

City Copy

157/31

UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING OWNER OF THE FOLLOWING DESCRIBED EASEMENT HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP.

- 1. EASEMENT FOR POLE LINES IN FAVOR OF SO. CALIF. Edison CO. BY DEED REC. SEPT. 7, 1949 IN BOOK 1107, PAGE 31, O.R. RIV. CO., CALIF. AND CANNOT BE LOCATED FROM THE RECORDS.

DATED: 4/4/86

ROBERT C. WALES ACTING DIRECTOR OF PUBLIC UTILITIES

BY: Robert C. Wales

AUGUST, 1983

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE CALIFORNIA

OWNERS CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE 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 AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE COLORED BORDER LINE.

ANDREWS DEVELOPMENT COMPANY, A CALIFORNIA CORPORATION

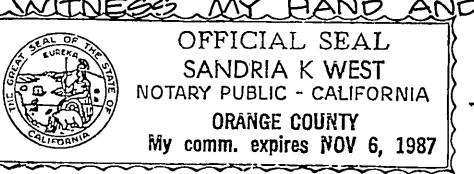
Jay A. Andrews PRESIDENT

Mary G. Andrews

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF Orange

ON THIS 16th DAY OF December, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED Jay A. Andrews and Mary G. Andrews, PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS THE PRESIDENT AND THE SECRETARY OF ANDREWS DEVELOPMENT COMPANY, 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 SAID CORPORATION EXECUTED THE SAME.



Sandria K. West NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES: Nov 6, 1987

SIGNATURE OMISSION

PURSUANT TO SECTION 86496 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE:

- 1. MINERAL RIGHTS AS RESERVED TO SOUTHERN SURPLUS REALTY CO., BY DEED RECORDED JULY 10, 1978 AS INSTR. NO. 141685, O.R. RIV. CO., CALIF.
2. MINERAL RIGHTS AS RESERVED TO MONO POWER CO. BY DEED REC. JULY 8, 1972 AS INSTR. NO. 87311 AND CONVEYED TO SOUTHERN SURPLUS REALTY CO., BY DEED REC. 3/30/73 AS INSTR. NO. 40238, O.R. RIV. CO., CALIF.
3. EASEMENT FOR UTILITIES IN FAVOR OF ANZA UTILITY CO. BY DEED RECORDED DEC. 17, 1957 IN BOOK 2194, PAGE 50, O.R. RIV. CO., CALIF. AND CANNOT BE LOCATED FROM RECORDS.
4. COVENANT AND AGREEMENT FOR DRAINAGE PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE BY DEED REC. OCT. 7, 1983 AS INSTR. NO. 207878, O.R. RIV. CO., CALIF.
5. EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES IN FAVOR OF ROYAL CARRIAGE ESTATES, INC. BY DEED REC. JULY 10, 1972 AS INSTR. NO. 90276, O.R. RIV. CO., CALIF.
6. EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES IN FAVOR OF BIXMILL ASSOC. BY DEED REC. JULY 3, 1972 AS INSTR. NO. 87312, O.R. RIV. CO., CALIF.
7. EASEMENT FOR STREET PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE BY DEED REC. JULY 15, 1983 AS INSTR. NO. 142344 O.R. RIV. CO., CALIF.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA TRACT NO. 18653

BEING A SUBDIVISION OF A PORTION OF LOTS 1, 2 AND "C" (JURUPA AVE.) OF THE BIXMILL TRACT PER MAP BOOK 16, PAGES 28 - 30, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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 THE TENTATIVE MAP OF TRACT NO. 18653, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON MAY 9, 1983, 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: APRIL 7, 1986 ROBERT C. WALES, R.C.E. 18793 DIRECTOR OF PUBLIC WORKS

BY: William D. Gardner DEPUTY R.C.E. 11405

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 4/4/86, 1986 ROBERT C. WALES ACTING DIRECTOR OF PUBLIC UTILITIES

BY: Robert C. Wales

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 3/11, 1986 H.E. BREWER, CITY TREASURER

BY: W.R. Hansen

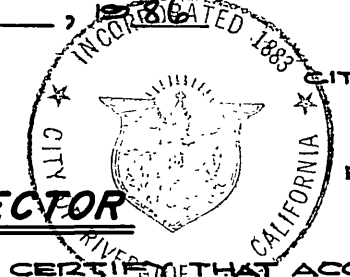
SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 27th DAY OF MARCH, 1985, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: C.H.J. INC.

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF THREE (3) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 18653, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT "F" WHICH IS ACCEPTED AS "1' BARRIER STRIP" TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "A" AND "G", 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 5th DAY OF April, 1986



ALICE A. HARE CITY CLERK OF THE CITY OF RIVERSIDE

BY: Karen E. Oakley Asst. City Clerk

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 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 \$4,200.00.

DATED March 20, 1986 R. WAYNE WATTS, Riverside COUNTY TAX COLLECTOR

BY: Donna M. Surina DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$4,200.00 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 4-17, 1986

GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS

BY: R.D. Owen

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF THREE (3) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING AUGUST, 1977; 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.

DATED 12-3, 1985

A. HUBERT WEBB, R.C.E. 11842

BY: A. Hubert Webb

FILED ON APRIL 17, 1986

AT 3:30 P.M. WILLIAM E. CONERLY COUNTY RECORDER

BY: Sarah Pagan

FEE \$10.00

NO. 88524

FILED BY CITY CLERK

SUB'D N G'TEE FIRST AMERICAN TITLE INS. CO.

M.B. 157/31

M.B. 157/31

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 18653

BEING A SUBDIVISION OF A PORTION OF LOTS 1, 2 AND "C" (JURUPA AVE.) OF THE BIXMILL TRACT, PER MAP BOOK 16, PAGES 28-30, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

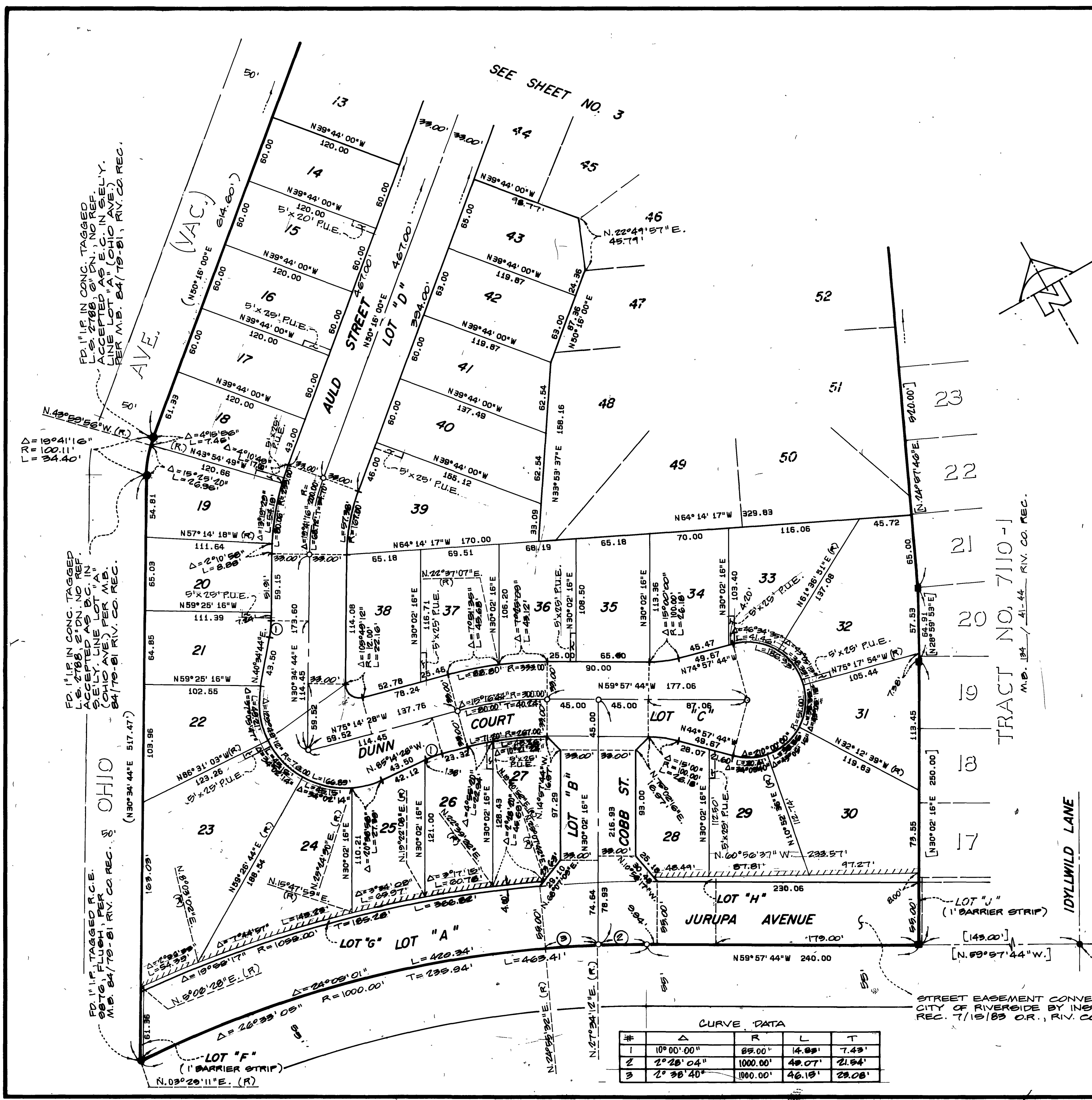
AUGUST, 1983

SCALE 1" = 60'

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF JURUPA AVE. TAKEN AS N. 89° 57' 44" W. AS SHOWN BY MAP ON FILE IN MAP BOOK 02, PAGES 26 AND 27, RIV. CO. REC.
2. —●— INDICATES FOUND MONUMENTS AS NOTED.
3. —○— INDICATES SET 1" IRON PIPE, TAGGED R.C.E. 11842, FLUSH, UNLESS OTHERWISE NOTED.
4. —■— INDICATES FOUND 1" IRON PIPE, TAGGED R.C.E. 11842, FLUSH, PER M.B. 134 / 41-44 (TRACT NO. 7110-1) RIV. CO. REC.
5. () INDICATES MEASURED AND RECORD BEARINGS AND DISTANCES PER M.B. 84 / 79-81 RIV. CO. REC.
6. [] INDICATES MEASURED AND RECORD BEARINGS AND DISTANCES PER M.B. 134 / 41-44 (TRACT NO. 7110-1) RIV. CO. REC.
7. SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, AT ALL REAR LOT CORNERS, CORNER CUTBACKS AND ANGLE POINTS, EXCEPT LOTS 23 THROUGH 30 (INCLUSIVE), SET NAIL AND TAG R.C.E. 11842 ON INSIDE FACE OF BLOCK WALL, ONE FOOT ABOVE FINISH GRADE, IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS.
8. SET "SURE FIRE" STUDS TAGGED R.C.E. 11842, IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
9. THIS TRACT CONTAINS 17.07 ACRES.
10. AREA ALONG JURUPA AVENUE SHOWN THUS INDICATES VEHICULAR AND PEDESTRIAN ACCESS WAIVED.
11. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.



CURVE DATA

#	Δ	R	L	T
1	10° 00' 00"	85.00'	14.85'	7.43'
2	2° 28' 04"	1000.00'	40.07'	21.54'
3	2° 38' 40"	1000.00'	46.19'	23.08'

STREET EASEMENT CONVEYED TO CITY OF RIVERSIDE BY INSTR. # 142344 REC. 7/19/83 O.R., RIV. CO., CALIF.

FD. 1" I.P. TAGGED R.C.E. 9876, FLUSH, PER M.B. 92 / 26-27 RIV. CO. REC.

FD. 1" I.P. IN CONC. TAGGED L.S. 2788, 8" DN., NO REF. ACCEPTED AS E.C. IN SELLY. LINE LOT "A" (OHIO AVE.) PER M.B. 84 / 79-81, RIV. CO. REC.

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M.B. 157/32

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IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

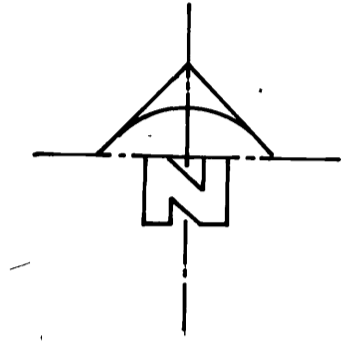
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AUGUST, 1983

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ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA



ENGINEER'S NOTES

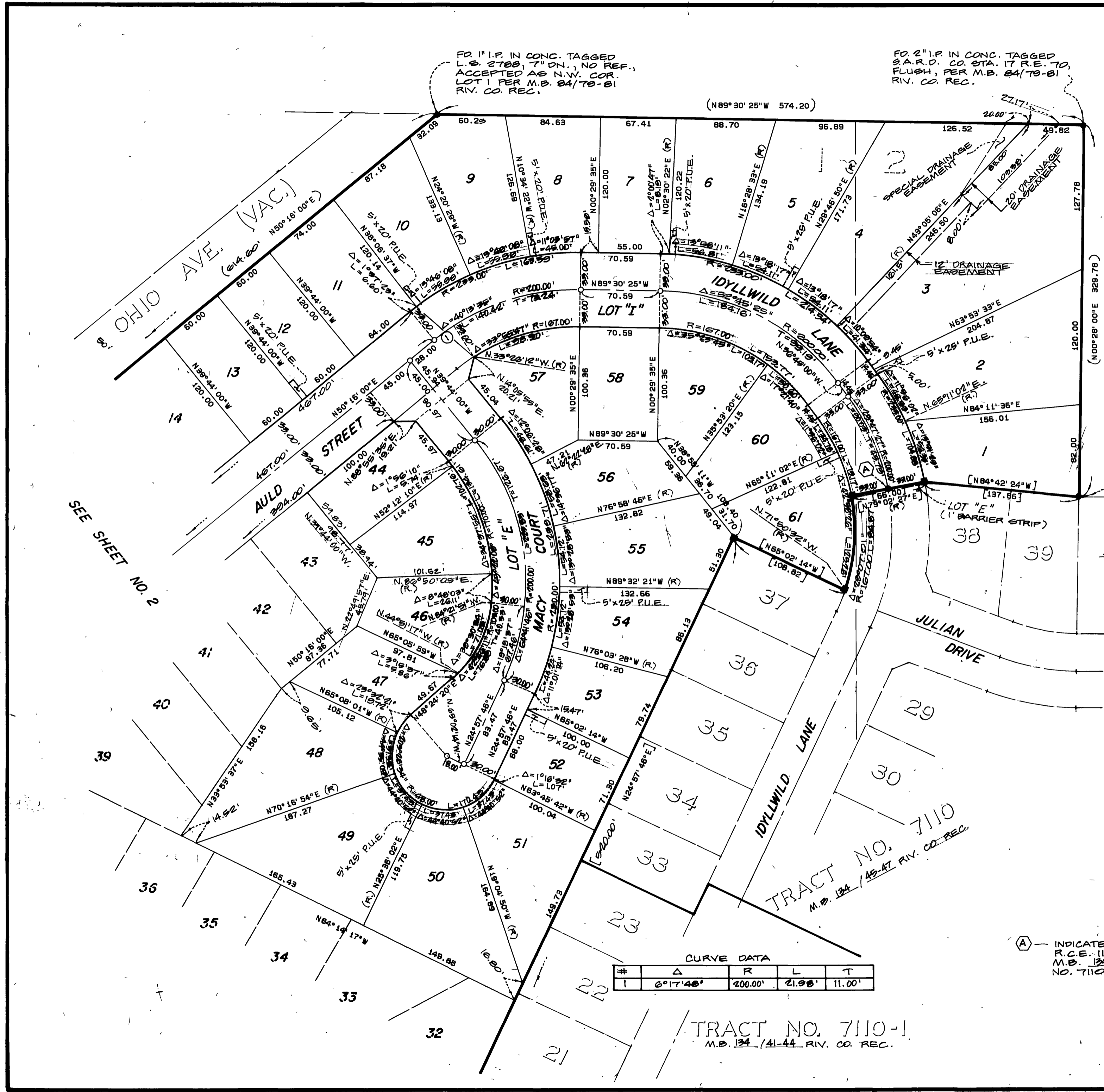
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(A) — INDICATES FD. 1" I.P. TAGGED R.C.E. 11842, FLUSH, PER M.B. 134 / 42-47 (TRACT NO. 7110) RIV. CO. REC.

CURVE DATA

#	Δ	R	L	T
1	6°17'46"	200.00'	21.98'	11.00'

TRACT NO. 7110-1
M.B. 134 / 41-44 RIV. CO. REC.



SEE SHEET NO. 2