

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE

TRACT NO. 15291-1

BEING A PORTION OF BLOCK 11, RANGE 8 OF THE TOWN OF RIVERSIDE PER MAP RECORDED IN M.B. 7/17 RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

"FOR CONDOMINIUM PURPOSES"

W. J. MCKEEVER, INC.

CIVIL ENGINEERING JUNE, 1980
RIVERSIDE, CALIFORNIA

RECORDER'S CERTIFICATE

Filed this 8 day of OCT, 1980, at 10:30 AM in Book 115 of TRACT Maps, at pages 47 + 48, at the request of the City Clerk.

No: 185037
Fee: \$ 7.00

DONALD D. SULLIVAN, County Recorder
By: D. Billie Ann Stogor, Deputy
Subdivision Guarantee: FIRST AMERICAN TITLE COMPANY

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 1980, that all monuments of the character and locations shown hereon are in place or will be in place within one year from the recording date of this map; and that said monuments are sufficient to enable the survey to be retraced.

Dated: Oct 1, 1980, 1980
WILLIAM J. MCKEEVER
R.C.E. 22502
By: William J. McKeever

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: October 2, 1980
EVERETT C. ROSS
Director of Public Utilities
By: Everett C. Ross

UTILITIES EASEMENT

The City of Riverside, being the owner of the following described easement, does hereby consent to the making and filing of the annexed map.

That certain easement FOR WATER DITCHES, PIPES, FLUMES AND APPARATUS TO RIVERSIDE WATER COMPANY, PER DEED RECORDED AUGUST 14, 1885, IN BOOK 42, PAGE 296 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

SAID EASEMENT CANNOT BE LOCATED FROM THE RECORD
DATE October 2, 1980 BY Everett C. Ross
DIRECTOR OF PUBLIC UTILITIES

SOIL REPORT

A preliminary Soil Report was prepared on the 4, day of AUGUST, 1980, as required by the Health and Safety Code of California, Section 17953, by: ACQU TEST SOIL LABORATORY.

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ HAS BEEN EXECUTED AND FILED WITH 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 ONLY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE _____, 19____
DONALD D. SULLIVAN
COUNTY CLERK AND EX-OFFICIO
CLERK OF THE BOARD OF SUPERVISORS
By: _____ DEPUTY

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. 15291, which was approved by the Riverside City Planning Commission on OCTOBER 4, 1979, 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 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 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.

Dated: October 7, 1980
ROBERT C. WALES, R.C.E. 18793
Director of Public Works
By: Robert C. Wales

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.

Dated: 10-2, 1980
DONNA BOUER BABCOCK
Count. Tax Collector
By: Larry Knowles

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. 15291, and the easements are hereby accepted as public 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 7th day of October, 1980.



ALICE A. HARE
City Clerk of the City of Riverside

Alice A. Hare

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: Oct 2, 1980
H. E. BREWER
City Treasurer
By: H.E. Brewer

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 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 CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES, THE EASEMENT DESIGNATED AS "PUE" AS SHOWN ON THE ATTACHED MAP AND FURTHER, WE THE UNDERSIGNED OWNERS, AND OUR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION ALL VEHICULAR ACCESS RIGHTS APPURTENANT TO LOT 10 ON OVER AND ACROSS ALMOND STREET ADJOINING LOT 11 AS SHOWN ON THE ATTACHED MAP, EXCEPT AT THE 4' OPENING SHOWN.

INTERNATIONAL REAL PROPERTIES CORPORATION, A CALIFORNIA CORPORATION
By: Frank Arrigo President By: Nicholas L. Tavagnone Secretary

FIRST HEMET CORPORATION, A CALIFORNIA CORPORATION (As trustee)

John R. Sides Vice President Nicholas L. Tavagnone Secretary

NOTARY ACKNOWLEDGEMENT

State of California) ss
County of Riverside) ss
On OCT 1, 1980, before me the undersigned, a Notary Public in and for said County and State, personally appeared FRANK ARRIGO, known to me to be the PRESIDENT, and NICHOLAS L. TAVAGNONE known to me to be the SECRETARY of International Real Properties 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 resolution of its Board of Directors.

WITNESS my hand and official seal. My commission expires 4-14-81
Barbara J. Jones
Notary Public in and for said County and State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) ss
COUNTY OF RIVERSIDE) ss
ON OCT 1, 1980, BEFORE ME the undersigned, a Notary Public in and for said County and State, personally appeared JOHN R. SIDES, known to me to be the VICE PRES and NICHOLAS L. TAVAGNONE, known to me to be the SECRETARY of FIRST HEMET CORPORATION, the corporation that executed the within instrument as trustee, 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 resolution of its Board of Directors.

WITNESS my hand and official seal. My Commission expires 4-14-81
Barbara J. Jones
Notary Public in and for said County and State

SIGNATURE OMISSION

The signature of the City of Riverside, owners of an easement for Public sewers as disclosed by deed recorded Oct 10, 1901 in Book 129, Page 110 of deeds records of Riverside County California, has been omitted pursuant to section 66436 OF THE Subdivision Map Act. Said interest cannot ripen into a fee.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE

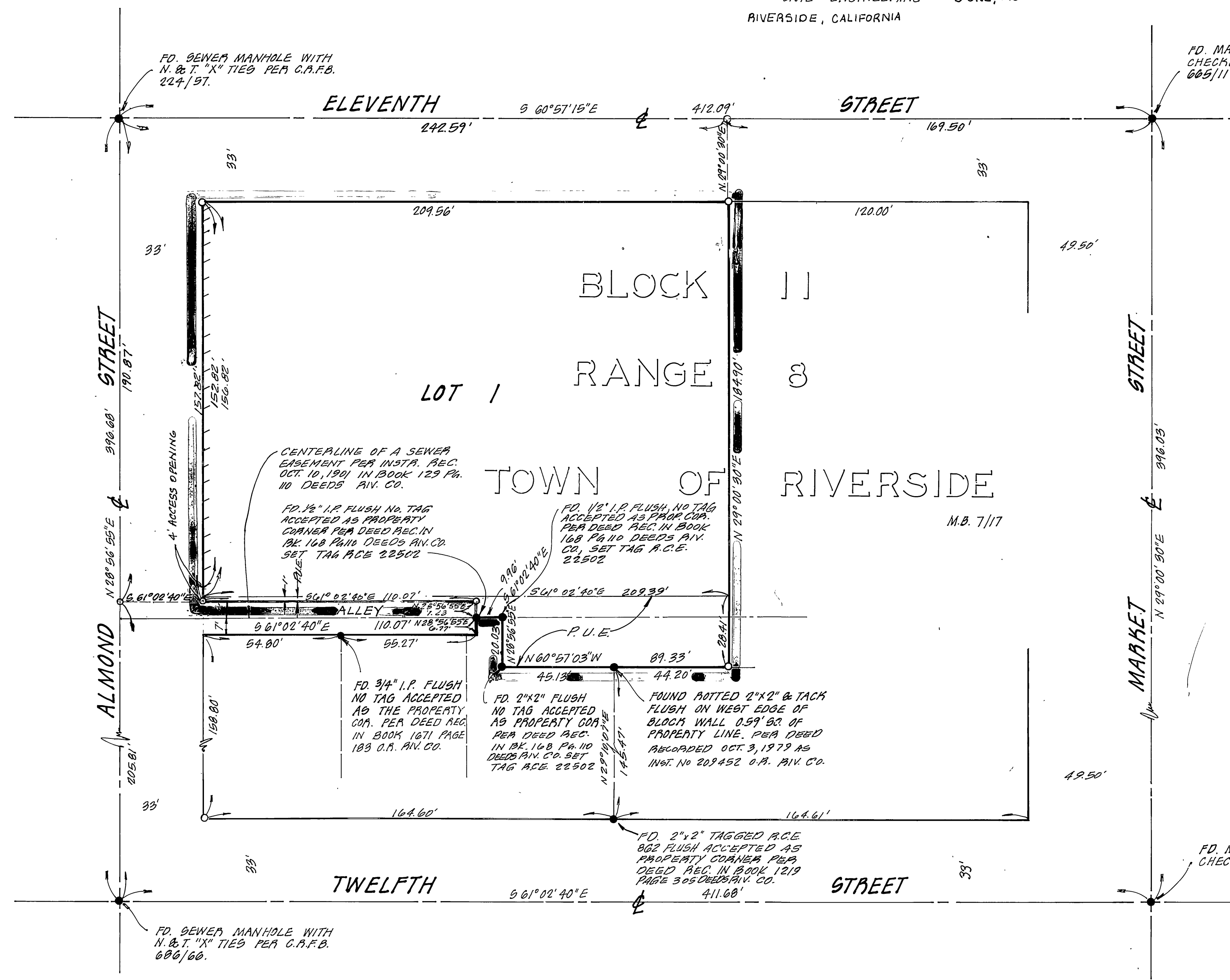
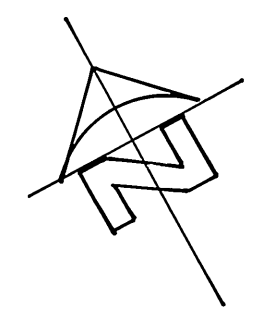
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JUNE 1980

SCALE: 1"=30'

"FOR CONDOMINIUM PURPOSES"
W. J. McKEEVER, INC.
CIVIL ENGINEERING JUNE, 1980
RIVERSIDE, CALIFORNIA



- ENGINEER'S NOTES**
- 1 BEARINGS ARE BASED ON THE CENTERLINE OF MARKET STREET BEING N 29° 00' 30" E AS SHOWN ON R.S. 10/70 RECORDS OF RIVERSIDE COUNTY, CALIF.
 - 2 ○ INDICATES SET 1" I.P. FLUSH, TAGGED R.C.E. 22502 UNLESS OTHERWISE NOTED.
 - 3 ● INDICATES MONUMENTS FOUND AS NOTED.
 - 4 THIS TRACT CONTAINS 0.82 ACRES
 - 5 //// INDICATES VEHICULAR ACCESS RIGHTS WAIVED

M.B.115/48