

124  
29  
M.B. 124/29

IN THE CITY OF RIVERSIDE  
COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT NO. 9420

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE  
NORTHWEST ONE-QUARTER OF SECTION 32, T2S, R5W, S.B.B.&M.

J. F. DAVIDSON ASSOCIATES  
RIVERSIDE, CALIFORNIA  
DECEMBER 1980

### RECORDER'S CERTIFICATE

Filed this 31 day of MARCH,  
19 82, at 3:40 P.M. in Book 124  
of TRACT MAPS, at Page 29-31  
at the request of the City Clerk.

Fee: \$10.00 WILLIAM E. CONERLY  
Acting County Recorder  
No. 54788 BY: Dellie Ann Steyer  
Deputy

Subdn. G'Tee TITLE INSURANCE AND TRUST CO.

### 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" & "B", for construction and maintenance of electrical energy distribution facilities, the easements designated as 5' P.U.E. and 5' x 30' P.U.E. and further, the undersigned owners, our 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 2,3,4, and 5, as shown on the annexed map, on, over, and across River Road Parkway (Adams Street Extension) adjoining said Lots 2,3,4, and 5.

Karl Stewart  
KARL STEWART  
Ann Stewart  
ANN STEWART

Lewis Ivan Bradford  
LEWIS IVAN BRADFORD as Attorney-in-Fact  
Lewis Ivan Bradford  
LEWIS IVAN BRADFORD as Attorney-in-Fact

Wendell L. Bradford  
WENDELL L. BRADFORD  
Linda Bradford  
LINDA BRADFORD

Ivan Bradford  
IVAN BRADFORD  
Elaine Bradford  
ELAINE BRADFORD

### UTILITY EASEMENTS

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

An easement for pipes, ditches and other conduits in favor of the Riverside Water Company, a corporation, its successors and assigns by deed recorded August 14, 1885 in Book 42, page 296 of Deeds, Records of San Bernardino County, California.

Dated March 23, 1982

EVERETT C. ROSS  
Director of Public Utilities  
By: Everett C. Ross

### SIGNATURE OMISSION

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

An easement for a perpetual easement and right of way for sanitary sewer, wye branches and other necessary appurtenances in favor of the City of Riverside, a municipal corporation, recorded November 13, 1958 as Instrument No. 81948, Official Records of Riverside County, California.

An easement for storm drain facilities and necessary appurtenances in favor of the City of Riverside, a municipal corporation, recorded April 19, 1966 as Instrument No. 40974, Official Records of Riverside County, California.

An easement for sanitary sewer, together with manholes, cleanouts, wye branches, and other necessary appurtenances in favor of the City of Riverside, a municipal corporation, recorded May 2, 1966 as Instrument No. 45908, Official Records of Riverside County, 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. 9420 which was approved by the Riverside City Planning Commission on APRIL 7 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 23, 1982

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

Robert C. Wales

### 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 March 23, 1982

EVERETT C. ROSS  
Director of Public Utilities

By: Everett C. 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 Mar 23, 1982

H. E. BREWER  
City Treasurer

By: H. E. Brewer

### SOIL REPORT

A preliminary soil report was prepared on the 4<sup>th</sup> day of December, 1978 as required by the Health and Safety Code of California, Section 17953 by

JOHN R. BYERLY, INC.

### CITY CLERK'S CERTIFICATE

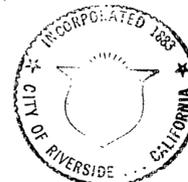
RESOLVED: That this map, consisting of Three (3) sheets be, and the same is hereby accepted as the final map of TRACT NO. 9420 and the streets and easements are hereby accepted as public streets and easements,

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 23 day of March, 1982.

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 \$ 650.00.

Dated 3-19, 1982

DONNA BOUER BABCOCK  
County Tax Collector

By: Larry Knowles

### TAX BOND

I hereby certify that a bond in the sum of \$650.00 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.

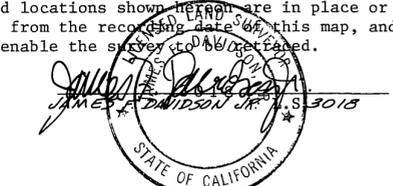
Dated 3-30, 1982.

WILLIAM E. CONERLY  
Acting County Clerk and ex-Officio  
of the Board of Directors

By: Nancy Romero 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 Three (3) 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 performed.



W.O. 5166 F.B. 1036/71-79

M.B. 124/29

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA  
**TRACT NO. 9420**

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF  
THE NORTHWEST 1/4 OF SECTION 32, T.2S, R.5W, S.B.B.&M.  
DECEMBER 1980

**-JE DAVIDSON ASSOCIATES-**  
Riverside, California

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) SS

On this 22<sup>ND</sup> day of MARCH, 1982, before me, BARBARA E. SMELTZER, a Notary Public in and for said County and State, personally appeared LEWIS IVAN BRADFORD, known to me to be the person whose name is subscribed to the within instrument as the Attorney-in-fact of KARL STEWART and ANN STEWART, and acknowledged to me that he subscribed the names of KARL STEWART and ANN STEWART thereto as principal and his own name as Attorney-in-fact.

My commission expires April 8, 1985. Witness my hand and official seal.



Barbara E. Smeltzer  
Notary Public in and for said  
County and State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) SS

On this 22<sup>ND</sup> day of MARCH, 1982, before me, BARBARA E. SMELTZER, a Notary Public in and for said County and State, personally appeared WENDELL L. BRADFORD and LINDA BRADFORD

known to me to be the persons described in, and whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same.

My commission expires April 8, 1985. Witness my hand and official seal.



Barbara E. Smeltzer  
Notary Public in and for said  
County and State

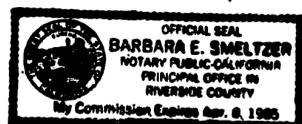
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) SS

On this 22<sup>ND</sup> day of MARCH, 1982, before me, BARBARA E. SMELTZER, a Notary Public in and for said County and State, personally appeared IVAN BRADFORD and ELAINE BRADFORD

known to me to be the persons described in, and whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same.

My commission expires April 8, 1985. Witness my hand and official seal.



Barbara E. Smeltzer  
Notary Public in and for said  
County and State

# TRACT NO. 9420

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, T.2S, R.5W, S.B.B. & M. DECEMBER 1980

SCALE 1"=60'

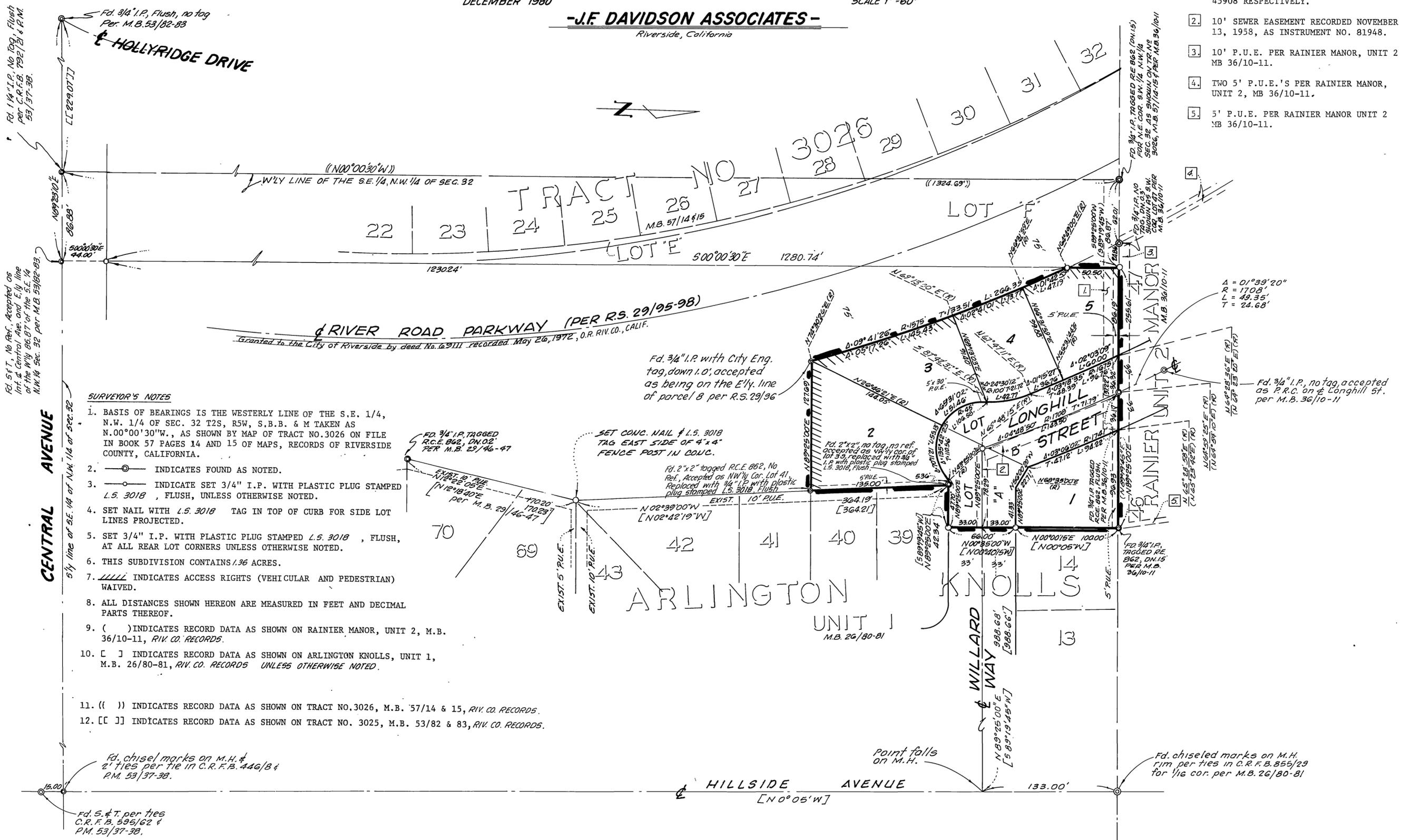
**-J.F. DAVIDSON ASSOCIATES-**

Riverside, California

SHEET 3 OF 3 SHEETS

EASEMENT NOTES:

- 15' STORM DRAIN AND SEWER EASEMENT RECORDED APRIL 19, 1966, AS INSTRUMENT NO. 40974; AND RECORDED MAY 2, 1966, AS INSTRUMENT NO. 45908 RESPECTIVELY.
- 10' SEWER EASEMENT RECORDED NOVEMBER 13, 1958, AS INSTRUMENT NO. 81948.
- 10' P.U.E. PER RAINIER MANOR, UNIT 2 MB 36/10-11.
- TWO 5' P.U.E.'S PER RAINIER MANOR, UNIT 2, MB 36/10-11.
- 5' P.U.E. PER RAINIER MANOR UNIT 2 MB 36/10-11.



**SURVEYOR'S NOTES**

1. BASIS OF BEARINGS IS THE WESTERLY LINE OF THE S.E. 1/4, N.W. 1/4 OF SEC. 32 T2S, R5W, S.B.B. & M TAKEN AS N.00°00'30"W., AS SHOWN BY MAP OF TRACT NO.3026 ON FILE IN BOOK 57 PAGES 14 AND 15 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. INDICATES FOUND AS NOTED.
3. INDICATE SET 3/4" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH, UNLESS OTHERWISE NOTED.
4. SET NAIL WITH L.S. 3018 TAG IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
5. SET 3/4" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH, AT ALL REAR LOT CORNERS UNLESS OTHERWISE NOTED.
6. THIS SUBDIVISION CONTAINS 1.36 ACRES.
7. INDICATES ACCESS RIGHTS (VEHICULAR AND PEDESTRIAN) WAIVED.
8. ALL DISTANCES SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
9. ( ) INDICATES RECORD DATA AS SHOWN ON RAINIER MANOR, UNIT 2, M.B. 36/10-11, RIV. CO. RECORDS.
10. [ ] INDICATES RECORD DATA AS SHOWN ON ARLINGTON KNOLLS, UNIT 1, M.B. 26/80-81, RIV. CO. RECORDS UNLESS OTHERWISE NOTED.
11. ( ( ) INDICATES RECORD DATA AS SHOWN ON TRACT NO.3026, M.B. 57/14 & 15, RIV. CO. RECORDS.
12. [ [ ] INDICATES RECORD DATA AS SHOWN ON TRACT NO. 3025, M.B. 53/82 & 83, RIV. CO. RECORDS.

M.B. 124/31