

175/34
175/34
CITY COPY

M.B. 175/34

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 21138-1

BEING A SUBDIVISION OF A PORTION OF LOTS 2, 3, 10 AND 11 OF BLOCK 2, LOTS 1, 2, 4, 5, 6, 7 AND 8 OF BLOCK 3, LOTS 1 AND 3 OF BLOCK 6 AND LOTS B, C AND F OF THE RANDOLPH SUBDIVISION ON FILE IN BOOK 16 OF MAPS, PAGE 39, AND A PORTION OF TRACT 5 OF THE RIVER FARM TRACT ON FILE IN BOOK 7 OF MAPS, PAGE 52, RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

(Located in Sections 25 & 30, T2S, R2W)
BROWN AND MULLINS, INC. FEBRUARY 1987

San Bernardino, Calif.

RECORDERS CERTIFICATE:
FILED THIS 30th DAY OF Oct.
1987, AT 2 P.M. IN BOOK 175
OF MAPS, AT PAGES 34+35 AT
THE REQUEST OF THE CITY CLERK

NO. 313758 WILLIAM E. CONERLY,
COUNTY RECORDER,
FEE \$800 BY Sarita Ragan
DEPUTY
SUBDIVISION GUARANTEE

CHICAGO 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 the Subdivision Map as shown within the distinctive borderline. We hereby dedicate to public use for street and public utility purposes, Lots "A" through "G". 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 1 through 7 on; over and across Jurupa Avenue adjoining said lots: We further dedicate for construction and maintenance of electrical facilities, the easements designated as 30 foot P.U.E. We further hereby dedicate for construction and maintenance of landscaping facilities, the easements designated as "5' Landscaping Easement."

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.

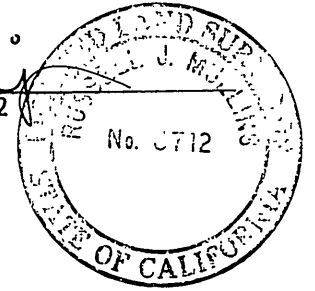
Dated 7/29/87 Bill P. Carnahan
Director of Public Utilities

By: Dieter P. Witzfeld

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: JUNE 16, 1987
Russell J. Mullins, L.S. 3712
Lic. Exp. Date 8/26/88



NEWSOME HOMES INC. a California Corporation

Elías Miller President
Ethel Kraschir Secretary

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 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: _____ Gerald A. Maloney, Clerk of the Board of Supervisors

By: _____ Deputy

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES

ON THIS 29 DAY OF JUNE 1987, BEFORE ME JUNE MORRISON A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ELIAS MILLER AND ETHEL KRASCHIR 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 MAY 29, 1990 WITNESS MY HAND AND OFFICIAL SEAL.

June Morrison



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: June 24, 1987 H.E. Brewer, City Treasurer

By: H.E. Brewer

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.

DATED THIS 30th DAY OF September 1987.

R. Wayne Watts
COUNTY TAX COLLECTOR BY: Nickie L. Monaghan DEPUTY

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY CHJ Incorporated ON THE 15th DAY OF July, 1985. AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

SIGNATURE OMISSIONS:

Pursuant to section 66436 of the subdivision Map Act, the signatures of the following have been omitted.

Southern California Edison Co., successor in interest to An easement granted to the California Electric Power Company for electric lines and cables. By Deed recorded December 14, 1948 as Instrument No. 1992, Official Records of Riverside County.

Southern California Edison Co., successor in interest to An easement to California Electric Power Company for pole lines. By Deed recorded December 31, 1948 in Book 1040, Page 143, Official Records of Riverside County.

An easement for pole lines per Tract No. 5 of the River Farm Tract per Map Book 7, Page 52 of Maps, Records of Riverside County, the location and ownership not being disclosed by the records.

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 herein described. By deed recorded March 7, 1975 as Instrument No. 27053, Official Records of Riverside County.

An easement to P. & T. Investment Company, (formally known as Abbot Kinney Co.), a California Corporation, Davis Farms, Inc., a California corporation, Louise D. Prewitt, a widow, Louise D. Prewitt and John R. Prewitt as Trustee under the Will of Ray C. Prewitt, Deceased, and Security First National Bank, a national banking association for road purposes. By Deed recorded August 5, 1966 as Instrument No. 79950, Official Records of Riverside County.

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. 21138 which was approved by the Riverside City Planning Commission on February 15, 1987, 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: 10/21/87 Barry Beck, R.C.E. 20900
CITY ENGINEER

By: Barry Beck

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. 21138 and the streets and easements are hereby accepted as public streets and easements except Lots "E, F, G" which are hereby accepted as a 1' barrier strips to deny access from adjoining private to Lots "A, B and C" 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 hereto. I hereby certify that the foregoing resolution was accepted by the Mayor and Council of the City of Riverside this 27th day of Oct., 1987.

Alice Hare City Clerk of the City of Riverside

By: Alice G. Hare



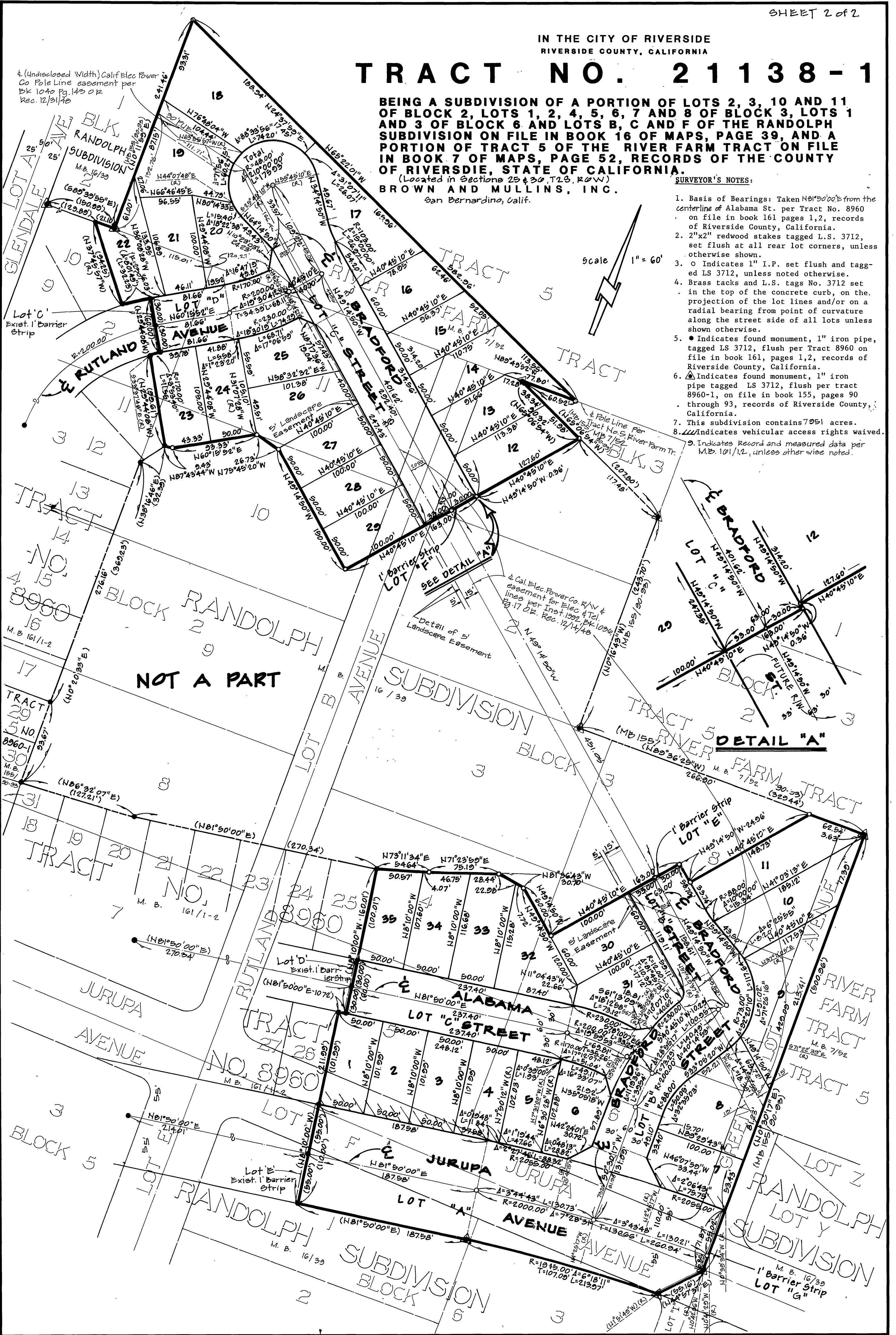
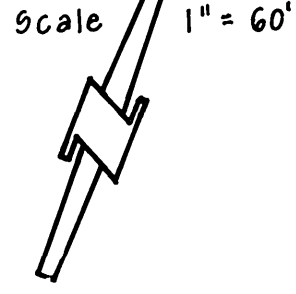
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(Located in Sections 25 & 30, T2S, R2W)
BROWN AND MULLINS, INC.
San Bernardino, Calif.

SURVEYOR'S NOTES:

1. Basis of Bearings: Taken N01°50'00"E from the centerline of Alabama St. per Tract No. 8960 on file in book 161 pages 1,2, records of Riverside County, California.
 2. 2"x2" 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, 1" iron pipe, tagged LS 3712, flush per Tract 8960 on file in book 161, pages 1,2, records of Riverside County, California.
 6. ▲ Indicates found monument, 1" iron pipe tagged LS 3712, flush per tract 8960-1, on file in book 155, pages 90 through 93, records of Riverside County, California.
 7. This subdivision contains 7951 acres.
 8. // Indicates vehicular access rights waived.
- o Indicates Record and measured data per M.B. 101/12, unless otherwise noted.



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