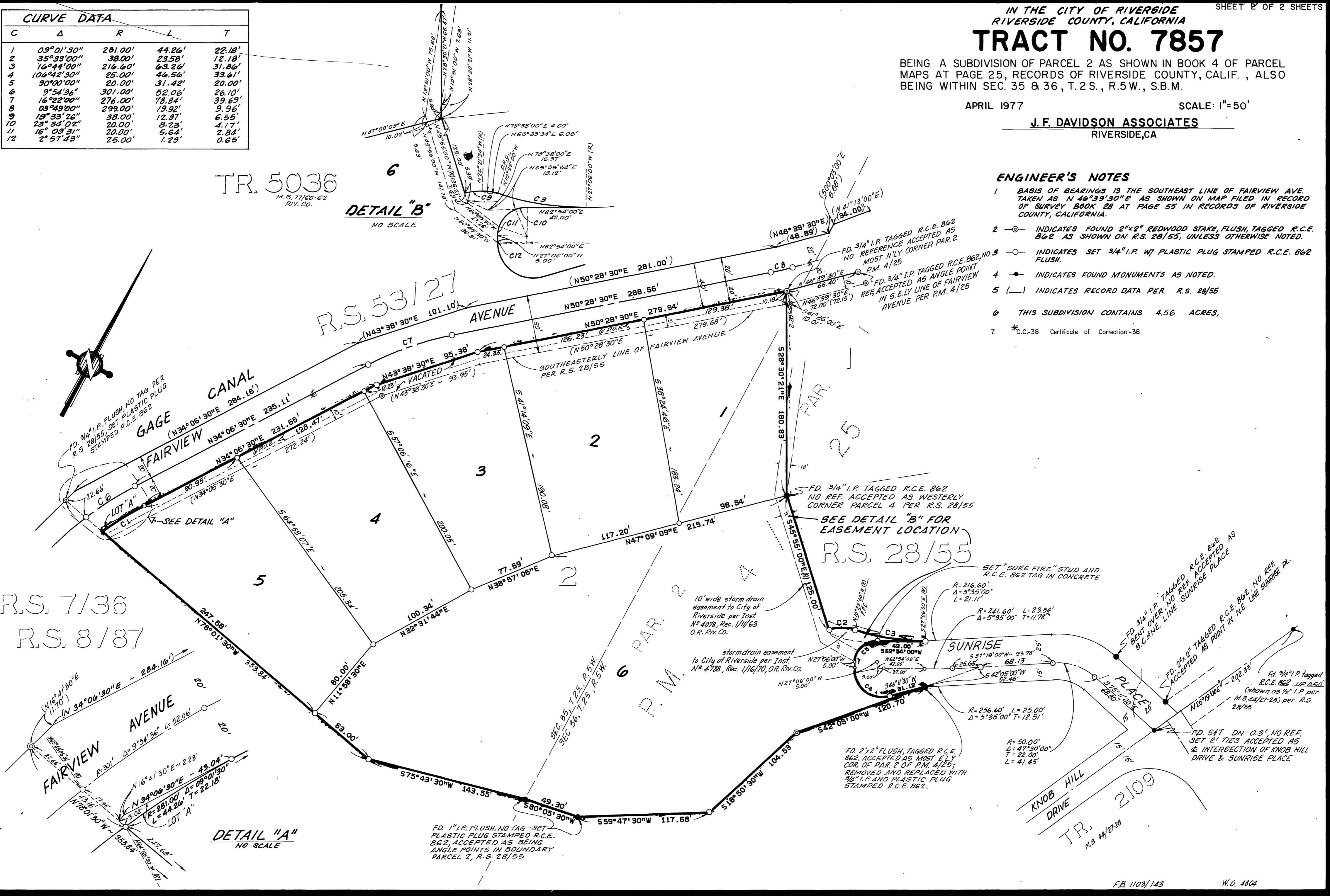
CURVE DATA				
C	Δ	R	L	T
1	09°01'30"	281.00'	44.26'	22.18'
2	35°33'00"	38.00'	23.58'	12.18'
3	16°44'00"	216.60'	43.26'	31.86'
4	106°42'30"	25.00'	44.56'	33.61'
5	90°00'00"	20.00'	31.42'	20.00'
6	9°54'36"	301.00'	52.06'	26.10'
7	16°22'06"	276.00'	78.84'	39.63'
8	03°49'00"	299.00'	19.92'	9.96'
9	13°33'26"	38.00'	12.97'	6.55'
10	23°34'02"	20.00'	8.23'	4.17'
11	16°09'31"	20.00'	5.64'	2.84'
12	2°57'43"	25.00'	1.29'	0.65'

TR. 5036
M.B. 77/60-62
RIV. CO.

DETAIL "B"
NO SCALE

ENGINEER'S NOTES

- 1 BASIS OF BEARINGS IS THE SOUTHEAST LINE OF FAIRVIEW AVE. TAKEN AS N 46°39'30"E AS SHOWN ON MAP FILED IN RECORD OF SURVEY BOOK 28 AT PAGE 55 IN RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 2 ⊙ INDICATES FOUND 2"x2" REDWOOD STAKE FLUSH, TAGGED R.C.E. 862 AS SHOWN ON R.S. 28/55, UNLESS OTHERWISE NOTED.
- 3 ⊙ INDICATES SET 3/4" I.P. W/ PLASTIC PLUG STAMPED R.C.E. 862 FLUSH.
- 4 ⊙ INDICATES FOUND MONUMENTS AS NOTED.
- 5 () INDICATES RECORD DATA PER R.S. 28/55
- 6 THIS SUBDIVISION CONTAINS 4.56 ACRES.
- 7 *C.C.-38 Certificate of Correction -38



R.S. 7/36
R.S. 8/87

DETAIL "A"
NO SCALE

FD. 1" I.P. FLUSH, NO TAG - SET PLASTIC PLUG STAMPED R.C.E. 862, ACCEPTED AS BEING ANGLE POINTS IN BOUNDARY PARCEL 2, R.S. 28/55

FD. 2"x2" FLUSH, TAGGED R.C.E. 862, ACCEPTED AS MOST ELY. COR. OF PAR. 2 OF P.M. 4/25, REMOVED AND REPLACED WITH 3/4" I.P. AND PLASTIC PLUG STAMPED R.C.E. 862.

F.B. 1103/143

W.O. 4804

MB 100/22

M.B. 100/22

M.B. 100/22