

OWNERSHIP CERTIFICATE

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 E 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 Lots 5 through 10 inclusive, and Lot 20, as shown on the annexed map, on, over, and across Jackson Street, adjoining said Lots. We further hereby offer for dedication to public use, for construction and maintenance of electrical distribution facilities the areas designated as "6' P.U.E." and "5' X 25' P.U.E.'s"

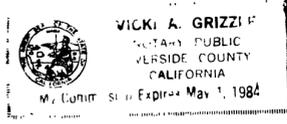
THOMSON & THOMSON, a Limited Partnership
MESA PACIFIC DEVELOPMENT CORP., a California corporation, General Partner

John C. Thomson

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss
COUNTY OF RIVERSIDE }
On this 4th day of Sept., 1980, before me, Vicki A. Grizzi,
a Notary Public in and for said County and State, personally appeared John C. Thomson,
known to me to be the President and
John C. Thomson, known to me to be the Secretary of MESA PACIFIC DEVELOPMENT
CORP., a California corporation, the corporation that executed the within instrument and known
to me to be the persons who executed the within instrument on behalf of said corporation,
said corporation being known to me to be one of the partners of THOMSON & THOMSON,
the partnership that executed the within instrument, and acknowledged to me that such
corporation executed the same as such partner and that such partnership executed the same.
My commission expires 5/4/84 WITNESS my hand and official seal.

Vicki A. Grizzi
Notary Public in and for said County and State



IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 9201

BEING A SUBDIVISION OF A PORTION OF LOT 1 IN BLOCK 9 OF RIVERSIDE
LAND AND IRRIGATING COMPANY LANDS PER MAP BOOK 1, AT PAGE 70, RECORDS
OF SAN BERNARDINO COUNTY, CALIFORNIA

JUNE 1977

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

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. 9201 which was approved by the Riverside City Planning Commission on February 17, 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 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: September 25, 1980

ROBERT WALES R.C.E. 18793
Director of Public Works

Robert C. Wales

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. 9201 and the streets and easements are hereby accepted as public streets and easements

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 30th day of September 19 80.



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

By Alice A. Hare

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 real property shown on the annexed map for unpaid State, County, Municipal, or Local taxes and special assessments collected as taxes.

Dated September 24, 1980.

DONNA BOUER BABCOCK
County Tax Collector

By Larry Knowlton

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, 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 _____, 19 _____

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

By _____ 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 Two (2) sheets correctly represents a true and complete survey made under my supervision during April, 1977, 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 September 4, 1980.

Robert S. Kipper
Robert S. Kipper R.C.E. 13699

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 Sept. 24, 1980.

EVERETT C. ROSS
Director of Public Utilities

By Everett C. Ross

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 Sept. 8, 1980.

H. E. BREWER
City Treasurer

By H.E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 1 day of DECEMBER, 1977 as required by the Health and Safety Code of California, Section 17953 by

JOHN R. BYERLY, INC.

EVERETT C. ROSS
Director of Public Utilities

Dated Sept. 24, 1980
By Everett C. Ross

UTILITY EASEMENTS

The City of Riverside, Successor in Interest to the Owners of the following described easements hereby consents to the making and filing of the annexed map.

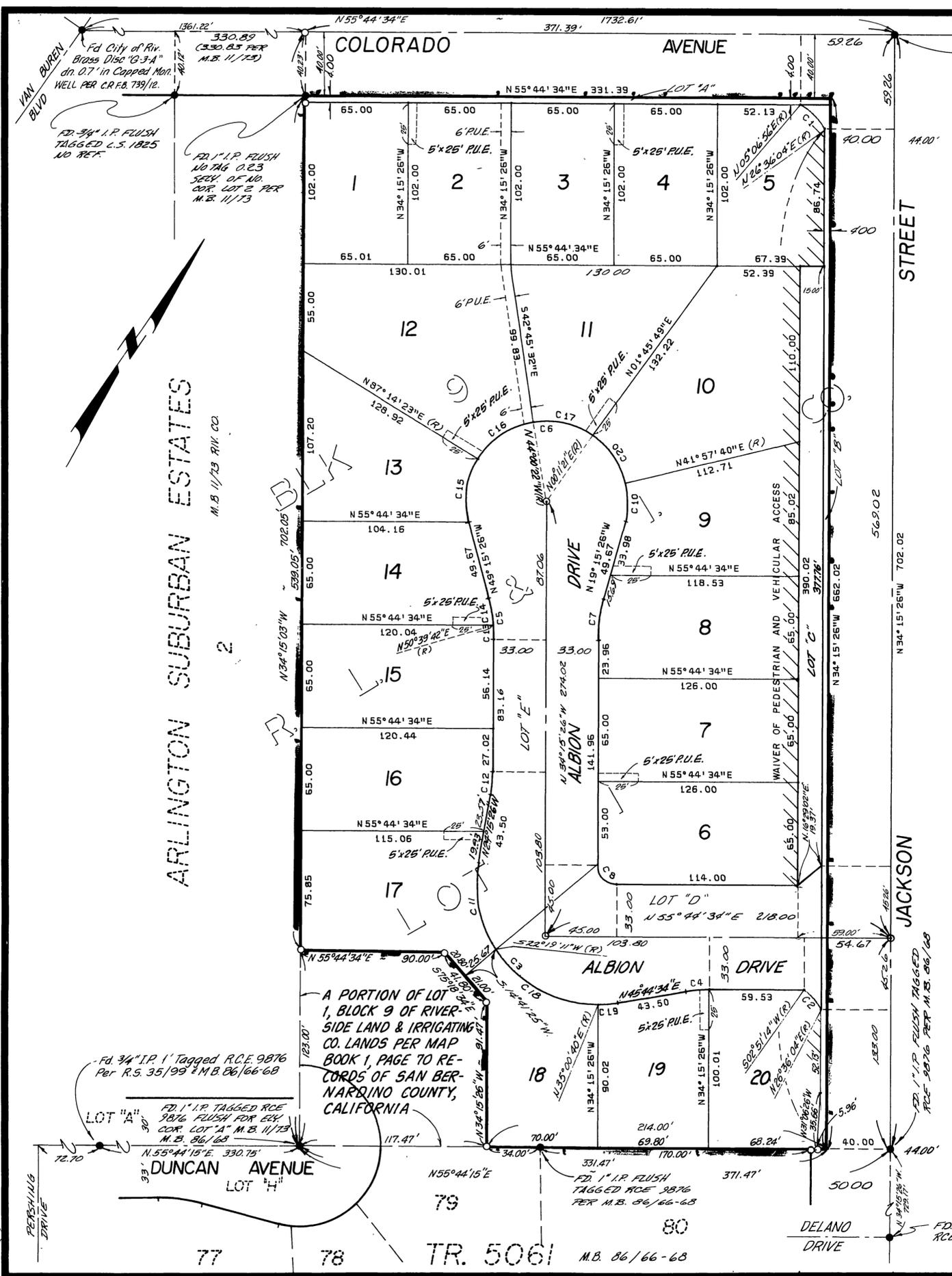
A right of way reserved to the Riverside Water Company, its successors or assigns, for the construction and maintenance of all necessary water ditches, pipes, flumes, and apparatus for the purpose of irrigation and domestic use by Deed recorded August 14, 1885 in Book 42, Page 296 of Deeds, Records of San Bernardino County, California.

TRACT NO. 9201

BEING A SUBDIVISION OF A PORTION OF LOT 1
IN BLOCK 9 OF RIVERSIDE LAND & IRRIGATING
CO. LANDS PER MAP BOOK 1 AT PAGE 70, RECORDS
OF SAN BERNARDINO COUNTY, CALIFORNIA.

JUNE, 1977 SCALE: 1" = 50'

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA



"C"	NO.	DELTA	RADIUS	LENGTH	TANGENT
	1.	31°42'59"	39.50	21.87	11.22
	2.	23°44'50"	39.50	16.37	8.31
	3.	110°00'00"	76.00	145.91	108.54
	4.	10°00'00"	85.00	14.84	7.44
	5.	15°00'00"	100.00	26.18	13.17
	6.	210°00'00"	51.00	186.93	190.33
	7.	15°00'00"	100.00	26.18	13.17
	8.	90°00'00"	12.00	18.85	12.00
	10.	28°46'54"	51.00	25.62	13.09
	11.	43°25'23"	76.00	57.60	30.26
	12.	10°00'00"	85.00	14.84	7.44
	13.	05°04'52"	100.00	8.87	4.44
	14.	09°55'08"	100.00	17.31	8.68
	15.	46°29'49"	51.00	41.39	21.91
	16.	48°45'15"	51.00	43.40	23.11
	17.	44°11'43"	51.00	39.34	20.71
	18.	57°19'51"	76.00	76.05	41.55
	19.	09°14'46"	76.00	12.26	6.15
	20.	41°46'19"	51.00	37.18	19.46

ENGINEER'S NOTES:

- BEARINGS ARE BASED UPON THE NORTHWESTERLY LINE OF TRACT 5061 (CENTERLINE DUNCAN AVENUE) AS BEING N.55°44'15"E., PER MAP BOOK 86, PAGES 66-68, RIVERSIDE COUNTY RECORDS.
- INDICATES FOUND MONUMENTS AS NOTED.
- INDICATES SET 3/4" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 862, FLUSH, UNLESS OTHERWISE NOTED.
- SET 3/4" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018 FLUSH, AT ALL REAR LOT CORNERS AND AT ANGLE POINTS ON LOT LINES.
- SET NAIL WITH L.S. 3018 TAG IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
- THIS TRACT CONTAINS 4.72 ACRES.
- ALL DISTANCES SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.

M.B.115/60

MB 115/60