

OWNER'S 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 hereon; 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 recording of this subdivision map as shown within the colored borderline, and further the undersigned owners, their successors and assigns in interest, hereby release and relinquish to the City of Riverside, a Municipal corporation, all vehicular and pedestrian access rights appurtenant to lots 94, 95 & 96 as shown on the annexed map, except for the driveway openings as shown on the annexed map, on, over, and across Arlington Avenue and Crest Avenue adjoining said Lot 94. And further, we hereby dedicate for construction and maintenance of electrical facilities and domestic water facilities, Lots 94, 95 & 96, and we further dedicate for public use for construction and maintenance of sanitary sewer facilities, Lots 94, 95 & 96, and for construction and maintenance of electrical facilities the easements designated as "6' P.U.E."

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

TRACT 18904

BEING A SUBDIVISION OF PARCELS 1 THRU 3 INCLUSIVE, OF PARCEL MAP 9911, AS SHOWN BY MAP ON FILE IN BOOK 81 OF PARCEL MAPS AT PAGES 62 AND 63 ALSO LYING WITHIN SECTIONS 35 AND 36, T. 25, R. 6 W, S. 8. M. PER SECTIONIZED SURVEY OF RANGHO LA SIERRA PER MAP BOOK 6, PAGE 70. BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA
DECEMBER 1982

RECORDER'S CERTIFICATE

Filed this 14 day of FEB, 1984, at 1:30 PM in Book 137 of Maps at Pages 99-101 at the request of the City Clerk.

Fee: \$100

WILLIAM E. CONERLY
County Recorder

No. 29997

By: Deline Stager
Deputy

CALIFORNIA LAND TITLE COMPANY
Subdivision Guarantee

WESTWOOD SAVINGS AND LOAN ASSOCIATION a California corporation

Bruce E. Pearson
BRUCE E. PEARSON - SR. VICE PRESIDENT

Richard S. Herschenfeld
RICHARD S. HERSCHENFELD - SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On this 30th day of January, 1984 before me, Elizabeth N. Flores, a Notary Public in and for said State, personally appeared Bruce E. Pearson (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Sr. V.P. President, and Richard S. Herschenfeld (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Secretary of WESTWOOD SAVINGS AND LOAN ASSOCIATION 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 the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors. My commission expires April 28, 1986 Witness my hand and official seal



Elizabeth N. Flores
Notary Public in and for said State

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. 18904 which was approved by the Riverside City Planning Commission on December 9, 1982 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 Department of Public Works 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.

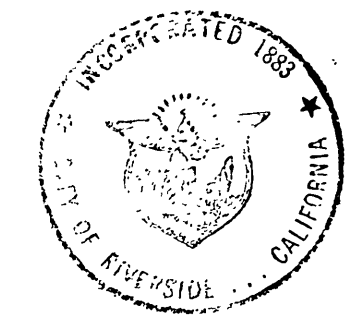
Dated: FEB 2, 1984

ROBERT C. WALES, R.C.E. 18793
City Engineer

Robert C. Wales

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of Four sheets be, and the same is hereby accepted as the final map of Tract 18904 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 February 1984



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

By: Alice A. Hare

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: Feb 1, 1984

FRED KRAY
Director of Public Utilities

By: Fred Kray

TAX COLLECTOR 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.

Dated: 3-1-84

R. WAYNE WATTS
COUNTY TAX COLLECTOR

By: Larry Knowles

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, State of 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: 1-19

GERALD A. MIMMONY
Clerk of the Board of Supervisors

By: Deputy

UTILITIES EASEMENTS

The City of Riverside, being the owner of the following described easements hereby consents to the preparation and recordation of the annexed map. AN EASEMENT FOR ELECTRICAL FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO SOUTHERN CALIFORNIA EDISON COMPANY, BY DEED REC. SEPT. 7 1949 IN BOOK 1107 AT PAGE 31, O.R. RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS BLANKET IN NATURE.

AN EASEMENT FOR PUBLIC UTILITIES PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO ARLINGTON UTILITY COMPANY, BY DEED REC. DEC. 31, 1957 AS INST. NO. 92306, O.R. 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: Jan 31, 1984

H. E. BREWER
City Treasurer

By: H.E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 20th day of December, 1977 as required by the Health and Safety Code of California, Section 17953 by

FOUNDATION ENGINEERING CO. INC.

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of Four (4) sheets correctly represents a survey made under my supervision during December, 1982 and that all monuments shown thereon actually exist and their positions are correctly shown or will be in place within one year from the recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Dated: 1-7-83

James J. Davidson, Jr.
L.S. 3018

MODEL SUBDIVISION
UNIT NO. 1 M.B. 32/60-61

TRACT 18904

BEING A SUBDIVISION OF PARCELS 1 THRU 3 INCLUSIVE, OF PARCEL MAP 9911, AS SHOWN BY MAP ON FILE IN BOOK 81 OF PARCEL MAPS AT PAGES 62 AND 63. ALSO LYING WITHIN SECTIONS 35 AND 36, T.26, R.6W, S.8M. PER SECTIONIZED SURVEY OF RANCHO LA SIERRA PER MAP BOOK 6, PAGE 70. BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SCALE 1"=40'

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA.

SURVEYOR'S NOTES

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE CENTERLINE OF ARLINGTON AVENUE BEING N. 89° 30' 00" W., AS SHOWN BY MAP ON FILE IN BOOK 81 OF PARCEL MAPS, ON PAGES 62 & 63 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

● INDICATES FD 3/4" I.P. FLUSH, W/ PLASTIC PLUG STAMPED R.C.E. 062 PER P.M. 81/62 & 63, UNLESS OTHERWISE NOTED.

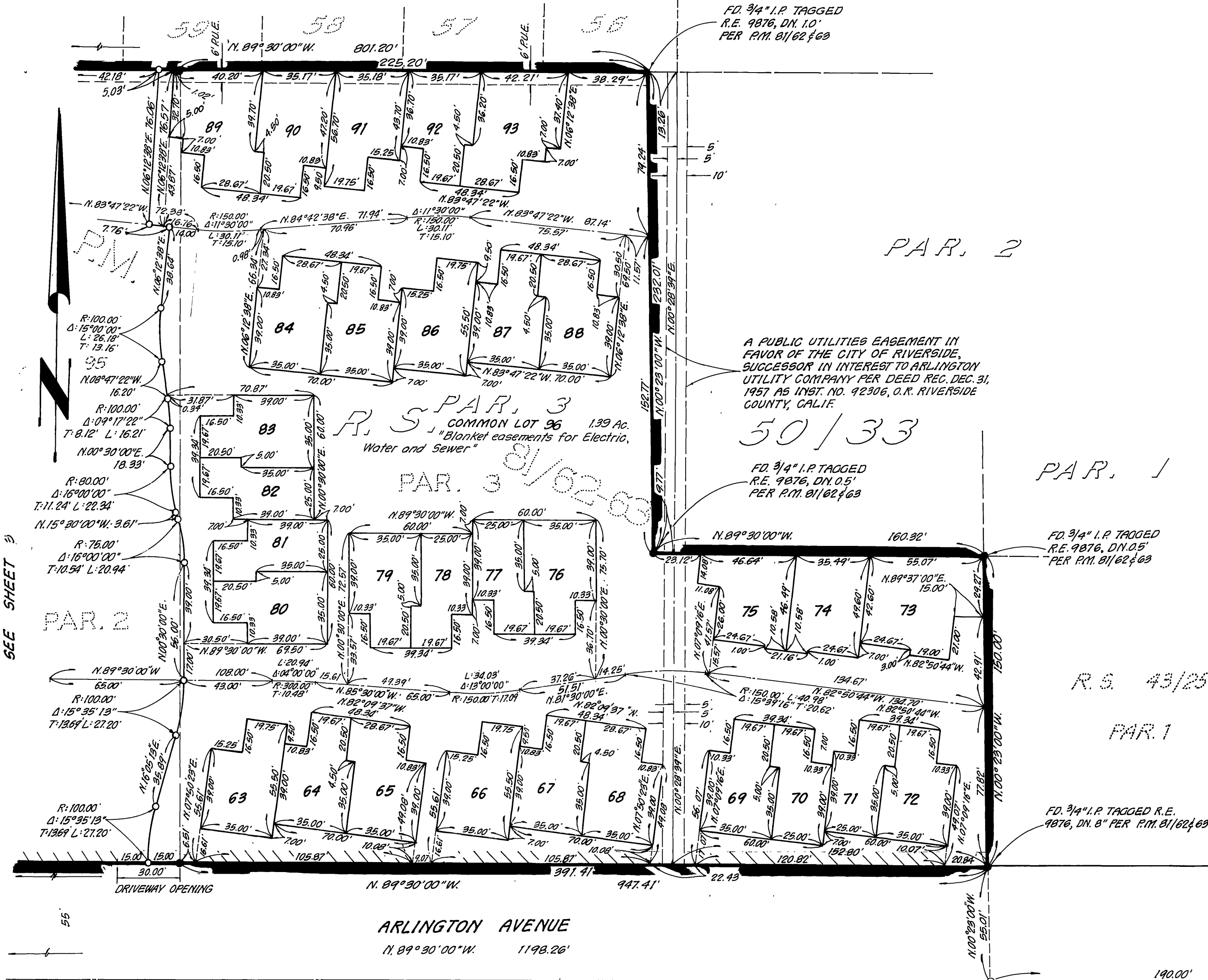
|||| INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED, THIS TRACT CONTAINS 7.60 ACRES.

○ INDICATES SET 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018, FLUSH.

ALL LOT CORNERS IN LOTS 1 THRU 93 FORM 90° 00' 00" ANGLES, UNLESS OTHERWISE INDICATED. IN LIEU OF SETTING SURVEY MONUMENTS AT LOT CORNERS FOR LOTS 1 THRU 93 INCLUSIVE, CALCULATED TIES FROM THE TRACT BOUNDARY SUFFICIENT TO ESTABLISH THE LOT CORNERS ARE SHOWN.

POTENTIAL LIQUEFACTION

ALL OR A PORTION OF THE PROPERTY INCLUDED WITHIN THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO LIQUEFACTION, SHOULD GROUND SHAKING OCCUR. TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT, A GEOLOGIC INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMITS.



FD 3/4" I.P. TAGGED
R.E. 9876, DN. 1.0"
PER P.M. 81/62 & 63

FD 3/4" I.P. TAGGED
R.E. 9876, DN. 0.5"
PER P.M. 81/62 & 63

FD 3/4" I.P. TAGGED
R.E. 9876, DN. 0.5"
PER P.M. 81/62 & 63

FD 3/4" I.P. TAGGED R.E.
9876, DN. 8" PER P.M. 81/62 & 63

FD 1 1/2" BRASS DISC
W/ PUNCH MARK, DN. 0.1"
PER P.M. 81/62 & 63

A PUBLIC UTILITIES EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO ARLINGTON UTILITY COMPANY PER DEED REC. DEC. 31, 1957 AS INSTR. NO. 92306, O.R. RIVERSIDE COUNTY, CALIF.

R.S. PAR. 3
COMMON LOT 96
1.39 Ac.
Blanket easements for Electric, Water and Sewer.

M.B. 137/100

M.B. 137/100

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT 18904

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U. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

MODEL SUBDIVISION
UNIT NO. 1 59 + 58
M.B. 32/60-61

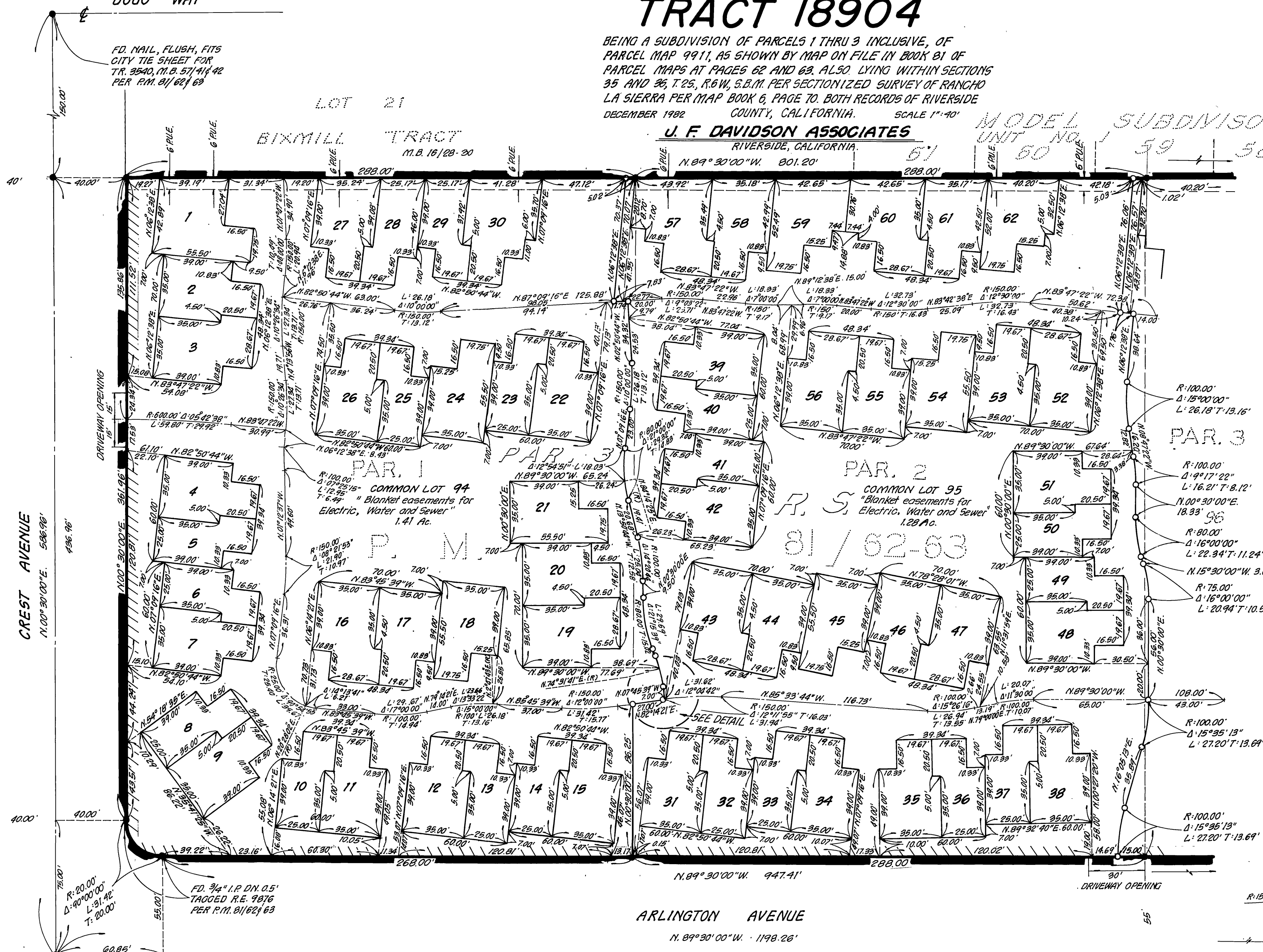
JOJO WAY

FD. NAIL, FLUSH, FITS CITY TIE SHEET FOR T.R. 3540, M.B. 57/41 & 42 PER P.M. 81/62 & 63

LOT 21

BIXMILL TRACT
M.B. 16/28-30

N. 89° 30' 00" W. 801.20'



SURVEYOR'S NOTES
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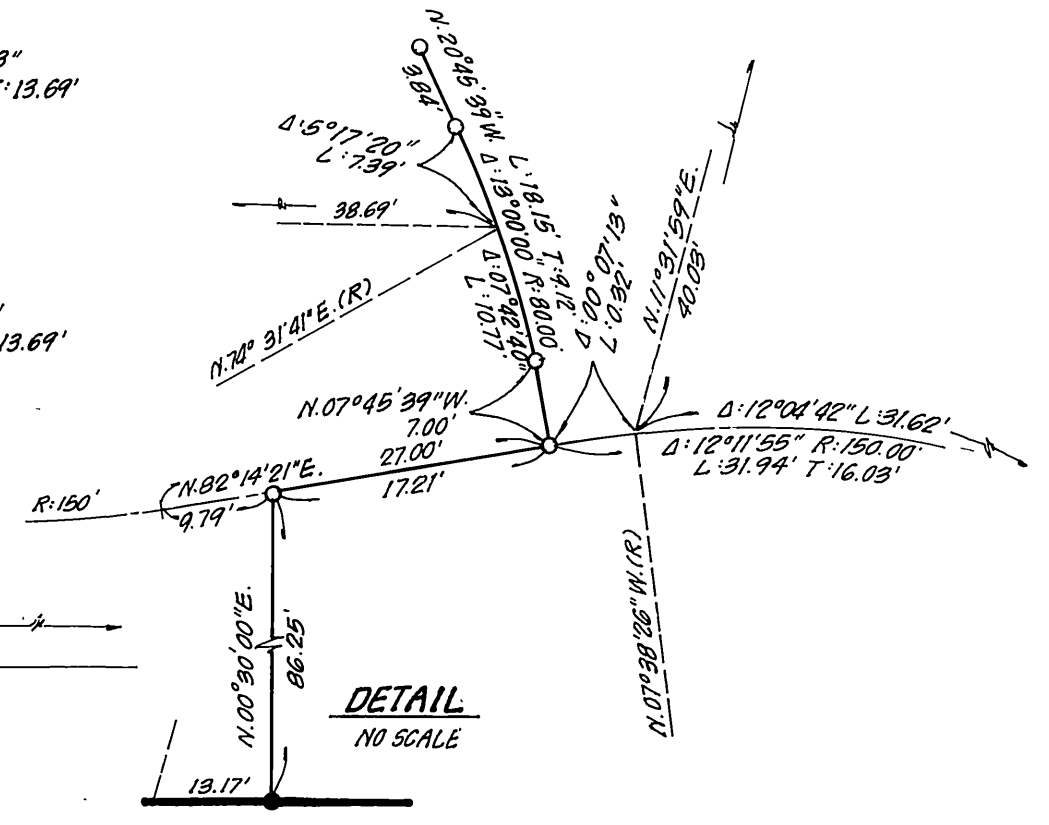
- INDICATES SET 1" I.P.W PLASTIC PLUG STAMPED L.S. 3018, FLUSH.
 - INDICATES FD. 3/4" I.P. FLUSH, W/ PLASTIC PLUG STAMPED R.C.E. 862 PER P.M. 81/62 & 63.
 - /// INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED.
- ALL LOT CORNERS IN LOTS 1 THRU 93 FORM 90° 00' 00" ANGLES, UNLESS OTHERWISE INDICATED.
- IN LIEU OF SETTING SURVEY MONUMENTS AT LOT CORNERS FOR LOTS 1 THRU 93 INCLUSIVE, CALCULATED TIES FROM THE TRACT BOUNDARY SUFFICIENT TO ESTABLISH THE LOT CORNERS ARE SHOWN.
- THIS TRACT CONTAINS 7.60 ACRES.

SEE SHEET 2

50/33

CREST AVENUE
N. 00° 30' 00" E. 588.96'

ARLINGTON AVENUE
N. 89° 30' 00" W. 1198.26'



M.B. 137/101

M.B. 137/101