

CITY'S COPY

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, RIVERSIDE

TRACT NO. 8960

BEING A SUBDIVISION OF A PORTION OF LOTS 2 THROUGH 5 & 7 THROUGH II OF BLOCK 2; LOTS 4 & 5 OF BLOCK 3; LOTS 2 & 3 OF BLOCK 5; LOT 1 OF BLOCK 6 AND LOTS B, E, & F OF THE RANDOLPH SUBDIVISION ON FILE IN BOOK 16 OF MAPS, PAGE 39, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BROWN & MULLINS, INC
SAN BERNARDINO, CA

JULY, 1986

RECORDERS CERTIFICATE:
FILED THIS 11 DAY OF AUGUST
1986, AT 10:00 AM, IN BOOK 161
OF MAPS, AT PAGES 1+2 AT
THE REQUEST
OF THE CITY CLERK

NO. 91266 WILLIAM E. CONERLY,
COUNTY RECORDER.
FEE 8.00 BY Corrie S. Jones
DEPUTY
SUBDIVISION GUARANTEE

SAFECO TITLE INSURANCE CO.

OWNERSHIP CERTIFICATE:

We hereby certify that we are the owners of 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 distinctive borderline. We hereby dedicate to public use for street and public utility purposes, Lots "A" through "F". 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 Lots 26 through 33, inclusive, on over and across Jurupa Avenue adjoining said Lots; We further hereby dedicate for construction and maintenance of storm drain facilities, the easement designated as "12 foot Storm Drain Easement"; We further dedicate for construction and maintenance of electrical facilities, the easement designated as 5'x20' P.U.E.

NEWSOME HOMES INC. a California Corporation

Eliss Miller Ethel Kraichir
PRESIDENT SECRETARY

UTILITIES CERTIFICATE

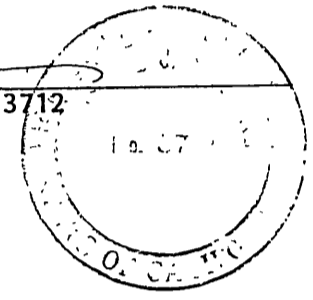
I hereby certify that the Subdivider named on this map has deposited with the City of Riverside Public Utilities Dept. sufficient funds for the required arrangements and provisions for the installation of water and electric facilities necessary to provide service to all parcels as shown on the map, and that all public utility easements shown are sufficient for all requirements of the electric and water divisions of the Dept of Public Utilities of the City of Riverside.

Dated 8/5/86 Bill D. Carnahan
Director of Public Utilities
By: [Signature]

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 sheets correctly represents a survey made under my supervision during September of 1983, that all monuments shown hereon actually exist and their positions are correctly shown or will be placed within one year of recordation of this map. The monuments are sufficient to enable the survey to be retraced and the survey is true and complete as shown.

Date: 7-30-86 Russell J. Mullins
Russell J. Mullins L.S. 3712



TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$200.00 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 and 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: AUGUST 7, 1986 Gerald A. Maloney, Clerk of the Board of Supervisors.
By: [Signature] Deputy

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS
COUNTY OF SAN BERNARDINO

ON THIS 1st DAY OF AUGUST 1986, BEFORE ME LINDA L. MULLINS A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Eliss Miller & Ethel Kraichir, PERSONALLY KNOWN TO ME (OR PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND SECRETARY OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED IT.

MY COMMISSION EXPIRES 9/28/87 WITNESS MY HAND AND OFFICIAL SEAL.



Linda L. Mullins

TAX COLLECTOR'S 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, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 1,200.00.

DATED THIS 1 DAY OF August, 1986.

R. Wayne Watts
COUNTY TAX COLLECTOR BY: Donna Posey DEPUTY

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY C.H.J., INCORPORATED ON THE 15 DAY OF JULY, 1985. AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

SIGNATURE OMISSION

Pursuant to Section 66436 of the Subdivision Map Act, the signatures of the following easement holders have been omitted since their rights cannot ripen into fee title.

An easement granted to City of Riverside for the right of flight for the passage of aircraft in the air space above the surface of the property. By deed recorded March 7, 1975 as Instrument No. 27053, Official Records of Riverside County.

An easement granted to California Electric Power Company for electric lines and telephone lines and cables. By deed recorded December 14, 1948 as Instrument No. 1992, in Book 1036, Page 17 Official Records of Riverside County.

An easement granted to Southern California Edison Company for electric lines. By deed recorded September 7, 1949 as Instrument No. 938 in Book 1107, page 31, Official Records of Riverside County.

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: 8/1/86 H.E. Brewer, City Treasurer
By: W.R. Hansen

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. 8960 which was approved by the Riverside City Planning Commission on APRIL 7, 1977, 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 approval of the Tentative Map have been complied with; that I am satisfied that the map is technically correct; 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: AUGUST 6, 1986 Robert C. Wales, R.C.E. 18793
Director of Public Works
By: William D. Gardner
Deputy R.C.E. 11405

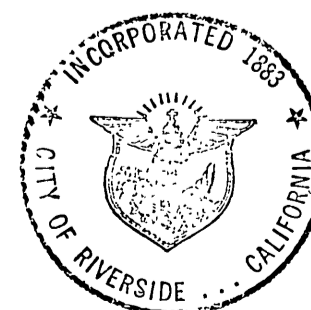
CITY CLERK'S CERTIFICATE

Resolved: that this map consisting of Two sheets be and the same is hereby accepted as the Final Map of Tract No. 8960 and the streets and easements are hereby accepted as public streets and easements except Lots C, D and E which are

hereby accepted as a 1' barrier strip to deny access from adjoining private to Lots A, B and F 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 August, 1986.

Alice Hare City Clerk of the City of Riverside

By: Alice A. Hare



CITY'S COPY

TRACT NO. 8960

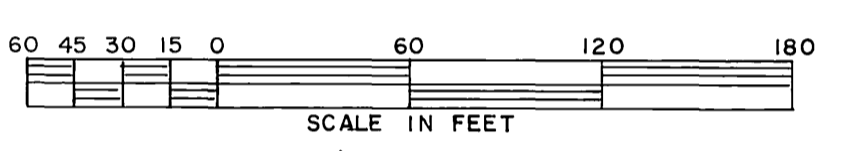
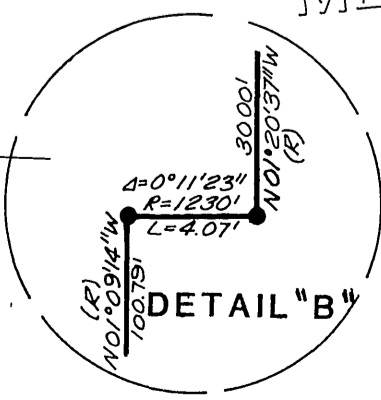
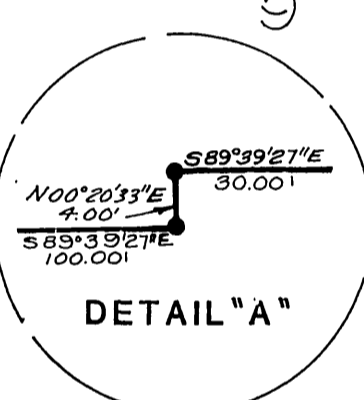
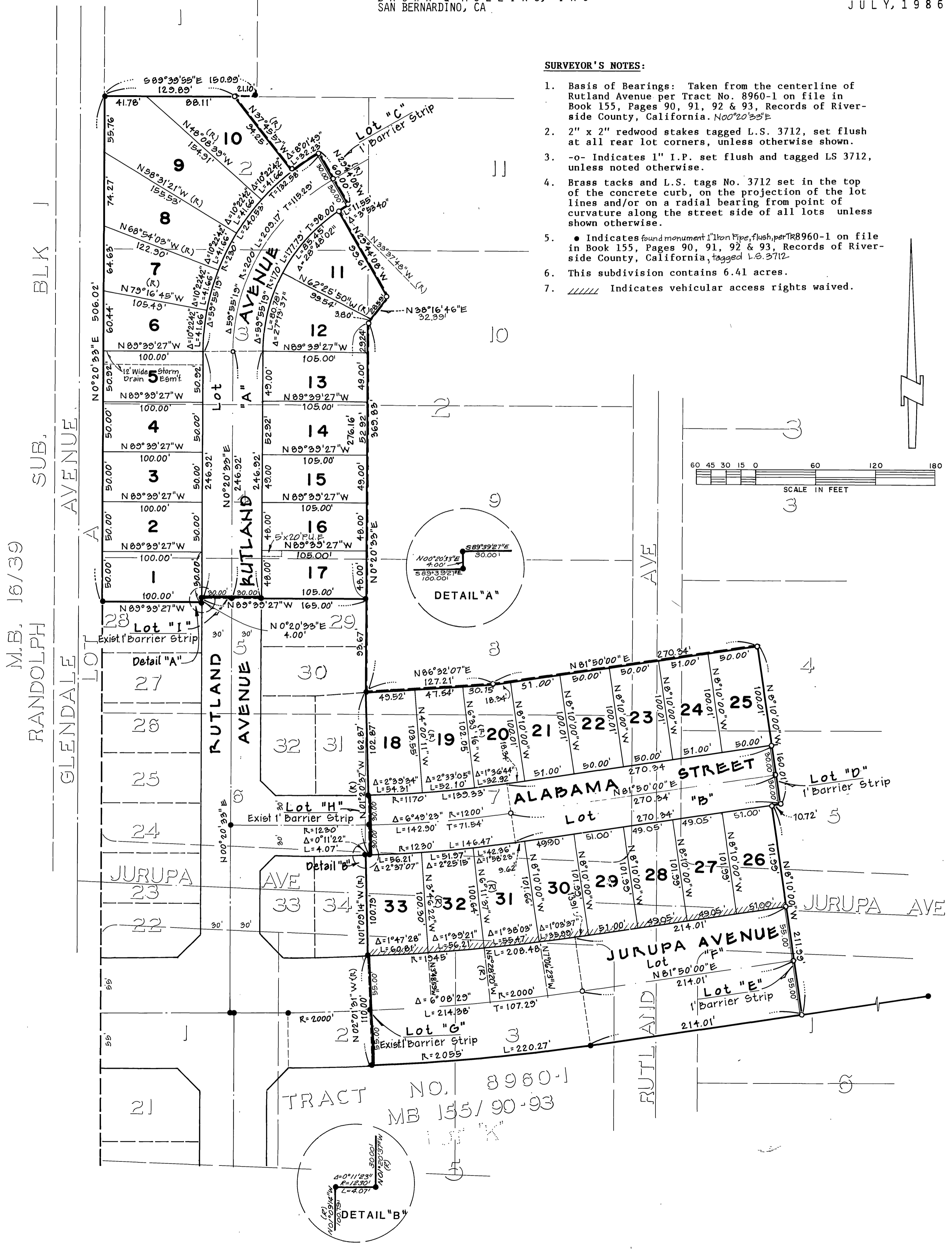
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BROWN & MULLINS, INC
SAN BERNARDINO, CA

Sheet 2 of 2 Sheets
JULY, 1986

SURVEYOR'S NOTES:

1. Basis of Bearings: Taken from the centerline of Rutland Avenue per Tract No. 8960-1 on file in Book 155, Pages 90, 91, 92 & 93, Records of Riverside County, California. $N00^{\circ}20'33"E$
2. 2" x 2" redwood stakes tagged L.S. 3712, set flush at all rear lot corners, unless otherwise shown.
3. -o- Indicates 1" I.P. set flush and tagged LS 3712, unless noted otherwise.
4. Brass tacks and L.S. tags No. 3712 set in the top of the concrete curb, on the projection of the lot lines and/or on a radial bearing from point of curvature along the street side of all lots unless shown otherwise.
5. • Indicates found monument Iron Pipe, flush, per TR8960-1 on file in Book 155, Pages 90, 91, 92 & 93, Records of Riverside County, California, tagged L.S. 3712
6. This subdivision contains 6.41 acres.
7. // Indicates vehicular access rights waived.



TRACT NO. 8960-1
MB 155/90-93