

117/82
M.B. 117/82

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 and public utility purposes Lot 'A', and further we hereby offer for dedication for construction and maintenance of electrical distribution facilities those easements designated as "6' P.U.E.", "12' P.U.E.", "15' P.U.E." and "41.75' P.U.E." as shown on the attached map. We further offer for dedication, that easement designated as "23' STORM DRAIN EASEMENT".

WERDIN, PARKER & ASSOCIATES, a California corporation

[Signature]
PRESIDENT

TITLE INSURANCE AND TRUST COMPANY, a California corporation as Trustee under Deeds of Trust Rec. May 22, 1979 as Inst. No. 104472 and Rec. Dec. 30, 1980 as Inst. No. 244005, Official Records of Riverside County, California.

By: [Signature]
DANNY J. HOUGH, Asst. - SECRETARY

SUNKIST SERVICE COMPANY, a California corporation as Trustee under Deed of Trust Rec. Dec. 30, 1980 as Inst. No. 244007, Official Records of Riverside County, California.

[Signature]
ROBERT C. WALES, R.C.E. 18793
Director of Public Works

FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation as Trustee under Deed of Trust Rec. Jan. 20, 1981 as Inst. No. 10289, Official Records of Riverside County, California.

[Signature]

SIGNATURE OMISSION

In accordance with Section 66436(c)(1) of the Subdivision Map Act of the State of California, the signature of the following easement holders has been omitted since their interest cannot ripen into fee.

An easement for the construction and maintenance of underground telephone, telegraph and communication systems in favor of Pacific Telephone and Telegraph Company, Recorded Oct. 9, 1980 as Inst. No. 185988, Official Records of Riverside County, California. Said easement is blanket in nature.

The City of Riverside, owner of an easement for storm drain and incidental purposes affecting the Northwest 20.00 feet of Parcel 1 and 2 of Parcel Map 7818 as recorded in Parcel Map Book 25, pages 85 & 86, Official Records of Riverside County, California.

Riverside County Flood Control and Water Conservation District owner of an easement for the construction, operation and maintenance of an underground storm drain recorded as Instrument No. 187511 dated September 5, 1979. Is labeled and plotted on sheet 2 of this map.

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 14072

BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP 7818 RECORDED IN PARCEL MAP BOOK 25, PAGES 85 AND 86 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA IN SECTION 18, T.2S., R.4W., S.B. B.&M.

J. F. DAVIDSON ASSOCIATES

MARCH 1979
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. 14072 which was approved by the Riverside City Planning Commission on February 22 1979, 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: February 4, 1981

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

[Signature]

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 Feb. 4, 1981.

EVERETT C. ROSS
Director of Public Utilities

By: [Signature]

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 Feb. 3, 1981.

H. E. BREWER
City Treasurer

By: [Signature]

SOIL REPORT

A preliminary soil report was prepared on the 7th day of March, 1979 as required by the Health and Safety Code of California, Section 17953 by

Leighton and Associates (Soil Engineering Dept.)

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. 14072 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 10th day of February, 1981.

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

By: [Signature]

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.

Dated 2-3, 1981.

DONNA BOUER BABCOCK
County Tax Collector

By: [Signature]

TAX BOND

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, 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 _____, 1980.

DONALD B. 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 Three (3) sheets correctly represents a true and complete survey made under my supervision during November 14, 1978, 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 Dec. 27, 1979.

[Signature]
Robert S. Kipper R.G.E. 13699

M.B. 117/82

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 14072

BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP
7818 RECORDED IN PARCEL MAP BOOK 25, PAGES 85 AND 86
OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA IN
SECTION 18, T.2S., R.4W., S.B. B.&M.

J. F. DAVIDSON ASSOCIATES

MARCH 1979
RIVERSIDE, CALIFORNIA

NOTARY ACKNOWLEDGEMENT

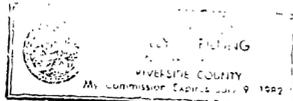
STATE OF CALIFORNIA) SS
COUNTY OF RIVERSIDE)

SALLY J FILLING

On this 30th day of Jan, 1981, before me, E Russell
WERDIN JR, a Notary Public in and for said County and State, personally
appeared E RUSSELL WERDIN JR, known to me to be the _____ President, and
_____, known to me to be the _____ Secretary of
WERDIN, PARKER & ASSOCIATES, 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, and acknowledged to me that such
corporation executed the same.

My commissions expires July 9, 1982 WITNESS my hand and official seal.

Sally J Filling
Notary Public in and for said County and
State



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS
COUNTY OF RIVERSIDE)

On this 30th day of January, 1981, before me He undersigned
a Notary Public in and for said County and State, personally
appeared Richard W Johnston, known to me to be the 1st Vice President, and
Wayne W. King, known to me to be the 2nd Secretary of
FIRST AMERICAN TITLE INSURANCE COMPANY, 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, and acknowledged to me that
such corporation executed the same.

My commission expires Dec. 18, 1984 Witness my hand and official seal.



Wayne W. King
Notary Public in and for said County and
State

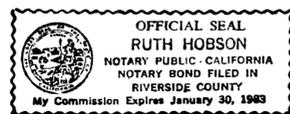
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS
COUNTY OF RIVERSIDE)

On this 29th day of January, 1981, before me, Ruth Hobson
a Notary Public in and for said County and State, personally
appeared _____, known to me to be the _____ President, and
Danny J. Houge, known to me to be the Asst. Secretary of
TITLE INSURANCE AND TRUST COMPANY, 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, and acknowledged to me that such
corporation executed the same, as such Trustee.

My commissions expires 1-30-83 WITNESS my hand and official seal.

Ruth Hobson
Notary Public in and for said County and
State



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS
COUNTY OF RIVERSIDE)

On this 28th day of January, 1981, before me, Josephine Sasso
a Notary Public in and for said County and State, personally
appeared Thomas Welch, known to me to be the Exec. V. President, and
Judy Manders, known to me to be the Asst. Secretary of
WINKIST SERVICE COMPANY, 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, and acknowledged to me that such
corporation executed the same.

My commissions expires 7/27/84 WITNESS my hand and official seal.

Josephine Sasso
Notary Public in and for said County and
State



TRACT 14072

BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP 7818 RECORDED IN PARCEL MAP BOOK 25, PAGES 85 AND 86 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA IN SECTION 18, T.25., R.4W., S.B. B.&M.

MARCH 1979

SCALE: 1"=60'

J. F. DAVIDSON ASSOCIATES

RIVERSIDE, CALIFORNIA

ENGINEER'S NOTES

BASIS OF BEARINGS:

Bearings are based upon the centerline of Columbia Avenue as being S. 89° 45' 20" E as shown on Parcel Map 7818 recorded in Parcel Map Book 25, pages 85 & 86 Official Records of Riverside County, California.

- Indicates Found Monuments as noted.
- Indicates Set 3/4" Iron Pipe with plastic plug stamped L.S. 3018, flush, unless otherwise noted.
- (-) Indicates Measured and Record per P.M. 25/86
- Set 3/4" Iron Pipe with Plastic Plug stamped L.S. 3018 flush, at all angle points and rear lot corners
- Set Nail and Tag stamped L.S. 3018 in top of curb at the prolongation of lot lines for front lot corners.
- This Tract contains 10.46 Acres
- Private Surface and Underground Drainage Easements shown on this map are to be created by Covenants, Conditions and Restrictions to be recorded by separate document.

