

M.B. 119/7

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

TRACT 9200-2

BEING A SUBDIVISION OF A PORTION OF LOTS 2,7, AND 10 IN BLOCK 28 OF RIVERSIDE
LAND AND IRRIGATING COMPANY PER MAP BOOK 1 AT PAGE 70, RECORDS OF
SAN BERNARDINO COUNTY, CALIFORNIA IN SECTION 18 ,T.3S. R.5W. S.B.M.
DECEMBER, 1980

J.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

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 Lots "A" through "C" inclusive; and we hereby offer for dedication for construction and maintenance of electrical facilities the areas designated as 5x25' P.U.E., 5x30' P.U.E., and 5x40' P.U.E., and we further hereby offer for dedication for construction and maintenance of storm drain facilities, Lot "D".

STANDARD-PACIFIC CORP.

D.R. Langlois
V.PRES.

Sheila Middleton
ASST SEC.

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

On March 25, 1981, before me, the undersigned, a Notary Public in and for said State, personally appeared D.R. LANGLOIS, known to me to be the VICE President, and SHEILA MIDDLETON, known to me to be the ASST Secretary 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.

My Commission Expires 1984

Signature *Kathleen Courtemarche*
KATHLEEN COURTEMARCHE
(Name Typed or Printed)



SIGNATURE OMISSION

IN ACCORDANCE WITH SECTION 66436 (C)(1) OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

AN EASEMENT OVER SAID LAND FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, PER INSTRUMENT RECORDED NOVEMBER 21, 1978 AS INSTRUMENT NO 245380 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR UNDERGROUND COMMUNICATION SYSTEMS. SAID EASEMENT IS BLANKET IN NATURE.

PUBLIC UTILITIES EASEMENTS

THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW DESCRIBED EASEMENT, HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.

1. AN EASEMENT RESERVED TO THE RIVERSIDE WATER COMPANY FOR WATER FACILITIES THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS, IN DEEDS RECORDED APRIL 26, 1882 IN BOOK 28, PAGE 635 AND AUGUST 14, 1885 IN BOOK 42, PAGES 294 AND 296 RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

DATED 3/26/81

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

Don Langford for E. Ross

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. 9200 which was approved by the Riverside City Planning Commission on FEB. 3 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: MARCH 30, 1981

ROBERT C. WALES R.C.E. 18793
City Engineer

By *Robert C. Wales*

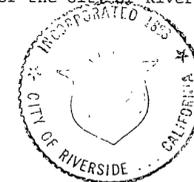
CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of Two (2) sheets be, and the same is hereby accepted as the final map of Tract No. 9200-2 and the streets and easements are hereby accepted as public streets and easements, except Lot "C" which is accepted as a 1' Barrier Strip to deny access from the adjoining property to Lot "A" and also Lot "D" which is not accepted at this time, however, the City reserves all right to accept Lot "D" at any time in the future 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 7th day of April, 1981.

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

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 \$ 1,775.00.

Dated 3-24, 1981.

DONNA BOUER BABCOCK
County Tax Collector

By *Larry Kowalski*

TAX BOND

I hereby certify that a bond in the sum of \$ 1,775.00 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 4-21, 1981.

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

By *Nancy Panno* 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 3/26, 1981.

EVERETT C. ROSS
Director of Public Utilities

By *Don Langford for E. Ross*

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 March 26, 1981.

H. E. BREWER
City Treasurer

By *H.E. Brewer*

SOIL REPORT

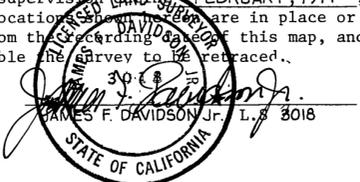
A preliminary soil report was prepared on the 8th day of April, 1977 as required by the Health and Safety Code of California, Section 17953 by

ASSOCIATED SOILS ENGINEERS Inc.

SURVEYORS CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor 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 on FEBRUARY, 1977, that all monuments of the character and location shown on this map are in place or will be in place within ONE (1) year from the date of filing of this map, and that said monuments are sufficient to enable the survey to be retraced.

Dated FEB. 19, 1981.



M.B. 119/7

119/8
M.B. 119/8

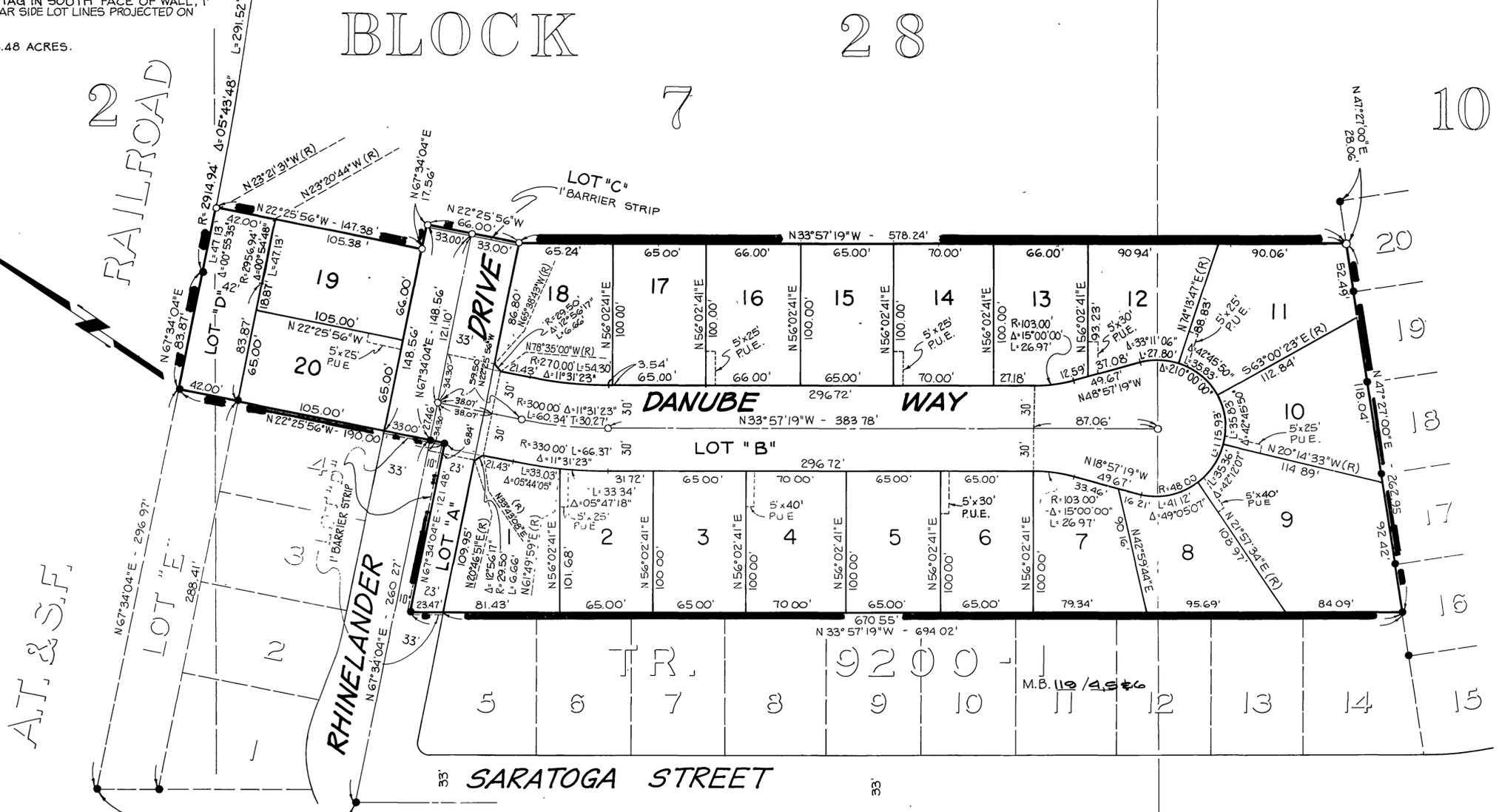
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DECEMBER, 1980 SCALE: 1" = 60'

J.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

SURVEYORS NOTES:

1. BASIS OF BEARING IS THE CENTERLINE OF RHINELANDER DR. PER TRACT 9200-1, BEING N67°34'04"E, PER M.B. 119/A-C, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. —●— INDICATES FOUND 3/4" I.P. TAGGED L.S. 3018, FLUSH, PER TR. 9200-1 UNLESS NOTED OTHERWISE.
3. —○— INDICATES SET 3/4" I.P. TAGGED L.S. 3018, FLUSH.
4. SET "SURE FIRE" STUD TAGGED L.S. 3018 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
5. SET 3/4" I.P. TAGGED L.S. 3018, FLUSH, AT ALL REAR LOT COR. AND ANGLE POINTS IN SIDE LOT LINES, UNLESS NOTED OTHERWISE.
6. SET NAIL WITH L.S. 3018 TAG IN SOUTH FACE OF WALL, 1" BELOW THE TOP, FOR REAR SIDE LOT LINES PROJECTED ON LOTS 19 AND 20.
7. THIS TRACT CONTAINS 4.48 ACRES.



Found 3/4" I.P. Tagged
R.C.E. 862, Flush per
M.B. 94/5-11

M.B. 119/8