

M.B.116/1

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 hereby consent to the making and filing of said map and subdivision as shown within the colored border line and that we hereby dedicate for public use for street purposes Lots A and B. Further, we the undersigned owners, our successors and assigns in interest, hereby release and relinquish to the City of Riverside, a municipal corporation, all Vehicular Access Rights to Lot 1, as said Lot adjoins INDIANA AVENUE and BROCTON AVENUE, except as shown on the annexed map.

FOUR J. PROPERTIES, a partnership

JAMES F. DAVIDSON JR. JAMES F. DAVIDSON JR.

JAMES W. MILLER JAMES W. MILLER

JAMES A. RIDGEWAY JAMES A. RIDGEWAY

DUENA ESCROW CORPORATION, a California corporation as Trustee under Deeds of Trust Rec. Sept. 27, 1978, as Inst. No. 204196 and April 23, 1980, as Inst. No. 76822, Both Official Records of Riverside County, California.

DONALD D. SULLIVAN VICE PRESIDENT

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA) SS COUNTY OF RIVERSIDE

On Oct. 21, 1980, before me, [Signature] a Notary Public in and for said State, personally appeared James F. Davidson Jr., James W. Miller, & James A. Ridgeway

known to me to be three partners of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal. My Commission expires 11-19-82

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS COUNTY OF RIVERSIDE

On this 21st day of October, 1980, before me, THE UNDERSIGNED appeared NADINE L. SHELL, known to me to be the VICE President, and [Signature], known to me to be the Secretary of DUENA ESCROW CORPORATION a CALIFORNIA corporation, 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 same.

My commissions expires 6-7-84 WITNESS my hand and official seal.

[Signature] Notary Public in and for said County and State

SIGNATURE OMISSIONS

In accordance with Section 66436 (c) (1) of the Subdivision Map Act of the State of California, the signature of the following easement holders has been omitted since their interest cannot ripen into fee.

Easements and rights of way over and across that land herein described, for the purpose of constructing, maintaining, re-newing, and erecting all necessary distributing flumes, pipes, water ways or conduits and connections, and such appliances as may be proper to be constructed, maintained or used in connection therewith; and also such rights and reservation as are specified upon the Map of Arlington Heights on file in Book 11, pages 20 and 21 of Maps, San Bernardino County Records.

IN THE CITY OF RIVERSIDE COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 16576

BEING A SUBDIVISION OF A PORTION OF LOTS 37 AND 38 OF BLOCK 3 OF ORANGE ACRES AS SHOWN ON MAP BOOK 13, PAGE 7, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA: IN SECTION 3, T.3S, R.5W, S.B.M.

J. F. DAVIDSON ASSOCIATES RIVERSIDE, CALIFORNIA JULY 1980

"FOR CONDOMINIUM PURPOSES"

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. 16576 which was approved by the Riverside City Planning Commission on June 19, 1980, 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 28, 1980

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

[Signature] 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 Oct. 27, 1980

EVERETT C. ROSS Director of Public Utilities

[Signature] 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 Sept. 8, 1980

H. E. BREWER City Treasurer

[Signature] H. E. Brewer

UTILITIES EASEMENT

The City of Riverside, being the owner of the following described easement hereby consents to the preparation and recordation of the annexed map:

A right of way over said land for construction and maintenance of all necessary water ditches, pipes or flumes for irrigation or domestic purposes, as granted to Riverside Canal Company and Riverside Water Company, their successors or assigns, in deeds recorded April 26, 1882 in Book 28, page 635, and August 14, 1885 in Book 42, pages 294 and 296 respectively. Deeds, Records of San Bernardino County, California, the exact location is not disclosed by the records.

Dated: Oct. 27, 1980

EVERETT C. ROSS Director of Public Utilities

[Signature] Everett C. Ross

RECORDER'S CERTIFICATE

Filed this 6 day of Nov, 1980, at 3:30 P.M. in Book 116 of Maps, at Pages 1+2 at the request of the City Clerk.

Fee: \$700 DONALD D. SULLIVAN County Recorder

No. 208047 BY: [Signature] Debbie Ann Stogey Deputy

Subdn. G'Tee First American Title Insurance Co.

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. 16576 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 4th day of November 1980.

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

By: [Signature] Alice A. Hare

SOIL REPORT

A preliminary soil report was prepared on the 6th day of August, 1980 as required by the Health and Safety Code of California, Section 17953 by

JOHN R. BYERLY, INC.

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, 27, 1980

DONNA BOUER BABCOCK County Tax Collector

By: [Signature] Larry Knowles

TAX BOND

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 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 _____, 19__

DONALD D. SULLIVAN County Clerk and Ex-Officio Clerk of the Board of Supervisors

By: _____ Deputy

SURVEYOR'S CERTIFICATE

I 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 1980, that all monuments of the character and locations shown thereon are in place or will be in place within One (1) year from the recording of this map, and that said monuments are sufficient to enable the survey to be retraced.

Dated August 29, 1980

[Signature] JAMES F. DAVIDSON, JR. L.S. 3018 STATE OF CALIFORNIA

M.B.116/1

MB 116 / 1

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 16576

BEING A SUBDIVISION OF A PORTION OF LOTS
37 AND 38 OF BLOCK 3 OF ORANGE ACRES AS
SHOWN ON MAP BOOK 13, PAGE 7, RECORDS OF
RIVERSIDE COUNTY, CALIFORNIA IN SECTION 3, T.3S, R.5W,
JULY 1980 S.B.M. SCALE: 1"=20'

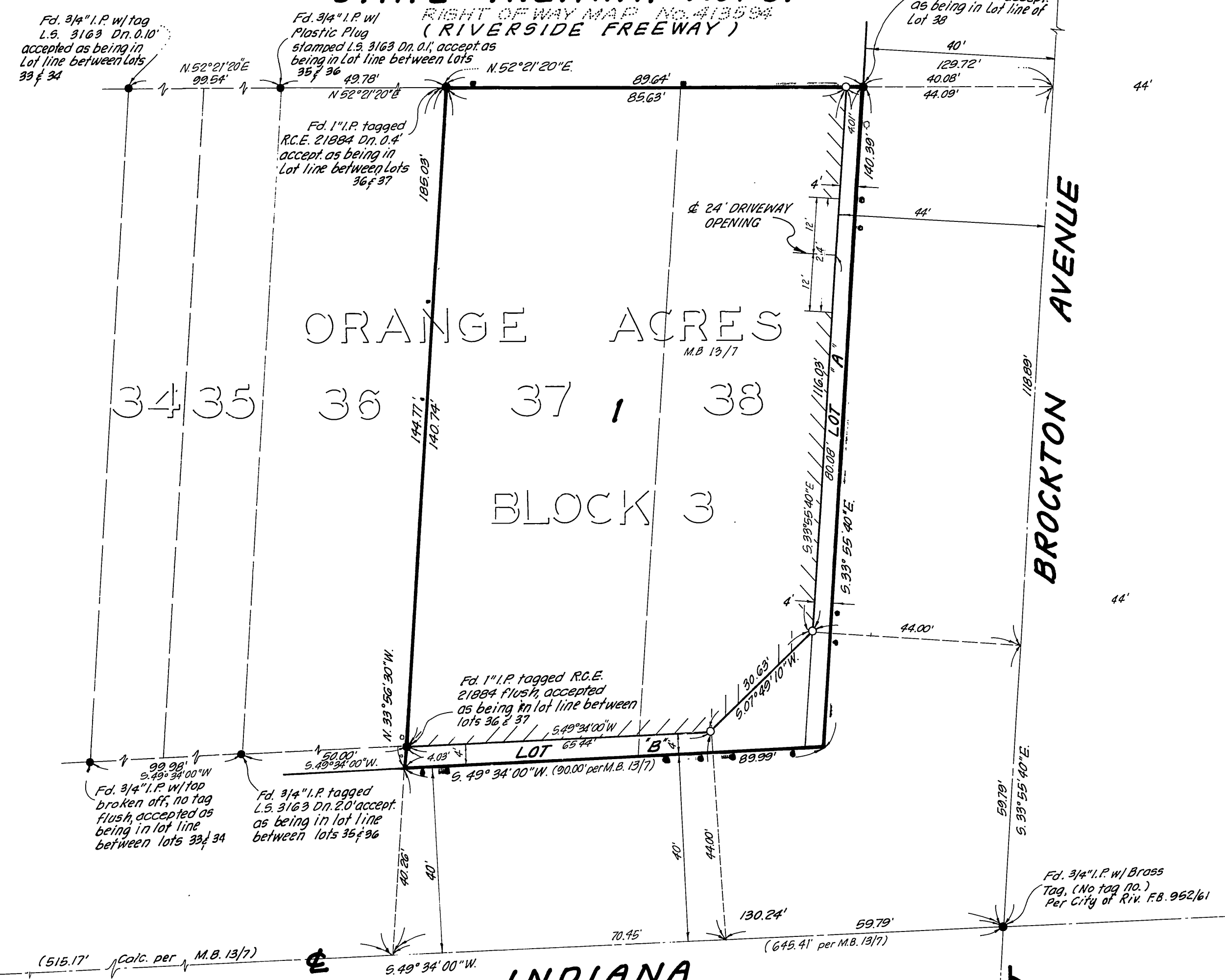
J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

"FOR CONDOMINIUM PURPOSES"

SURVEYOR'S NOTES:

1. BASIS OF BEARINGS-
Bearings are based upon the centerline of Indiana Avenue, as being N. 49° 34' E. as shown on Map of Orange Acres in Map Book 13, Page 7 Records of Riverside County, California.
2. ○ Indicates set 3/4" Iron Pipe w/ Plastic Plug stamped L.S. 3018, flush, unless otherwise noted.
3. ● Indicates found monument as noted.
4. This Tract contains 0.293 Acres
5. (-) Indicates Record Data as noted.
6. L L L L Indicates Vehicular Access Waived.

STATE HIGHWAY NO. 91 RIGHT OF WAY MAP NO. 413594 (RIVERSIDE FREEWAY)



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