

copy

139/80

IN THE CITY OF RIVERSIDE  
COUNTY OF RIVERSIDE  
TRACT NO. 18586

BEING A SUBDIVISION OF  
PORTIONS OF LOTS 4 AND 5, BLOCK 23, OF THE LANDS OF THE RIVERSIDE  
LAND AND IRRIGATING COMPANY, AS SHOWN ON MAP RECORDED IN BOOK 1,  
PAGE 70, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.  
LOCATED IN SEC. 8, T. 3 S., R. 5 W., S. B. M.

NOVEMBER 1983

"FOR CONDOMINIUM PURPOSES"

GFB-McCUTCHAN, INC.  
RIVERSIDE, CA.

R.C.E. 9890

OWNERSHIP 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 said map and subdivision as shown within the colored border line, and we hereby dedicate for public use Lot "A" for street and public utility purposes and further, we hereby dedicate for public use an easement for tree planting purposes designated as 5' x 82' tree planting easement and further, we hereby dedicate for construction and maintenance of electrical energy distribution facilities the easement designated as Blanket "P.U.E." And further, the undersigned owners, and their successors and assigns in interest, relinquish and release to the City of Riverside, a Municipal Corporation, all vehicular access rights appurtenant to Lot 1 as shown on the annexed Map, on, over, and across Magnolia Avenue and Monroe Street adjoining said Lot 1, except at the two openings shown.  
QUALITY INVESTMENTS INC., A California Corporation

By: [Signature]  
AS TRUSTEE: TRANS-CAL TITLE COMPANY, A California Corporation  
By: [Signature] By: [Signature]  
Vice Pres. Secretary

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA ss.  
COUNTY OF RIVERSIDE

On FEB 8, 1984 before me, DYANNE SWERLINE a Notary Public in and for said County and State, personally appeared ERA C. BALLMELL known to me to be PRESIDENT of 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 same, 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 12-7-84 [Signature]  
Notary Public in and for said County and State.

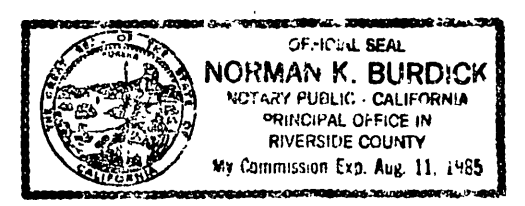
NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA ss.  
COUNTY OF RIVERSIDE

On January 27, 1984 before me, Norman K. Burdick a Notary Public in and for said County and State, personally appeared John L. Neal & Virginia R. Kelly known to me to be Vice Pres. & Secretary of 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 same, 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 8-11-85 [Signature]  
Notary Public in and for said County and State.



UTILITIES EASEMENT CERTIFICATE:

The City of Riverside being the owner of the following described easement hereby consents to the making and filing of the annexed Final Map.

- 1) Riverside Water Company, for pipelines, ditches and flumes, per Instrument recorded August 14, 1885 in Book 42, page 295 of Deeds, San Bernardino County Records.

DATED: March 20, 1983

FRED KRAY, Director of Public Utilities  
By: [Signature]

SIGNATURE OMISSION:

In accordance with Section 66436 (c) (1) of the Subdivision Map Act of the State of California, the signature of the following Easement Holders have been omitted since their interest cannot ripen into fee. An Easement to the City of Riverside, for street tree planting as set out in document recorded February 26, 1982, as Instrument No. 34221, records of Riverside County, California.

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. 18586, which was approved by the Riverside City Planning Commission on September 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 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 of completing the same.

DATED: April 17<sup>th</sup>, 1984

ROBERT C. WALES, RCE 18793  
Director of Public Works  
By: [Signature]

UTILITIES CERTIFICATE:

I hereby certify that the subdivider named on this map has deposited with the City of Riverside Public Utilities Dept. 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: March 20, 1984

FRED KRAY, Director of Public Utilities  
By: [Signature]

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: 1/13, 1984

H.E. BREWER, CITY TREASURER  
By: [Signature]

SOIL REPORT:

A preliminary soil report was prepared on the 29th day of August, 1977 as required by the Health and Safety Code of California, Section 17953 by

ASSOCIATED SOILS ENGINEERING, INC.

RECORDER'S CERTIFICATE:

Filed this 26<sup>th</sup> day of April, 1984 at 11:30 AM in Book 139 of Maps, at page 80+81 at the request of the City Clerk.

No: 87153  
Fee: \$800

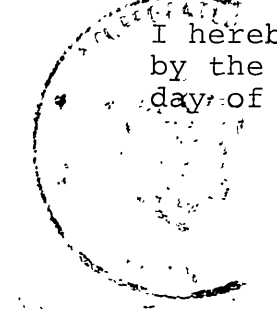
WILLIAM E. CONERLY, COUNTY RECORDER

By: [Signature], DEPUTY

SUBDIVISION GUARANTEE: TRANS-CAL TITLE COMPANY

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 18586 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 24<sup>th</sup> day of April, 1984.

Alice A. Hare,  
City Clerk of the City of Riverside

By: [Signature]

TAX COLLECTORS 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 and special assessments collected as taxes, except taxes and special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$39900.00.

DATE: 3-23-, 1984

R. WAYNE WATTS  
County Tax Collector

By: [Signature] Deputy

TAX BOND CERTIFICATE:

I Hereby certify that a bond in the sum of \$ 39,900.00 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.

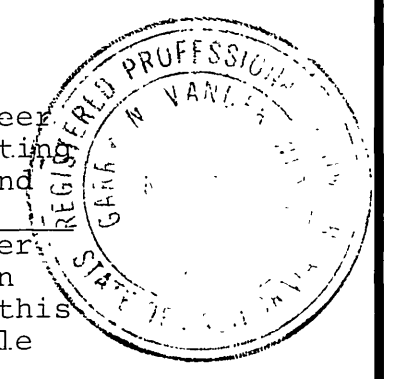
DATED: April 25, 1984

GERALD A. MALONEY  
Clerk of the Board of Supervisors

By: [Signature] Deputy

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 February of 1982; that all monuments of the character and location shown hereon are in place or will be in place within (1) year from the recording date of this map; and that said monuments are sufficient to enable the survey to be retraced.



DATE: 1-19, 1984

By: [Signature]  
REGISTERED CIVIL ENGINEER

GARRY N. VANDER WENDE R.C.E. 13116

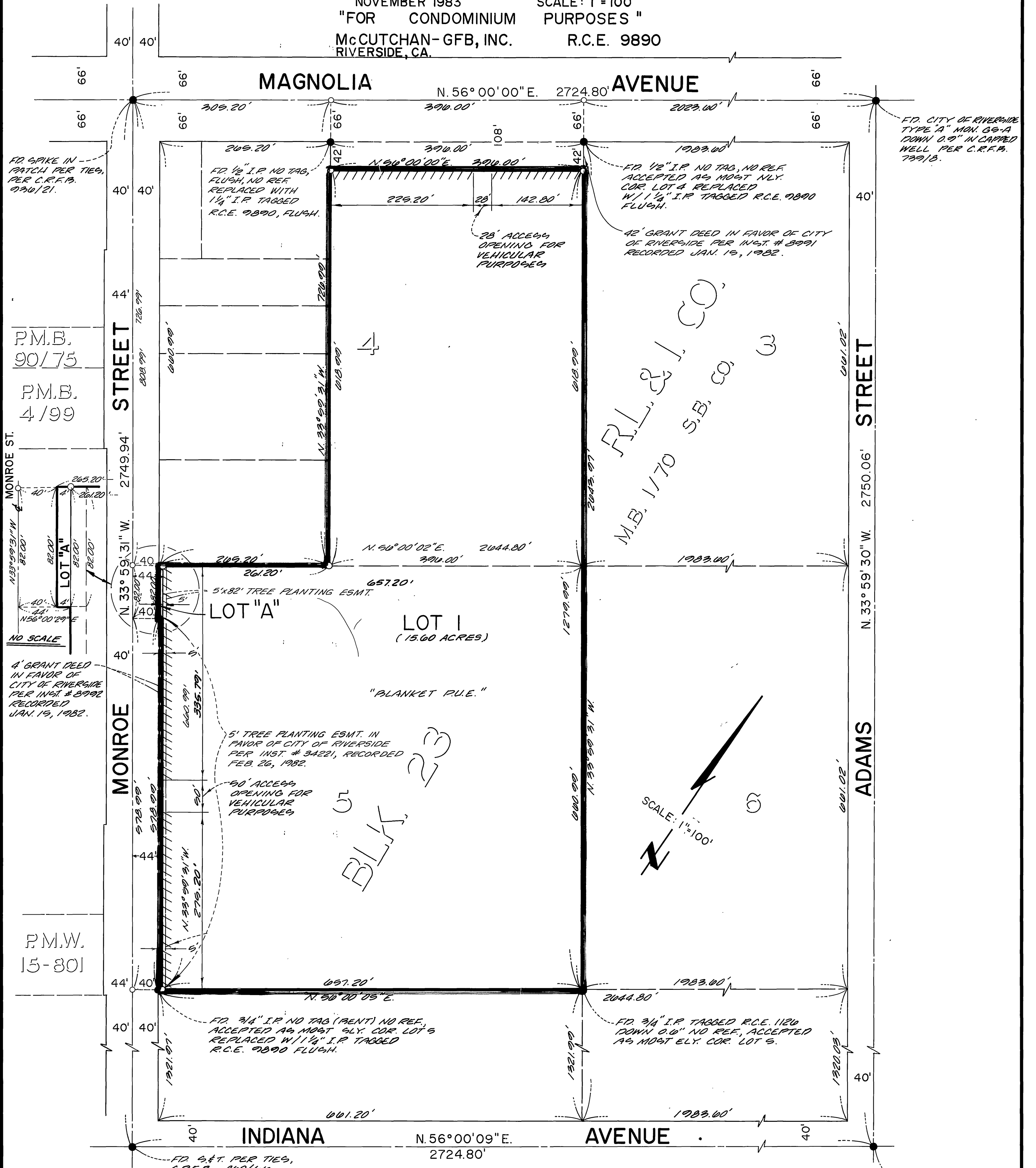
M.B. 139/80

M.B. 139/80

IN THE CITY OF RIVERSIDE  
COUNTY OF RIVERSIDE  
**TRACT NO. 18586**

BEING A SUBDIVISION OF  
PORTIONS OF LOTS 4 AND 5, BLOCK 23  
OF THE LANDS OF THE RIVERSIDE LAND  
AND IRRIGATING COMPANY, AS SHOWN ON  
MAP RECORDED IN BOOK 1, PAGE 70, OF  
MAPS, RECORDS OF SAN BERNARDINO COUNTY,  
CALIFORNIA LOCATED IN SEC. 8 T. 3 S., R. 5 W., S.B.M.  
NOVEMBER 1983 SCALE: 1"=100'

"FOR CONDOMINIUM PURPOSES"  
McCUTCHAN-GFB, INC. R.C.E. 9890  
RIVERSIDE, CA.



**ENGINEER'S NOTES:**

1. ● INDICATES FOUND MONUMENT AS NOTED.
2. ○ INDICATES SET 1-1/4" I.P. TAGGED R.C.E. 13116 FLUSH, UNLESS NOTED.
3. LLLLL INDICATES WAIVER OF VEHICULAR ACCESS RIGHTS.
4. BASIS OF BEARING:  
THE BEARING OF N. 56° 00' 00" E. ON THE CENTERLINE OF MAGNOLIA AVENUE  
AS SHOWN ON PARCEL MAP ON FILE IN BOOK 3, PAGE 27, OF PARCEL MAPS,  
RECORDS OF RIVERSIDE COUNTY, IS THE BASIS OF ALL BEARINGS ON THIS MAP
5. THIS MAP CONTAINS 19.61 AC. INCLUDING 4' LOT "A" DEDICATION