

MB 104/50

In the City of Riverside, County of Riverside, State of California

TRACT NO. 9170

being a subdivision of a portion of Lot 7, Block "C" of Holden Avenue Tract as shown by Map on file in Book 11, Pages 67, 68 and 69 of Maps, Riverside County Records in Section 10, T.36, R.6W, S.B.M.

August, 1978 Eqate, Lansing and Associates
San Bernardino, Calif.

FILED
on May 23, 1979
at 2:30 P.M.

Donald D. Sullivan
County Recorder
By Somerly J. McClellan
Fee: \$ 7.00
No: 106258
Filed by: City Clerk
Subd'n G'tee: Stewart Title

Ownership

We hereby certify that we are the owners or have right, title 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 for street purposes, lots "A" and "B" inclusive, and for the maintenance of electrical distribution facilities those easements designated as 5'x15' P.U.E. as shown on the annexed map.

Jack W. Maynor
Jack W. Maynor

First American Title Insurance Company, a California corporation, as Trustee:

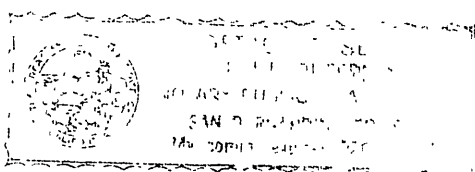
Roderick W. Johnson Hal Thomas
Asst. V.P. Asst. Sec.

Notary Acknowledgement

State of California }
County of Riverside } S.S.
On this 16th day of MAY, 1979, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jack W. Maynor, known to me to be the person described in and whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Witness my hand and official seal

My commission expires 12/10/82



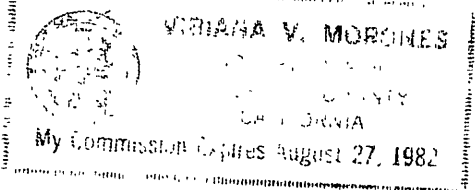
Terri L. Peterson
Notary Public in and for said County and State

Notary Acknowledgement

State of California }
County of Riverside } S.S.
On this 17th day of May, 1979, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Roderick W. Johnson and Hal Thomas, known to me to be the Asst. V.P. and Asst. Sec., respectively of the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said corporation 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 August 27, 1982



Virginia V. Morones
Notary Public in and for said County and State

Utilities Easement

The City of Riverside, being the owner of the following described easements hereby consents to the making and filing of the annexed final map.
1. City of Riverside as successor in interest to Twin Buttes Water Company for maintenance; water ditches, canals, pipelines, etc. by deed recorded Aug. 11, 1919, Bk. 508/101 of Deeds. Said easement is blanket in nature.
2. City of Riverside as successors in interest to Citizens Domestic Water Company for pipelines, ditches, or flumes, by deed recorded Mar. 18, 1926 in Bk. 663/391 of Deeds. Said easement is blanket in nature.
3. An easement for pipe lines and public utilities in favor of Bert A. Mills and Gladys E. Mills by instrument recorded Oct. 2, 1931 in Bk. 43, Page 394 of Deeds. Said easement is blanket in nature.

Dated: May 18, 1979

Everett C. Ross
Director of Public Utilities

By: Don Campbell for Everett Ross

City Engineers 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. 9170, which was approved by the Riverside City Planning Commission on March 17, 1977, and any approved alterations therof; 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 all 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 have 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: 5/21/79

Robert C. Wales, R.C.E. 18793
City Engineer

By: 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 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: May 18, 1979

Everett C. Ross
Director of Public Utilities

By: Don Campbell for Everett 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 upon said property.

Dated: May 18, 1979

H.E. Brewer, City Treasurer

By: H.E. Brewer

Soil Report

A preliminary soil report was prepared on the 16th day of June 1977, as required by the Health and Safety Code of California, Section 17953: Pacific Foundation Engineers, 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 9170, and the streets and easements are hereby accepted as public streets and easements, except Lot "B" which is accepted as "1 Barrier Strip" to deny access from adjoining private property to Lot "A", 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 22nd day of May, 1979.



Alice A. Herz
City Clerk of the City of Riverside

By: Karen E. Oakley
Asst. 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 or special assessments collected as taxes that are now a lien but are not yet payable, which are estimated to be \$ 655.00.

Dated: MAY 17th, 1979

Donna Bower Babcock
County Tax Collector

By: Harold M. Laman
Deputy

Tax Bond

I hereby certify that a bond in the sum of \$655.00 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 May 23, 1979

Donald D. Sullivan
County Clerk and Ex-Officio Clerk of the Board of Supervisors

By: Maney Romero

Engineers 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 _____, that all monuments of the character and location 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: 5/11/79

Lawrence D. Lansing R.C.E. 27105

By: Lawrence D. Lansing

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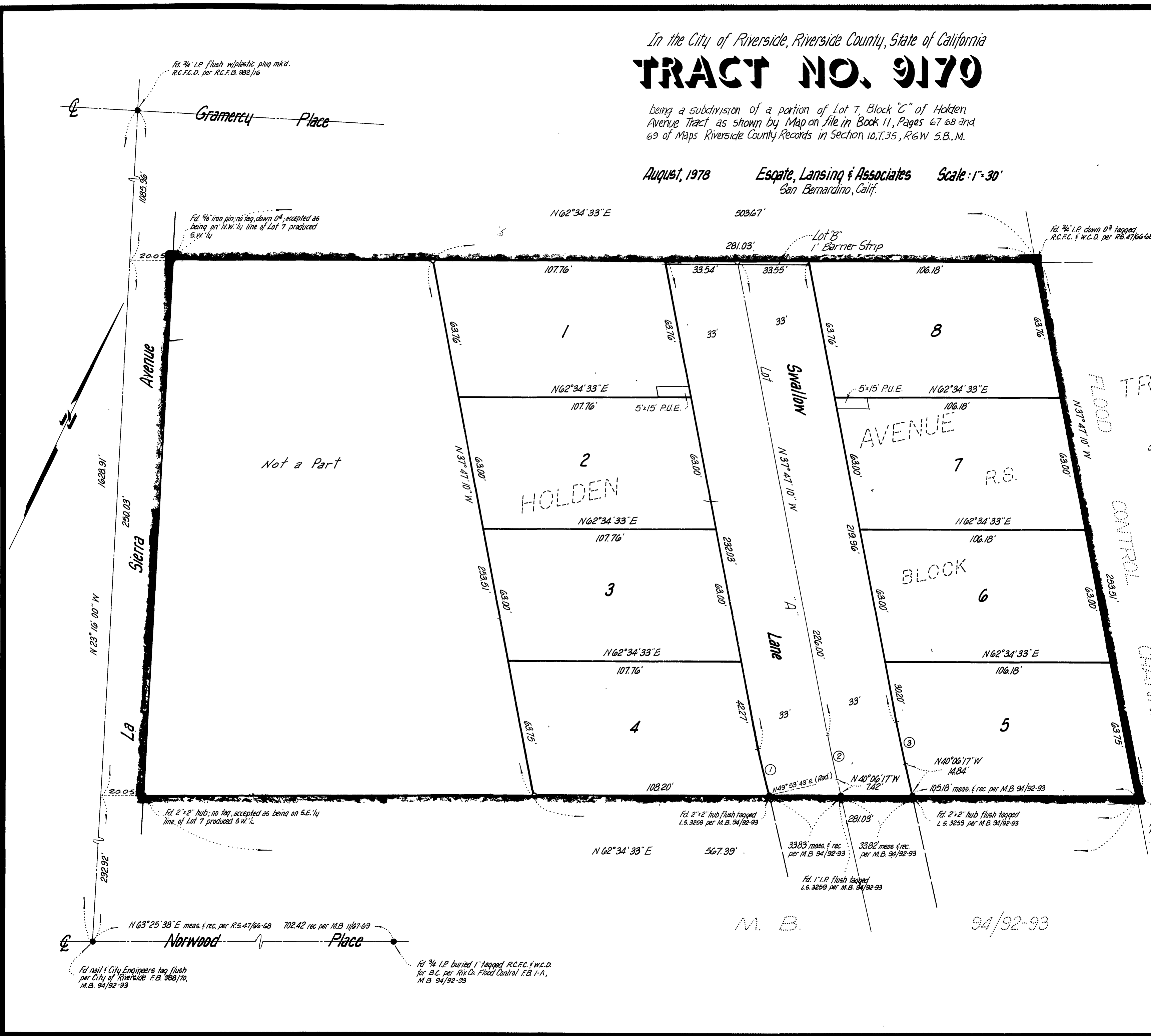
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TRACT NO. 9170

Being a subdivision of a portion of Lot 7, Block "C" of Holden Avenue Tract as shown by Map on file in Book 11, Pages 67 & 68 and 69 of Maps Riverside County Records in Section 10, T.35, R.6W S.B.M.

August, 1978 Escate, Lansing & Associates Scale: 1" = 30'
San Bernardino, Calif.

Engineer's Notes:

- Basis of bearings is the centerline of Norwood Place being N 63° 25' 38" E as per R.S. 47/66-68, Riverside County Records.
- Indicates monuments found as noted.
- Indicates set 1" I.P. flush and tagged R.C.E. 21884.
- Set 1" I.P. flush and tagged R.C.E. 21884 at all rear lot corners.
- Set "sure-fire" studs tagged R.C.E. 21884 in top of curb for side lot lines projected.
- This tract contains 1.61 acres.



CURVE DATA				
No.	Δ	R	L	T
1	02° 19' 07"	533'	21.57'	10.79'
2	02° 19' 07"	500'	20.23'	10.12'
3	02° 19' 07"	467'	18.90'	9.45'

TRACT
47/66-68

FLOOD CONTROL CHANNEL

M. B.

94/92-93

M. B. 104/51

MB 104/51