

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE

TRACT NO. 11118

BEING A SUBDIVISION OF A PORTION OF LOTS 8, 9 AND 16 OF BLOCK 53, OF LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY PER MAP RECORDED IN BOOK 1, PAGE 44 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

CRAIG SMITH, RCE REDLANDS, CALIFORNIA

DECEMBER 1979

FILED
ON 11 DEC, 1979

AT 2:50 P.M.
DONALD D. SULLIVAN
COUNTY RECORDER

BY: Dodie Ann Stager

FEES \$7.00

NO. 263406

FILED BY CITY CLERK

SUBDIVISION G'TEE TITLE INS. & TRUST CO.

OWNERS CERTIFICATE

We hereby certify that we are the owners of the land included within the subdivision shown hereon; that we are the only persons whose consent is necessary to pass a clear title to said land; and that we consent to the making and recording of this subdivision map as shown within the colored border line. We hereby dedicate to public use for street purposes, Lots "A", "B" and "C", and further the undersigned owners and successors and assigns in interest hereby release and relinquish to the City of Riverside, a municipal corporation, all vehicular access rights appurtenant to Lots 3, 4, 5, 6, and 12 as shown on the annexed map, on, over, and across Buchanan Street except between points "A" and "B", and "C" and "D". And we also offer for dedication for construction and maintenance of electrical facilities those easements designated as "10' P.U.E."; and we also offer for dedication for construction and maintenance of right-of-way slopes that easement designated as "Slope Easement" in Lot 3.

BUCHANAN MAGNOLIA INDUSTRIAL PARK, INC., A California Corporation

President _____ Secretary _____
TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED JANUARY 19, 1977 AS INSTRUMENT NO 9500 Frank Medina Ass't Secretary

FIRST AMERICAN TITLE INSURANCE COMPANY, A California Corporation
Walt Reeves Ass't Vice President Jack Foster Ass't Secretary

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
On this _____ day of _____, 1979, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ known to me to be the _____ president and _____ known to me to be the secretary of _____ the _____ Corporation that 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 bylaws or a resolution of its Board of Directors.

Witness my hand and Official Seal

Notary Public in and for said County and State
My Commission Expires _____

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
On this 13th day of September, 1979, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ known to me to be the _____ president and FRANK MEDINA known to me to be the Ass't secretary of Title Insurance & Trust Co. the _____ Corporation that 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 resolution of its Board of Directors, A6 TRUSTEE.

Witness my hand and Official Seal
Dee Hasky
Notary Public in and for said County and State
My Commission Expires 9-21-1981
112 910-A

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
On this 30th day of August, 1979, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Walt Reeves known to me to be the Asst. Vice president and Jack Foster known to me to be the Asst. secretary of First American Title Ins. Co. the _____ Corporation that 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 bylaws or a resolution of its Board of Directors.

Witness my hand and Official Seal
Viliana V. Morales
Riverside, California
Notary Public in and for said County and State
My Commission Expires August 27, 1982

UTILITIES EASEMENTS:

- 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, successors to the Riverside Water Company, a blanket easement for ditches, flumes and apparatus, per deeds recorded April 26, 1882 in Book 28 page 635 and August 14, 1885 in Book 42 pages 294 and 296 of Deeds, Records of San Bernardino County.
 2. City of Riverside, successors to the Riverside Land Company et al, a blanket easement for ditches per deed recorded December 28, 1900 in Book 114, page 274 of Deeds, Riverside County Records.
 3. City of Riverside, successors to the Southwest Water Company, an easement for water service facilities per deed recorded March 24, 1970 as Instrument No. 27,421 of Official Records, Riverside County.

DATED Nov 16, 1979

EVERETT C. ROSS
Director of Public Utilities
By: Everett C. Ross

SIGNATURE OMISSIONS:

- The following signatures of owners of easements affecting the land shown on this map have been omitted under the provisions of Section 66,436 (c) of the Subdivision Map Act.
1. Southern California Gas Company and Southern Counties Gas Company of California, owners of an easement for pipes, pole lines, conduits, ingress and egress, per deed recorded July 16, 1947 in Book 843, page 400 of Official Records of Riverside County, California.
 2. W.H. Jameson, et al, owners of an easement for ditches, pipe lines and flumes, per deed recorded May 24, 1905 in Book 200 page 51 of Deeds, Records of Riverside County.

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 Tentative Map of Tract No. 11,118, which was approved by the Riverside City Planning Commission on OCTOBER 6, 1977, 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; 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 the 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 November 28, 1979

Robert C. Wales, R.C.E. 18,793
Director of Public Works
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 Nov 16, 1979

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 upon said property.

Dated Nov 16, 1979

H.E. Brewer, City Treasurer
BY: H.E. Brewer

ENGINEERS CERTIFICATE

I hereby certify that I am a Registered 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 in October 1977; that all monuments of the character and location shown hereon are in place, or will be in place within one (1) year of the recordation of this map; and that said monuments are sufficient to enable the survey to be retraced.

Dated August 31, 1979

Craig Smith
Craig Smith, R.C.E. 20,820

SOIL REPORT

A preliminary soil report was prepared by CRAIG SMITH, R.C.E. 20,820 on the 26th day of April, 1978 as required by the Health and Safety Code, Section 17,953.

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. 11,118, and the streets and easements are hereby accepted as public streets and easements, except Lot "C" 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 4th day of December, 1979.

Alice A. Hare
City Clerk of the City of Riverside
BY: Alice A. Hare

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 property shown on the within 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 \$ 1,550.00.~~ #1

Dated DECEMBER 7th, 1979

Donna Bouer Babcock
County Tax Collector
BY: Harold M. Isaac Deputy

TAX BOND CERTIFICATE

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 the filing of this map with the County Recorder are a lien against said property but are not yet payable and said bond has been duly approved by said Board of Supervisors.

Dated _____, 1979

Donald D. Sullivan
County Clerk and Ex-officio Clerk of the Board of Supervisors
BY: _____ Deputy

M.B. 109/95

M.B. 109/95

MB 109/95

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE

TRACT NO. 11118

BEING A SUBDIVISION OF A PORTION OF LOTS 8, 9 AND 16 OF BLOCK 53, OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY PER MAP RECORDED IN BOOK 1 OF MAPS, PAGE 44, RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA

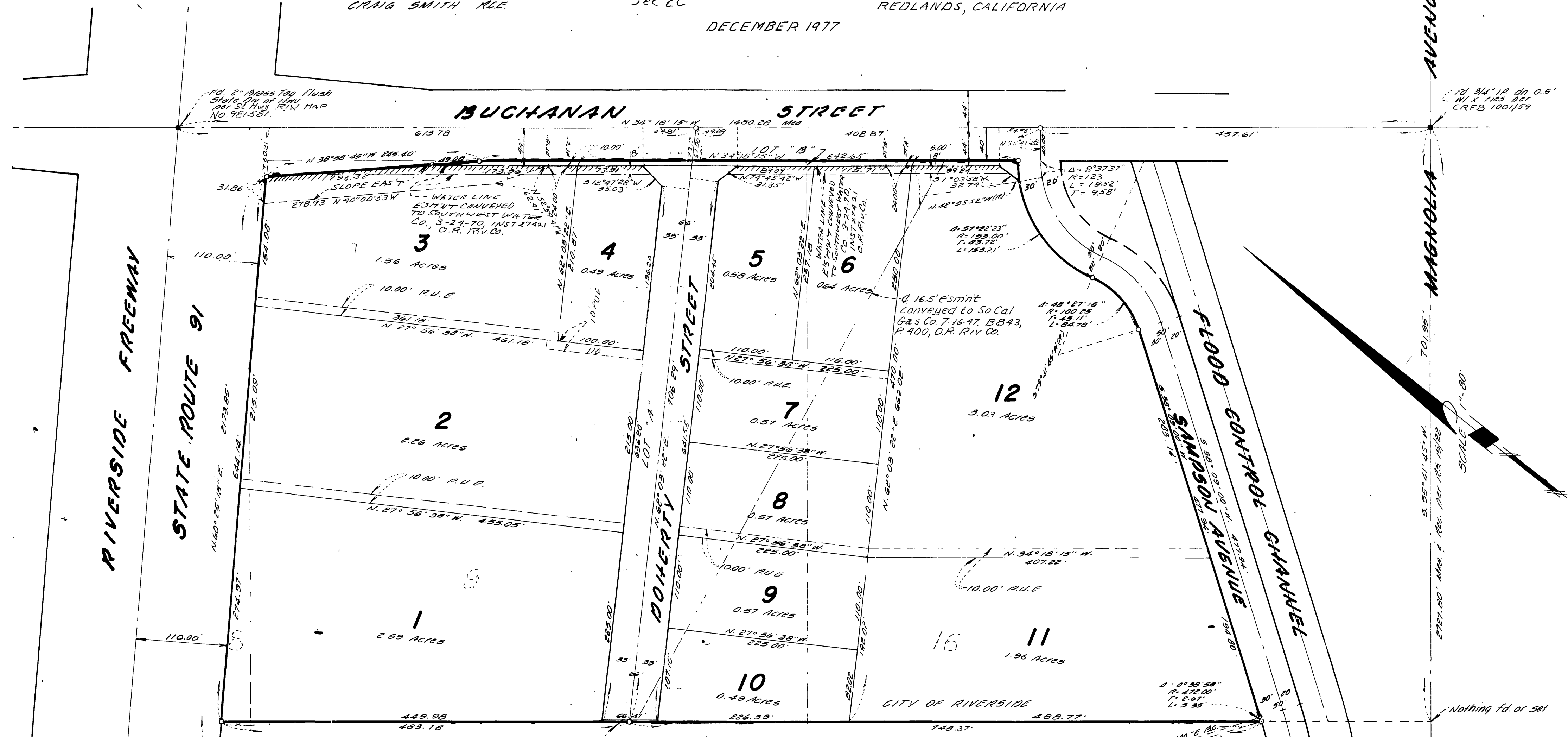
T35 R6W

Sec 22

REDLANDS, CALIFORNIA

CRAIG SMITH R.C.E.

DECEMBER 1977



ENGINEER'S NOTES

1. 3/23/75 of Bearings taken from the centerline of Buchanan Street shown as N. 34° 18' 15" W. per R.S. 31/90, records of Riverside County California.
2. * Indicates monuments found as noted.
3. o Indicates 1" I.P. set flush tagged R.C.E. 20820
4. set 1" concrete nail w/ 18g R.C.E. 20820 in top of curb on the prolongation of side lot lines. set 1" I.P. flush, tagged R.C.E. 20820 at all rear lot corners.
5. TTTTTT Indicates Non-Vehicular Access on Buchanan Street except as noted in Lots 3 & 6
6. This tract contains 16.25 Acres.
7. P.U.E. Indicates Public Utility Easement.

FD. 1" x 2" Hub, Accepted as cor. of cor. of Lot 37 and RW per 3d. May 19th Map No. 301575

N. 34° 46' 50" E. 277.31'

N. 86° 23' 43" E. 277.31'

N. 60° 25' 18" E. 64.87'

FD. 1 1/2" I.P. w/ foot 2 1/2" in place of 2 1/2" over CP per RS 15/22

22-35-6W

MB109/96

M.B.109/96

M.B.109/96