

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 5104-4

BEING A SUBDIVISION OF A PORTION OF LOTS 13, 14 & K OF THE BIXMILL TRACT ON FILE IN BOOK 16 OF MAPS, PAGES 28 THRU 30, AND A PORTION OF LOTS 5, 6, 7, 8 & 9 IN BLOCK 8, LOTS 4, 5, & 6 IN BLOCK 9, LOTS 4, 5, 6, 12, 13 & 14 IN BLOCK 11, LOTS M, I, & K OF THE RANDOLPH SUBDIVISION ON FILE IN BOOK 16, PAGE 39, BOTH RECORDS OF RIVERSIDE COUNTY, CALIF.

Sheet 1 Of 2 Sheets

FILED
On Feb. 25, 1976
At 2:30 P.M.

W.D. BALOGH
County Recorder
By Harold C. Beale
Deputy
Fee \$7.00
No 24428
Filed By City Clerk
Subdn. Of Fee Safeco

JULY, 1975
MAXWELL, BROWN & MULLINS
Engineering - Surveying
San Bernardino, Ca.

OWNER'S 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, AND WE HEREBY OFFER FOR DEDICATION FOR PUBLIC USE FOR STREET PURPOSES, LOTS "A" TO "E" INCLUSIVE, AND FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL UNDERGROUND FACILITIES, THOSE EASEMENTS DESIGNATED AS 9' x 60' P.U.E.

Wilson Homes, Inc., a California Corporation
Sy Braun PRESIDENT Ethel Krajcik SECRETARY
New Home Homes Inc., a California Corporation
Elias Miller PRESIDENT Ethel Krajcik SECRETARY
Western Escrow Company, a California Corporation
John VICE-PRESIDENT Alice Hammar SECRETARY

COUNTY 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 THIS MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOW A LIEN, BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$

DATED THIS 2ND DAY OF FEBRUARY 1976 DONNA BOUER BABCOCK
COUNTY TAX COLLECTOR

BY Harold M. Jensen
DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A TAX 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 THE ANNEXED MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE. SAID BOND HAS BEEN APPROVED BY SAID BOARD OF SUPERVISORS.

DATED THIS DAY OF 19 DONALD D. SULLIVAN
COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS

BY
DEPUTY

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY C.H.J. MATERIALS LAB, INC. 7/18/75, AS REQUIRED BY THE HEALTH AND SAFETY CODE, SECTION 17093.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING November 1975, AND THAT ALL THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN OR SHALL BE IN POSITION NOT LATER THAN ONE YEAR FROM THE RECORDING DATE OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; THIS SURVEY IS COMPLETE AS SHOWN.

DATED THIS 2 DAY OF January 1976.

Russell J. Mullins
RUSSELL J. MULLINS L.S. 9712

SIGNATURE OMISSIONS

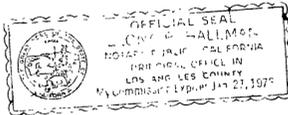
IN ACCORDANCE WITH THE PROVISIONS OF SECTION 66436 (b) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTERESTS CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY: AN EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE SURFACE OF PROPERTY DESCRIBED THEREIN, AS GRANTED TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, BY DEED RECORDED 3-7-75, AS INSTRUMENT NO 27093, AS AMMENDED 6-6-79, AS INSTRUMENT NO 66532.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES S.S.

ON THIS 23RD DAY OF January 1976 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Elias Miller KNOWN TO ME TO BE THE Pres. AND Ethel Krajcik KNOWN TO ME TO BE THE Sec'y 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 WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS

WITNESS MY HAND AND OFFICIAL SEAL



Leona P. Hallman
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES Jan. 27, 1978

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES S.S.

ON THIS 23RD DAY OF January 1976 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Sy Braun KNOWN TO ME TO BE THE Pres. AND Ethel Krajcik KNOWN TO ME TO BE THE Sec'y 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 WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL



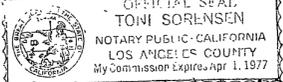
Leona P. Hallman
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES Jan. 27, 1978

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES S.S.

ON THIS 23RD DAY OF January 1976 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JAMES L. GERARD KNOWN TO ME TO BE THE Pres. AND ALICE HAMMAR KNOWN TO ME TO BE THE Sec'y OF WESTERN ESCROW COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE, 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.

WITNESS MY HAND AND OFFICIAL SEAL



Toni Sorensen
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES April 1, 1977

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO 5104, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD ON JUNE 7, 1973, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL OF CHAPTER 128 (SUBDIVISION MAP ACT) STATUTES OF CALIFORNIA, 1943, AND ALL OF TITLE 18 OF RIVERSIDE MUNICIPAL CODE, AND ALL AMENDMENTS THERETO HAVE BEEN COMPLIED WITH; AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS, IF ANY, FOR SEWERS AND DRAINAGE FACILITIES SHOWN ON SAID MAP ARE CORRECT IN FORM AND CONTENTS AND ARE APPROVED; THAT THE PLANS AND SPECIFICATIONS FOR DRAINS, SEWERS, AND DRAINAGE WORKS ARE SUFFICIENT TO PROTECT ALL LOTS IN SAID SUBDIVISION FROM FLOOD OR OVERFLOW HAVE BEEN APPROVED BY ME; 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 BY ME; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH 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 THIS 10TH DAY OF FEBRUARY 1976 JAMES F. MARTINEK, R.C.E. 8134
DIRECTOR OF PUBLIC WORKS

BY JFM

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE 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 THIS 6TH DAY OF Feb. 1976 H.E. BREWER
CITY TREASURER

BY H.E. Brewer

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 ANY PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED THIS 6 DAY OF Feb. 1976 EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

BY Everett C. Ross

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 NO 5104-4, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS EXCEPT LOTS "A" AND "B" WHICH ARE ACCEPTED AS "ONE FOOT BARRIER STRIPS" TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOTS "C" THRU "E" AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK TO 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 THE COUNCIL OF THE CITY OF RIVERSIDE THIS 24TH DAY OF February 1976



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY Alice A. Hare

TRACT NO. 5104-4

BEING A SUBDIVISION OF A PORTION OF LOTS 13, 14, & K OF THE BIXMILL TRACT ON FILE IN BOOK 16 OF MAPS, PAGES 28 THRU 30 AND A PORTION OF LOTS 5, 6, 7, 8 & 9 IN BLOCK 8, LOTS 4, 5, & 6 IN BLOCK 9, LOTS 4, 5, 6, 12, 13, & 14 IN BLOCK 11, LOTS M, I, & K OF THE RANDOLPH SUBDIVISION ON FILE IN BOOK 16, PAGE 39, BOTH RECORDS OF RIVERSIDE COUNTY, CALIF.

JULY, 1975
MAXWELL, BROWN & MULLINS
Engineering - Surveying
San Bernardino, Ca.

12' Sewer Easement
conveyed to the City
of Riverside per Deed
Rec. 1-30-1976
as Inset # 13127



RANDOLPH SUB.
SCALE: MB 16/39
1"=60'

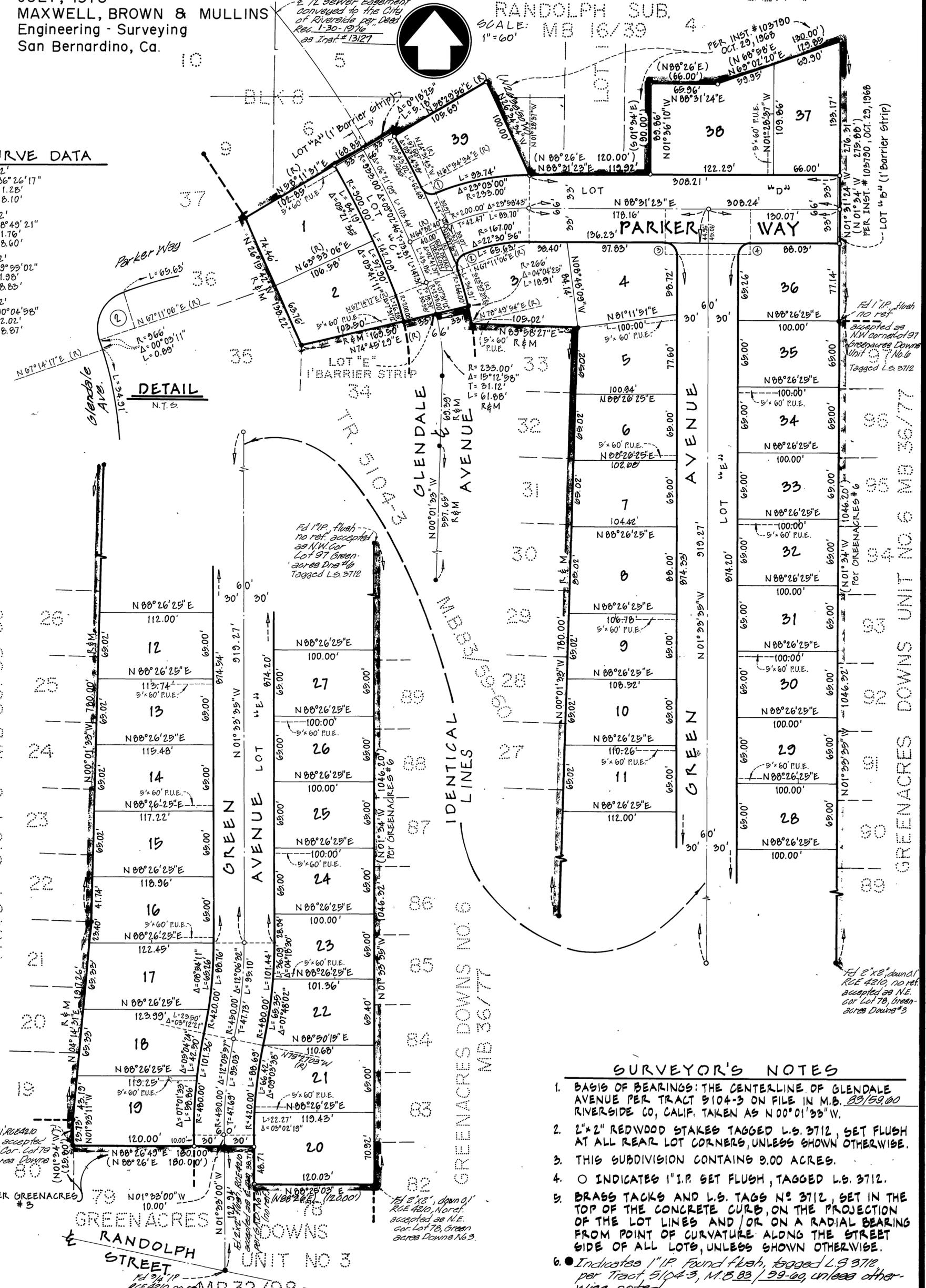
BLK 9

PER INST. # 103790
OCT. 23, 1968
(N 68° 58' E 120.00')
(N 62° 02' 20" E 123.83')
65.30'

CURVE DATA

- ① R=12'
Δ=86°26'17"
T=11.28'
L=18.60'
- ② R=12'
Δ=88°49'21"
T=11.76'
L=18.60'
- ③ R=12'
Δ=89°55'02"
T=11.98'
L=18.60'
- ④ R=12'
Δ=90°04'58"
T=12.02'
L=18.60'

DETAIL
N.T.S.



TRACT 5104-3 MB 83/59-60

IDENTICAL LINES
GREENACRES DOWNS NO. 6
MB 36/77

GREENACRES DOWNS UNIT NO. 6 MB 36/77

SURVEYOR'S NOTES

1. BASIS OF BEARINGS: THE CENTERLINE OF GLENDALE AVENUE PER TRACT 5104-3 ON FILE IN M.B. 83/59-60 RIVERSIDE CO, CALIF. TAKEN AS N 00° 01' 33" W.
2. 2" x 2" REDWOOD STAKES TAGGED L.S. 3712, SET FLUSH AT ALL REAR LOT CORNERS, UNLESS SHOWN OTHERWISE.
3. THIS SUBDIVISION CONTAINS 9.00 ACRES.
4. O INDICATES 1" I.P. SET FLUSH, TAGGED L.S. 3712.
5. 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.
6. • Indicates 1" I.P. Found flush, tagged L.S. 3712 per Tract 5104-3, M.B. 83/59-60, unless otherwise noted.

MB 84/60