

OWNERSHIP

We hereby certify that we are the owners of or have some 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; that we hereby consent to the making and filing of said map and subdivision as shown within the colored border line and that we hereby offer for dedication for public use for street purposes Lots "A" through "F" inclusive; and further the under-owners, our successors and assigns in interest, hereby release and relinquish to the City of Riverside, a Municipal corporation, all vehicular and pedestrian easement rights appurtenant to Lots 13 and 14 as shown on the annexed map, on, over, and across Golden Avenue adjoining said Lots.

THE MIZE COMPANY, a California corporation
Dwight W. Mize President
Thomas N. Ward Vice-President
Ida L. Ward Secretary

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 8267

BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF SECTION 3, T.3^c, R.6W., S.B.B.&M., PER MAP OF THE RANCHO LA SIERRA IN MAP BOOK 6, PAGE 70, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND A PORTION OF LOT "M-M" (VACATED) OF TRACT NO. 2 OF LA SIERRA HEIGHTS PER MAP BOOK 7, PAGE 66, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
FEBRUARY 1977

J.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

RECORDER'S CERTIFICATE
Filed this 7 day of July, 1977 at 1:20 P.M. in Book 91 of maps, at Page 12-13
at the request of _____
Fee: \$7.00 W. D. BALOGH
County Recorder
No. 127231 BY: Harold C. Baul Deputy
Subdn. of FIRST AMERICAN TITLE INS. CO.
Filed by City Clerk

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. 8267 which was approved by the Riverside City Planning Commission on August 5, 1970, 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: June 28th, 1977

JAMES F. MARTINEK, R.C.E. 8134
Director of Public Works

By: J. Martinek

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. 8267 and the streets and easements are hereby accepted as public streets and easements, except Lot "E" and Lot "F" which are accepted as 10 foot barrier strips to deny access from adjacent private property to Lots "A" & "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 thereto.

I hereby certify that the foregoing resolution was accepted by the Mayor and Council of the City of Riverside this 28th day of June, 1977.

ALICE A. HARE
City Clerk of the City of Riverside, California

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 property shown on the annexed map for unpaid State, County, Municipal, or Local taxes and special assessments collected as taxes except taxes and special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$ 2,400.00.

Dated JUNE 3, 1977.

DONNA BOUER BARCOCK
County Tax Collector

By: Harold M. Larson

TAX BOND

I hereby certify that a bond in the sum of \$ 2,400.00 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 July 5, 1977.

DONALD D. SULLIVAN
County Clerk and Ex-Officio Clerk of the Board of Supervisors.

By: Nancy Dennis Deputy

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 utilities 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 6-13, 1977.

EVERETT C. ROSS
Director of Public Utilities

By: E. W. Sinclair

ENGINEER'S CERTIFICATE

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of two (2) sheets correctly represents a true and complete survey made under my supervision during October, 1976, that all monuments of the character and locations 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 May 18, 1977.

John W. Ganty
JOHN W. GANTY, R.G.E. No. 11560

SOIL REPORT

A preliminary soil report was prepared on the 17th day of September, 1976 as required by the Health and Safety Code of California, Section 17953 by

PACIFIC FOUNDATION ENGINEERS, INC.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE ss

On this 10th day of June, 1977, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dwight W. Mize known to me to be the President and Dwight A. Mize known to me to be the Vice-President of the MIZE COMPANY, 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 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.
My Commission expires on 5/31/81.

Robyn Lombard
Notary Public in and for said County and State

~~NOTARY ACKNOWLEDGEMENT~~

~~STATE OF CALIFORNIA
COUNTY OF RIVERSIDE ss~~

~~On this ___ day of ___, 197___, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ and _____ known to me to be the _____ and _____ known to me to be the _____ of TITLE INSURANCE & TRUST COMPANY, 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 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.
My Commission expires on _____.~~

~~Notary Public in and for said County and State~~

~~NOTARY ACKNOWLEDGEMENT~~

~~STATE OF CALIFORNIA
COUNTY OF RIVERSIDE ss~~

~~On this ___ day of ___, 197___, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ and _____ known to me to be the _____ and _____ known to me to be the _____ of MASON - Mc DUFFIE COMP., INC., 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 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.
My Commission expires on _____.~~

~~Notary Public in and for said County and State~~

PUBLIC UTILITY EASEMENTS

The City of Riverside, being the owner of the below described easements, hereby consents to the making and filing of the annexed map.

Rights of way and water rights as granted to Twin Buttes Water Company, a corporation, together with right of entry for the purpose of laying, maintaining and constructing water ditches, canals, pipe lines, flumes and conduits for conveying and distributing water for irrigation and domestic purposes, as set out in Deed recorded August 11, 1919 in Book 508 page 101 of Deeds, Records of Riverside County, California.

A permanent easement and right of way granted to Citizens Domestic Water Company, to excavate for and lay, construct, maintain, operate, repair, alter, replace and remove a line of pipe or lines of pipes, ditches or flumes, together with any or all fittings appurtenant thereto, for the conveyance of water in, over, and across the herein described property, together with certain water and water rights, as set out in Deed recorded March 18, 1926 in Book 663 page 591 of Deeds, Records of Riverside County, California.

Dated June 12, 1977

EVERETT C. ROSS
Director of Public Utilities

By: E. W. Sinclair

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 June 3, 1977.

H. E. BREWER
City Treasurer

By: H. E. Brewer

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) ss.
COUNTY OF RIVERSIDE)

On this 13th day of June, 1977, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Thomas N. Ward and Ida L. Ward known to me to be the persons whose names are subscribed to within instrument and acknowledged to me that they executed the same.

WITNESS my hand and official seal.
My Commission expires on 5/31/81.

Robyn Lombard
Notary Public in and for said County and State

M.B. 91/12

M.B. 91/12

MB 91/12

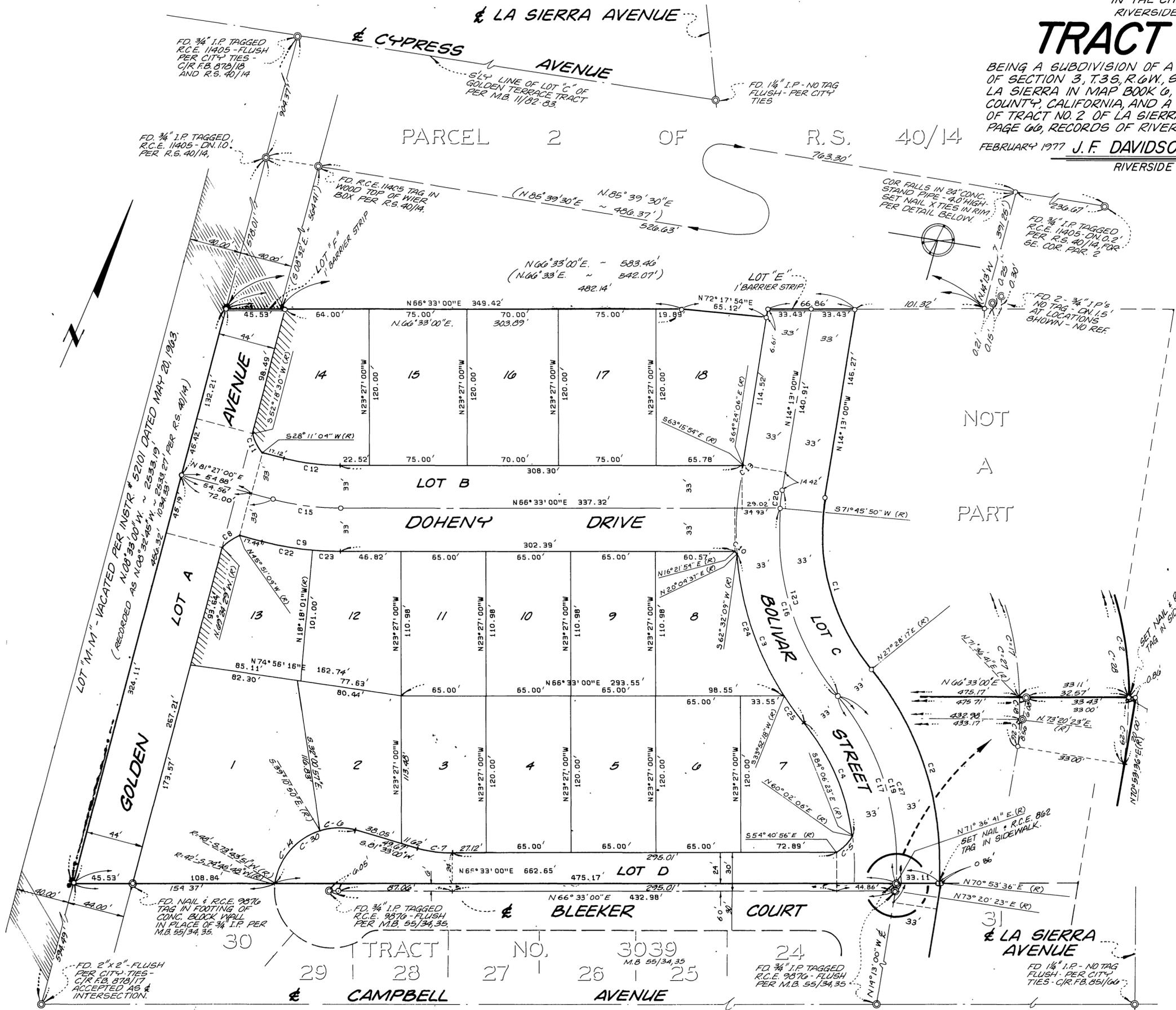
IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

TRACT 8267

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FEBRUARY 1977 J.F. DAVIDSON ASSOCIATES SCALE: 1"=50'
RIVERSIDE, CALIFORNIA

M.B. 91/13



ENGINEER'S NOTES

1. Basis of bearings is the centerline of Golden Avenue, taken as N.08°33'00"W., per Tract 3039, recorded in Map Book 53, pages 34 and 35, Records of Riverside County, California.
2. —○— indicates found monument as noted.
3. —○— indicates 3/4" Iron Pipe with plastic plug stamped R.C.E. 862, set flush, unless otherwise noted.
4. // indicates vehicular and pedestrian access rights waived.
5. Set nail and R.C.E. 862 tag in top of curb for side lot lines projected.
6. Set 3/4" Iron Pipe tagged R.C.E. 862, flush at all rear lot corners, unless otherwise noted.
7. This subdivision contains 5.57 acres.
8. () indicates bearing and distance per instrument #1218, Recorded June 12, 1945, Records of Riverside County, California.

CURVE DATA

| | DELTA | RADIUS | LENGTH | TANGENT |
|------|-----------|---------|---------|---------|
| C 1 | 48°18'43" | 167.00' | 140.82' | 74.90' |
| C 2 | 43°25'19" | 213.00' | 176.58' | 92.77' |
| C 3 | 35°03'52" | 233.00' | 142.59' | 73.61' |
| C 4 | 32°33'49" | 167.00' | 94.91' | 48.78' |
| C 5 | 29°25'27" | 34.50' | 17.72' | 9.06' |
| C 6 | 30°43'50" | 48.00' | 25.75' | 13.19' |
| C 7 | 15°00'00" | 103.00' | 26.97' | 13.56' |
| C 8 | 23°33'20" | 39.50' | 16.24' | 8.24' |
| C 9 | 14°54'00" | 233.00' | 60.59' | 30.47' |
| C 10 | 03°42'43" | 34.50' | 2.24' | 1.12' |
| C 11 | 24°07'26" | 39.50' | 16.63' | 8.44' |
| C 12 | 14°54'00" | 167.00' | 43.43' | 21.84' |
| C 13 | 01°08'12" | 34.50' | .68' | .34' |
| C 14 | 67°05'19" | 48.00' | 56.20' | 31.82' |
| C 15 | 14°54'00" | 200.00' | 52.01' | 26.15' |
| C 16 | 44°17'33" | 200.00' | 154.61' | 81.40' |
| C 17 | 44°08'24" | 200.00' | 154.08' | 81.09' |
| C 18 | 01°43'42" | 200.00' | 6.03' | 3.02' |
| C 19 | 45°52'06" | 200.00' | 160.11' | 84.62' |
| C 20 | 04°01'10" | 200.00' | 14.03' | 7.02' |
| C 21 | 48°18'43" | 200.00' | 168.64' | 89.70' |
| C 22 | 09°45'01" | 233.00' | 39.65' | 19.87' |
| C 23 | 05°08'59" | 233.00' | 20.94' | 10.48' |
| C 24 | 28°39'50" | 233.00' | 116.57' | 59.53' |
| C 25 | 06°24'01" | 233.00' | 26.03' | 13.03' |
| C 26 | 08°26'37" | 200.00' | 8.53' | 4.27' |
| C 27 | 48°18'43" | 200.00' | 168.64' | 89.70' |
| C 28 | 48°18'43" | 233.00' | 196.47' | 104.50' |
| C 29 | 04°53'24" | 233.00' | 19.89' | 9.95' |
| C 30 | 97°49'09" | 48.00' | 81.95' | 55.04' |

M.B. 91/13