

TRACT NO. 9037-1

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

BEING A SUBDIVISION OF A PORTION OF LOT 9 IN BLOCK 37 OF RIVERSIDE LAND AND IRRIGATING COMPANY LANDS AS SHOWN ON MAP ON FILE IN BOOK 1, PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

DECEMBER, 1980

FRED W. HENSTRIDGE L.S. 3258

SOUTHWEST ENGINEERING SANTA ANA, CALIFORNIA

SHEET 1 OF 4 SHEETS

Filed this 19 day of Aug 1981, at 2:45 P.M. in Book 121 of maps, at pages 73-76 at the request of the City Clerk.

Fee: \$12.00

Donald D. Sullivan County Recorder

No. 157857

By: Debbie Ann Steg Deputy

Subdn. G'tee: First American Title Insurance Company

OWNERSHIP:

We hereby certify that we are the owners of or have 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, and we hereby consent to the making and filing of said subdivision and map as shown within the colored border line, and we hereby offer for dedication to public use for street and public utility purposes Lots "A" thru "C", inclusive, and Lot "E" and for slope and storm drain purposes Lot "D", and for construction and maintenance of storm drain facilities the area designated as "12' storm drain easement", and further, the undersigned owners their successors 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 1 thru 4 and 20, as shown on the annexed map, on, over and across Tyler Street adjoining Lots 1 thru 4 and 20, and we further hereby dedicate for construction and maintenance of electrical distribution facilities, the easements designated as "5' P.U.E." and "5'x25' P.U.E."

BRENTWOOD HOMES-RIVERSIDE, a limited Partnership

By: P.S. DEVELOPMENT CO., a California general partnership; General Partner

By: PAYNE CONSTRUCTION, INC., a California corporation, Partner

Harley C. Payne, President

By: BRENTWOOD HOMES, INC., a California corporation, Partner

John B. Sauer, President

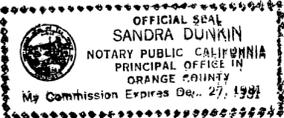
By: John B. Sauer, General Partner

By: Harley C. Payne, General Partner

STATE OF CALIFORNIA) COUNTY OF ORANGE) SS

On this 11th day of March, 1981, before me Sandra Dunkin, a Notary Public in and for said State, personally appeared Harley C. Payne, known to me to be the President of PAYNE CONSTRUCTION, INC., the corporation that executed the within instrument as partner of P.S. DEVELOPMENT CO., a general partnership, said general partnership being known to me to be one of the partners of BRENTWOOD HOMES-RIVERSIDE, the limited partnership that executed the within instrument and acknowledged to me that they executed the same as partner of the partnership first above named, that said partnership executed the same as general partner of BRENTWOOD HOMES-RIVERSIDE, and that said last named limited partnership executed the same.

My commission expires 12-27-91 Witness my hand and Official Seal

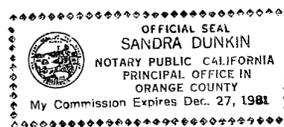


Sandra Dunkin, Notary Public in and for said County and State

STATE OF CALIFORNIA) COUNTY OF ORANGE) SS

On this 11th day of March, 1981, before me Sandra Dunkin, a Notary Public in and for said State, personally appeared John C. Sauer, known to me to be the President of BRENTWOOD HOMES, INC., the corporation that executed the within instrument as partner of P.S. DEVELOPMENT CO., a general partnership, said general partnership being known to me to be one of the partners of BRENTWOOD HOMES-RIVERSIDE, the limited partnership that executed the within instrument and acknowledged to me that they executed the same as partner of the partnership first above named, that said partnership executed the same as general partner of BRENTWOOD HOMES-RIVERSIDE, and that said last named limited partnership executed the same.

My commission expires 12-27-81 Witness my hand and Official Seal



Sandra Dunkin, Notary Public in and for said County and State

SOIL REPORT:

A preliminary soil report was prepared by C.H.J. Materials Laboratory, Inc. by J.L. Ridell, R.C.E. 13146 on July 21, 1972, as required by the Health and Safety Code, of California, Section 17953.

TAX BOND CERTIFICATE:

I hereby certify that a bond in the sum of \$3,025.00 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 8-18, 1981 By: Donald D. Sullivan, County Clerk and Ex-officio Clerk of the Board of Supervisors

By: Nancy Romano, Deputy

SURVEYOR'S CERTIFICATE:

I hereby certify that I am a Licensed Land Surveyor of the State of California, and that this map consisting of four (4) sheets correctly represents a true and complete survey made under my supervision during December, 1980, 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 January 28, 1981. By: Fred W. Henstridge L.S. 3258

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. 9037, which was approved by the Riverside City Planning Commission at its meeting held February 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 easement for drainage facilities as shown on the map has been approved; that plans for drains and drainage works are sufficient to protect all lots in said 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 approved plans or that the subdivider has entered into an agreement with City of Riverside covering completion of all improvements and specifying the time for completing the same.

Dated August 12, 1981.

By: Robert C. Wales, Director of Public Works

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. 9037-1 and the streets and easements are hereby accepted as public streets and easements, except Lot "E" which is hereby accepted as a barrier strip to deny access from adjoining private property to Lot "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 18th day of August, 1981.

By: Alice A. Hare, City Clerk of the City of Riverside

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 August 6, 1981.

By: H.E. Brewer, City Treasurer

TAX COLLECTOR:

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the annexed map for unpaid State, County, Municipal, or Local taxes or special assessments collected as taxes, except taxes or special assessments collected as taxes that are now a lien but not yet payable, which are estimated to be \$3,025.00

Dated 8-6, 1981.

Donna Bouer Babcock, County Tax Collector

By: Larry Knowlton, Deputy

UTILITIES EASEMENT:

The City of Riverside, being the owner of the following described easement hereby consents to the making and filing of the annexed final map: City of Riverside as successor to the Riverside Water Company by deeds recorded April 26, 1882, in Book 28, page 695, recorded August 14, 1885, in Book 42, page 294 and 296, all of Deeds, San Bernardino County Records, for irrigation ditches, flumes, pipes or other conduits.

Dated August 11, 1981.

By: Everett C. Ross, Director of Public Utilities

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 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 August 11, 1981.

By: Everett C. Ross, Director of Public Utilities

12/4
CITY COPY
M.B.121/74

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DECEMBER, 1980

FRED W. HENSTRIDGE L.S. 3258

SOUTHWEST ENGINEERING
SANTA ANA, CALIFORNIA

FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, TRUSTEE under Deed of Trust recorded December 30, 1980, as Instrument No. 243493 of Official Records.

[Signature] President Wayne A. Roy Secretary
Asst. Vice Asst.

SAFECO TITLE INSURANCE COMPANY, a California corporation, TRUSTEE under Deed of Trust recorded January 13, 1981, as Instrument No. 6143 of Official Records.

Anthony D. Debanis President John E. Staud Secretary
Asst. Vice Asst.

STATE OF CALIFORNIA)
COUNTY OF Riverside) SS

On this 22nd day of July, 1981, before me, [Signature], a Notary Public in and for said County and State, personally appeared Anthony D. Debanis, known to me to be the Asst. Vice President and Wayne A. Roy, known to me to be the Asst. Secretary of FIRST AMERICAN TITLE INSURANCE COMPANY, 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 2-21-84. Witness my hand and Official Seal:

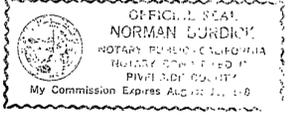
[Signature]
Notary Public in and for said County and State

STATE OF CALIFORNIA)
COUNTY OF Riverside) SS

On this 6th day of April, 1981, before me, Norman Burdick, a Notary Public in and for said County and State, personally appeared Anthony D. Debanis, known to me to be the Asst. Vice President and John E. Staud, known to me to be the Asst. Secretary of SAFECO TITLE INSURANCE COMPANY, 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 8-11-81. Witness my hand and Official Seal:

Norman Burdick
Notary Public in and for said County and State



STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS.

On this 18th day of August, 1981, before me, the undersigned a Notary Public in and for said County and State, personally appeared JOHN B. SAUER, known to me to be one of the General Partners of Brentwood Homes - Riverside, the Limited Partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

My commission expires 12/27/81. Witness my hand and Official Seal.



Sandra Dunkin
Notary Public in and for said County and State

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS.

On this 18th day of August, 1981, before me, the undersigned a Notary Public in and for said County and State, personally appeared HARLEY C. PAYNE, known to me to be one of the General Partners of Brentwood Homes - Riverside, the Limited Partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

My commission expires 12/27/81. Witness my hand and Official Seal.



Sandra Dunkin
Notary Public in and for said County and State

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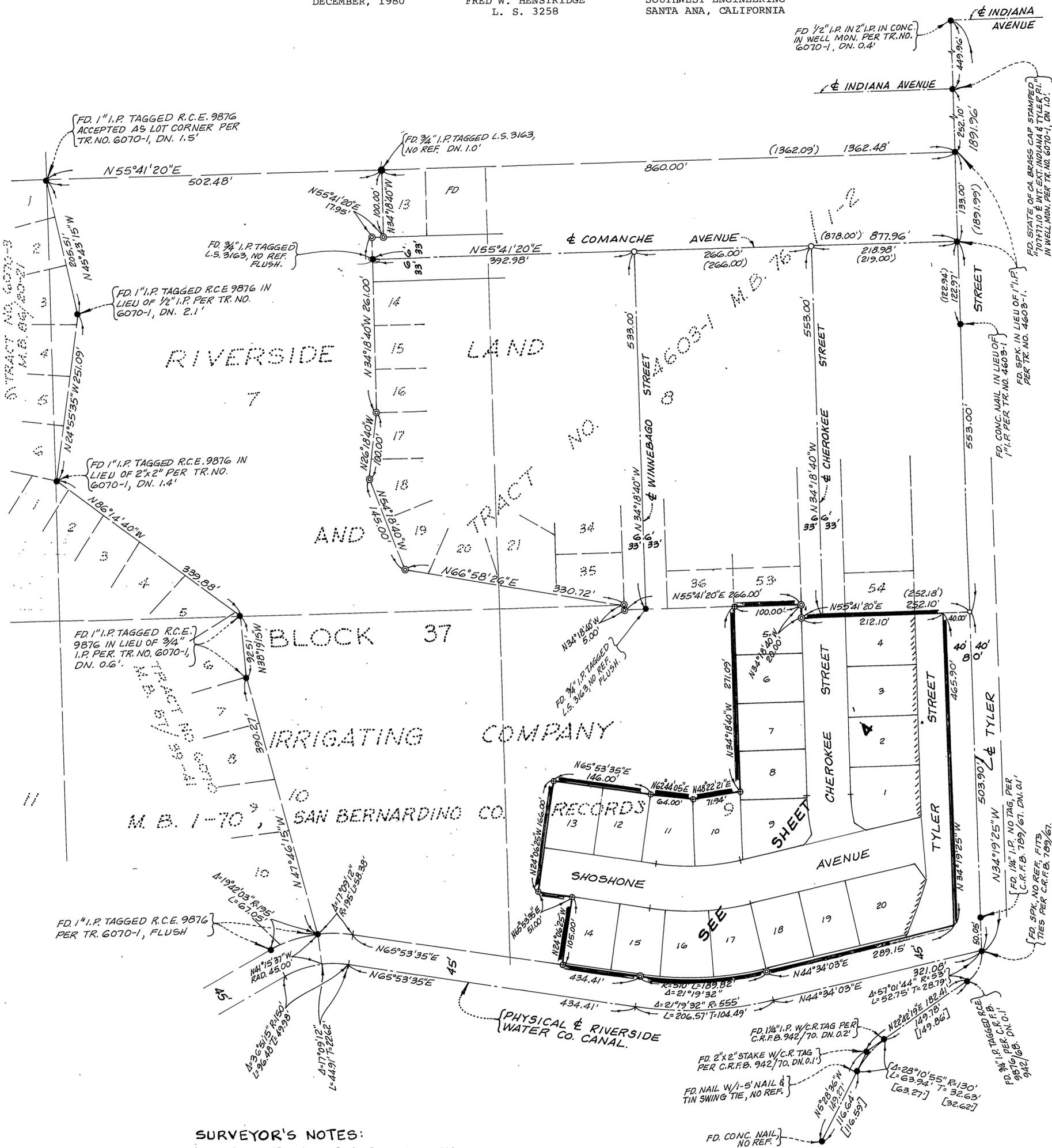
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DECEMBER, 1980

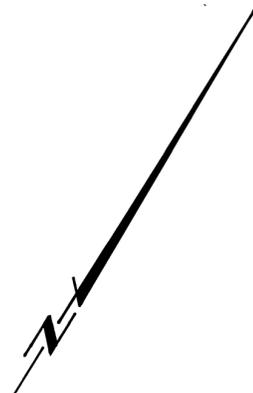
FRED W. HENSTRIDGE
L. S. 3258

SOUTHWEST ENGINEERING
SANTA ANA, CALIFORNIA



SURVEYOR'S NOTES:

1. ● INDICATES MONUMENTS FOUND AS NOTED.
2. ○ INDICATES SET 1" I.P. TAGGED L.S. 3258, FLUSH.
3. ⊙ INDICATES FOUND NOTHING, SET 2" I.P. TAGGED L.S. 3258, FLUSH.
4. ⊕ INDICATES SET 2" I.P. TAGGED L.S. 3258, FLUSH.
5. () INDICATES RECORD DATA PER TRACT NO. 4603-1.
6. [] INDICATES RECORD DATA PER C.R.F.B. 942/70.
7. SET 2"x2" REDWOOD STAKE TAGGED L.S. 3258 AT ALL REAR LOT CORNERS AND CORNER CUTOFFS, UNLESS OTHERWISE NOTED, FLUSH.
8. SET LEAD AND TAG L.S. 3258 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.
9. THIS TRACT CONTAINS 5.389 ACRES.
10. // INDICATES WAIVER OF VEHICULAR AND PEDESTRIAN ACCESS.



CITY'S COPY 12/75

M.B.121/75

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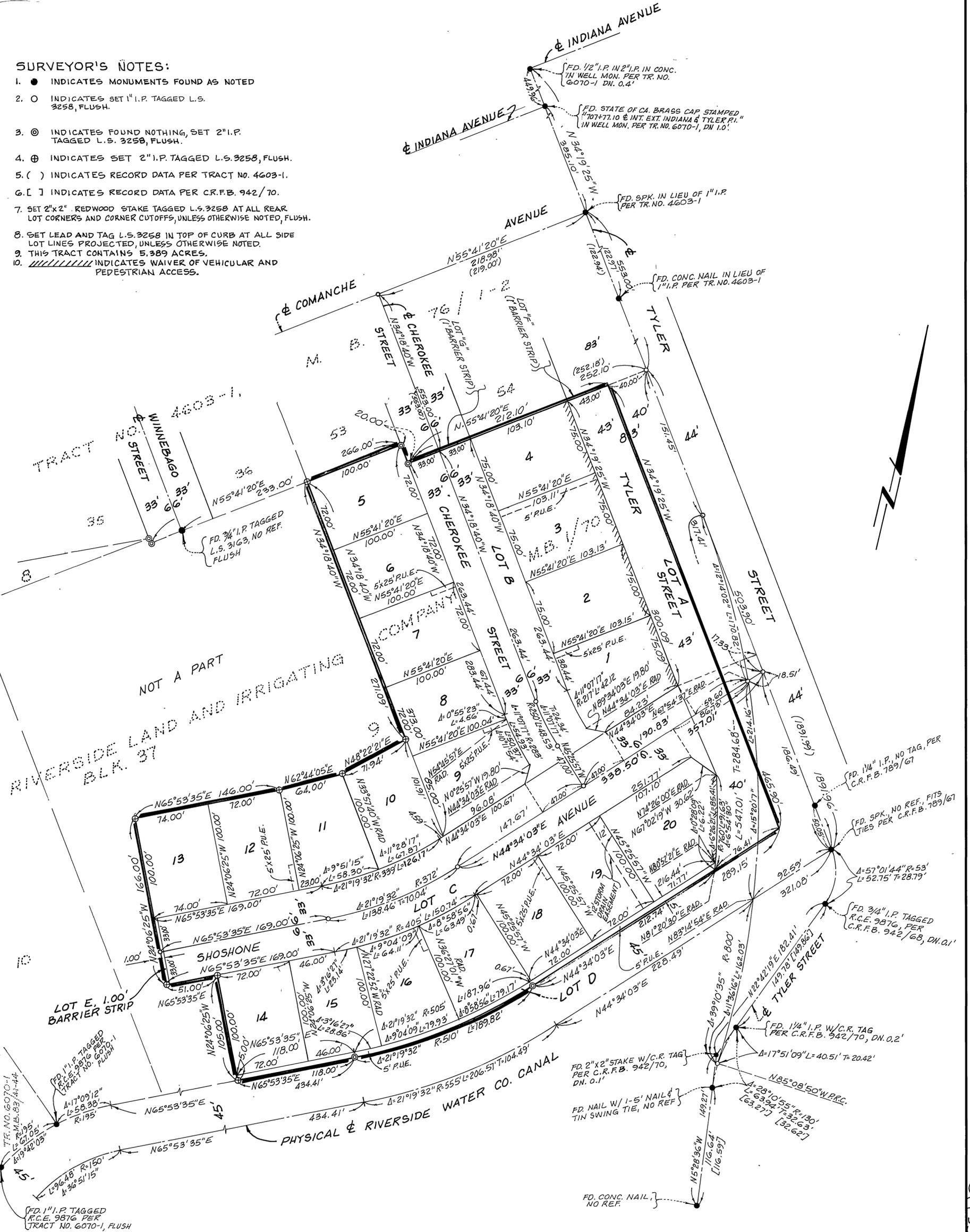
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BASIS OF BEARINGS:

THE BEARING N. 34°19'25" W. FOR THE CENTER LINE OF TYLER STREET AS SHOWN ON TRACT NO. 6070-C-1, M.B. 83/41-44, RECORDS OF RIVERSIDE COUNTY WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

CITY'S CORP