

M.B.84/79

Copy 84/79

**ACKNOWLEDGMENT**

STATE OF CALIFORNIA } S.S.  
COUNTY OF ORANGE }  
ON THIS 19<sup>TH</sup> DAY OF FEBRUARY, 1976, BEFORE ME,  
MICHELLE Z. SEALY, A NOTARY PUBLIC IN AND FOR SAID  
COUNTY AND STATE, PERSONALLY APPEARED J.A. ANDREWS, KNOWN  
TO ME TO BE THE PRESIDENT OF THE CORPORATION THAT EXECUTED  
THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSON  
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.



Michelle Z. Sealy  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES MAY 8, 1978

**OWNERSHIP**

I HEREBY CERTIFY THAT I AM THE OWNER OF OR  
HAVE RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED  
WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP;  
THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY  
TO PASS A CLEAR TITLE TO SAID LAND AND I HEREBY  
BY CONSENT TO THE MAKING AND FILING OF SAID SUBDI-  
VISION AND MAP AS SHOWN WITHIN THE COLORED BORDER  
LINE, AND I HEREBY OFFER FOR DEDICATION TO PUBLIC  
USE, FOR STREET PURPOSES LOT "A" TO "G" INCLUSIVE, AND  
FURTHER, THE UNDERSIGNED OWNER, HIS SUCCESSOR  
AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH  
TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL  
VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT  
TO LOT 1 AND LOTS 37 THRU 45 AS SHOWN ON THE ANNEXED MAP,  
ON, OVER AND ACROSS TYLER STREET, ADJOINING SAID LOT 1  
AND LOTS 37 THRU 45. WE FURTHER HEREBY OFFER FOR DEDI-  
CATION TO PUBLIC USE, FOR CONSTRUCTION AND MAINTENANCE  
OF ELECTRICAL UNDERGROUND FACILITIES THE AREAS  
DESIGNATED AS G' X 55' P.U.E. AND G' R.U.E.

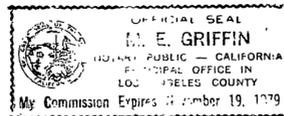
J.A. Andrews  
J.A. ANDREWS - President  
J.A. ANDREWS DEVELOPMENT CO., a California Corporation.

Alice Hammar  
SECRETARY  
WESTERN ESCROW COMPANY, A CALIFORNIA CORPORATION

**ACKNOWLEDGEMENT**

STATE OF CALIFORNIA } S.S.  
COUNTY OF LOS ANGELES }  
ON THIS 20<sup>TH</sup> DAY OF February, 1976, BEFORE ME, THE UNDER-  
SIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY  
APPEARED J.D. Guard AND Alice Hammar KNOWN  
TO ME TO BE THE PRESIDENT AND SECRETARY RESPECTIVELY  
OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT,  
KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN  
INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED  
AND ACKNOWLEDGE 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



M. E. Griffin  
NOTARY PUBLIC IN AND FOR SAID STATE

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 6537-1**

BEING A SUBDIVISION OF A PORTION OF LOTS 5 AND 6 AND LOT "D" (TYLER AVENUE) OF THE BIXMILL TRACT  
AS SHOWN BY MAP ON FILE IN BOOK 16 OF MAPS AT PAGES 28-30 THEREOF RECORDS OF RIVERSIDE CO. CALIFORNIA.

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

AUGUST 1975

**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. 6537, WHICH WAS APPROVED BY THE  
RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD MARCH 20,  
1975, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS  
OF CHAPTER 128 (SUBDIVISION MAP ACT) STATUTES OF CALIFORNIA, 1943,  
AND ALL OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE, AND ALL  
AMENDMENTS THERETO HAVE BEEN COMPLIED WITH, AND I AM SATIS-  
FIED THAT THIS MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS  
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  
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 COM-  
PLETED IN ACCORD WITH APPROVED PLANS OR THAT THE SUBDIVIDER  
HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVER-  
ING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR  
COMPLETING THE SAME.

DATED MARCH 10, 1976

JAMES F. MARTINEK, R.C.E. 8134  
DIRECTOR OF PUBLIC WORKS  
By William D. Gardner, 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 FACILI-  
TIES NECESSARY TO PROVIDE SERVICES 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 Mar. 10, 1976

EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES  
By Everett C. Ross

**CITY TREASURER**

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE 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 March 10, 1976

H. E. BREWER, CITY TREASURER  
By H. E. Brewer

**SOIL REPORT**

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 11<sup>TH</sup> DAY OF  
JUNE, 1975, AS REQUIRED BY THE HEALTH AND SAFETY  
CODE OF CALIFORNIA, SECTION 17953: BY C.H.J. MATERIALS  
LABORATORY, INC.

**SIGNATURE OMISSION**

PER SECTION 66436 (b) (1), THE  
SIGNATURE OF THE FOLLOWING  
EASEMENT HOLDER HAS BEEN  
OMITTED:

SOUTHERN CALIFORNIA EDISON  
COMPANY FOR POLE LINE EASEMENTS  
RECORDED 3/9/56 IN BOOK 1877,  
PAGE 75, AND 3/7/1949 IN BOOK,  
1107 PAGE 31 BOTH OF OFFICIAL  
RECORDS OF R.I.V. CO. CALIF.  
THEY CANNOT BE LOCATED FROM  
RECORD.

SHEET 1 OF 3 SHEETS

**FILED**  
ON March 26, 1976

AT 3:00 P. M.

W.D. BALOGH  
COUNTY RECORDER

BY: Harold C. Beale

FEES \$9.00

NO. 40180

FILED BY City Clerk

SUBD'N. G'IES F.A.T.C.

**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. 6537-1, AND THE STREETS AND EASEMENTS  
ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS,  
EXCEPT LOTS "E", "F" AND "G" WHICH ARE ACCEPTED AS A "BARRIER  
STRIP" TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO  
LOTS "A", "B" AND "D", AND THE CITY CLERK IS HEREBY AUTHORI-  
ZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME  
THERE TO 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  
16<sup>th</sup> DAY OF March, 1976.



ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE  
BY: Alice A. Hare

**TAX COLLECTOR**

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE  
AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PRO-  
PERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY,  
MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENT COLLECTED  
AS TAXES EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED  
AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED  
TO BE \$2,000.00.

DATED MARCH 10, 1976

DONNA BOUER BABCOCK  
COUNTY TAX COLLECTOR

BY: Harold M. Larsen  
DEPUTY

**TAX BOND**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 2,000.00  
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 March 23, 1976

DONALD D. SULLIVAN  
COUNTY CLERK AND EX-OFFICIO CLERK  
OF THE BOARD OF SUPERVISORS

BY: Nancy Comoro 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  
THREE (3) SHEETS CORRECTLY REPRESENTS A TRUE AND COM-  
PLETE SURVEY MADE UNDER MY SUPERVISION DURING JULY 1975,  
THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN  
HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN ONE (1) YEAR  
FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID  
MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE  
RETRACED.

DATED July 24, 1975

ERNEST N. WEBB R.C.E. 9876  
By Ernest N. Webb

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TR6537-1

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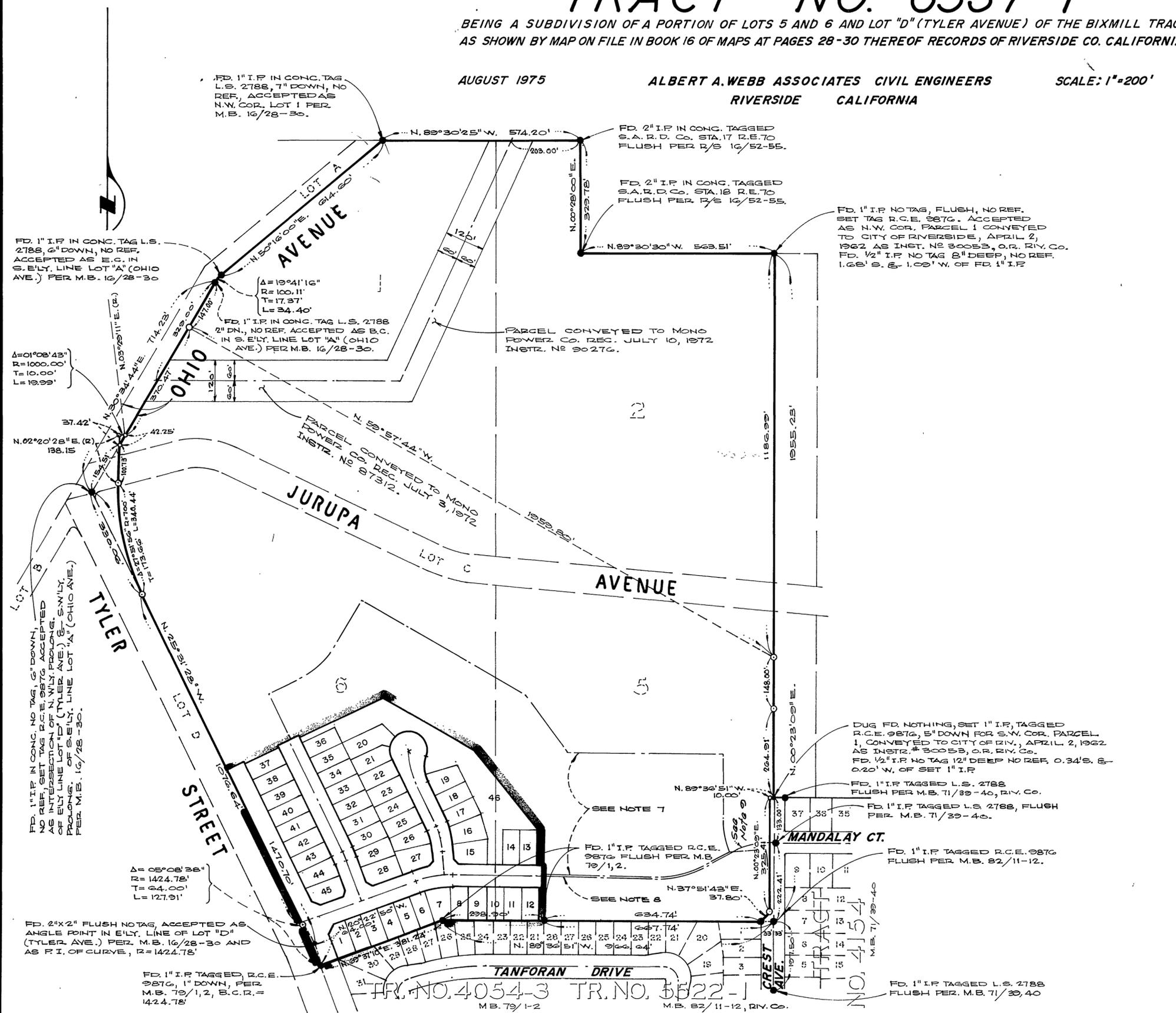
# TRACT NO. 6537-1

BEING A SUBDIVISION OF A PORTION OF LOTS 5 AND 6 AND LOT "D" (TYLER AVENUE) OF THE BIXMILL TRACT AS SHOWN BY MAP ON FILE IN BOOK 16 OF MAPS AT PAGES 28-30 THEREOF RECORDS OF RIVERSIDE CO. CALIFORNIA.

AUGUST 1975

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

SCALE: 1"=200'



### ENGINEER'S NOTES

1. BASIS OF BEARING IS THE NORTH BOUNDARY LINE OF TRACT NO 4054-3 TAKEN AS N. 69°37'10" E. AS SHOWN BY MAP OF TRACT NO 4054-3 ON FILE IN BOOK 79 OF MAPS AT PAGES 1 & 2 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●.
3. SET 1" IRON PIPE, TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ○, UNLESS OTHERWISE NOTED.
4. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES.
5. SET STEEL PIN AND TAG R.C.E. 9876 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 10.33 ACRES.
7. 12' SEWER EASEMENT CONVEYED TO THE CITY OF RIVERSIDE BY INSTR. NO 148799, REC. 12/1/75, O.R., RIV. CO. AND BY INSTR. NO 148802, REC. 12/1/75, O.R., RIV. CO.
8. 66' UTILITIES AND WATER LINE EASEMENT CONVEYED TO THE CITY OF RIVERSIDE BY INSTR. NO 148800, REC. 12/1/75, O.R. RIV. CO. AND BY INSTR. NO 148801, REC. 12/1/75, O.R. RIV.
9. 66' Sewer easement conveyed to the City of Riverside by deed recorded 1/30/76 as Instr. No. 13126 O.R., Riv. Co.

# TRACT NO. 6537-1

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
BEING A SUBDIVISION OF A PORTION OF LOTS 5 AND 6 AND LOT "D" (TYLER AVENUE) OF THE BIXMILL TRACT AS SHOWN BY MAP ON FILE IN BOOK 16 OF MAPS AT PAGES 28-30 THEREOF RECORDS OF RIVERSIDE CO. CALIFORNIA.

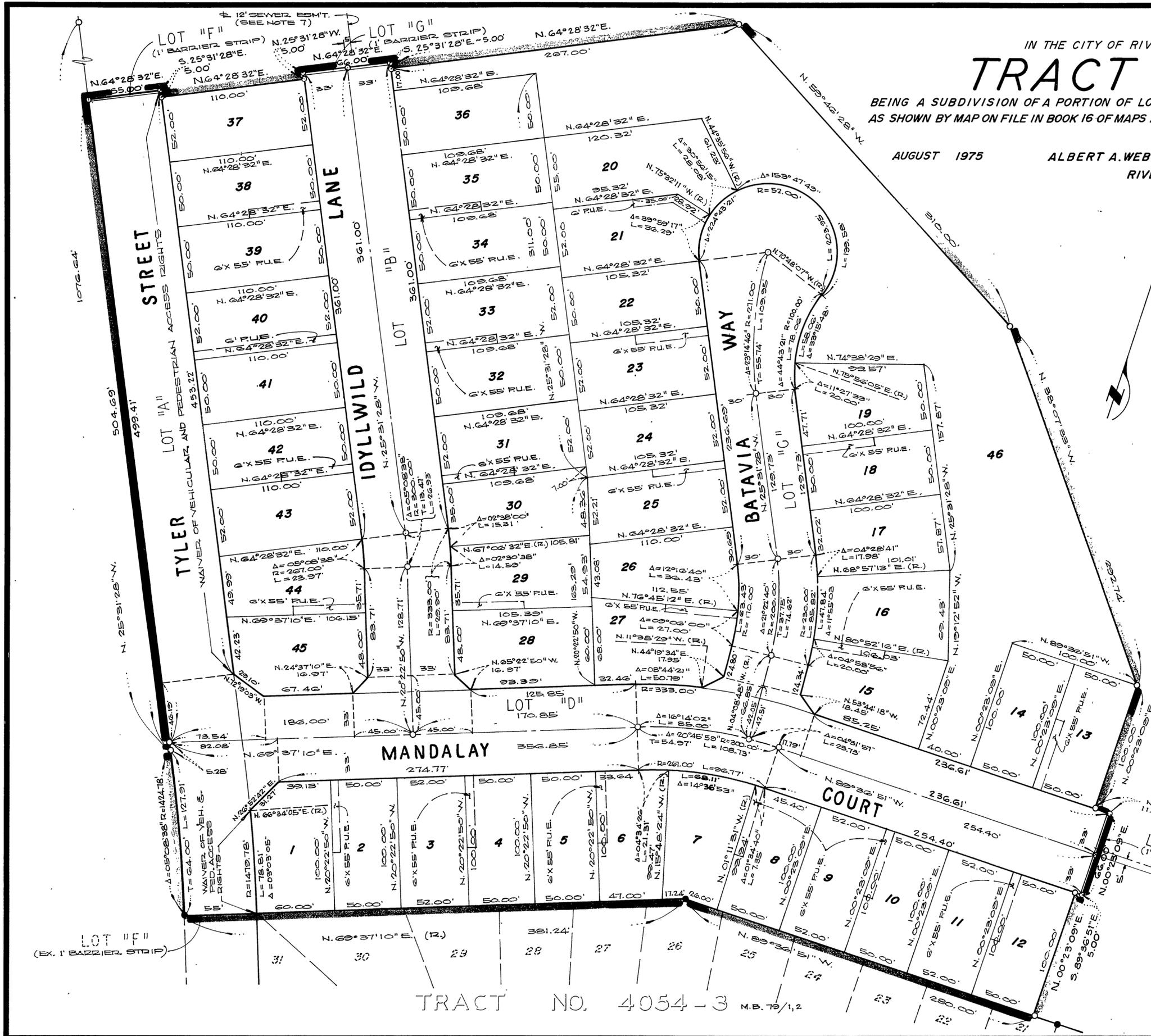
AUGUST 1975

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

SCALE: 1" = 50'

### ENGINEER'S NOTES

1. BASIS OF BEARING IS THE NORTH BOUNDARY LINE OF TRACT NO. 4054-3 TAKEN AS N. 69°37'10"E. AS SHOWN BY MAP OF TRACT NO. 4054-3 ON FILE IN BOOK 16 OF MAPS AT PAGES 28-30 THEREOF, RECORDS OF RIVERSIDE CO., CALIFORNIA.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●.
3. SET 1" IRON PIPE, TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS O, UNLESS OTHERWISE NOTED.
4. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES.
5. SET STEEL PIN AND TAG R.C.E. 9876 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 10.33 ACRES.
7. 12' SEWER EASEMENT CONVEYED TO THE CITY OF RIVERSIDE BY INSTR. NO. 148799, REC. 12/1/75, O.R. RIV. CO. AND BY INSTR. NO. 148802 REC. 12/1/75, O.R. RIV. CO.
8. 66' UTILITIES AND WATER LINE EASEMENT CONVEYED TO THE CITY OF RIVERSIDE BY INSTR. NO. 148800, REC. 12/1/75, O.R. RIV. CO. AND BY INSTR. NO. 148801, REC. 12/1/75, O.R. RIV. CO.
9. 66' SEWER EASEMENT CONVEYED TO THE CITY OF RIVERSIDE BY INSTR. NO. 13126 OR., RIV. CO. 1/30/76 AS INSTR. NO. 13126 OR., RIV. CO.



TRACT NO. 4054-3

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TR6537-1

TR6537-1

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