

TRACT NO. 9793-3
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

RECORDER'S CERTIFICATE

Filed this 8 day of FEB, 1984, at 2:30 PM in Book 137 of Maps at Pages 76-78 at the request of the City Clerk.

Fee: \$10.00 WILLIAM E. CONERLY
County Recorder

No. 26572 By: Delia Stager

Subdivision Guarantee
FIRST AMERICAN TITLE INSURANCE COMPANY

Being a subdivision of a portion of Parcel 2 of Parcel Map 10654 as shown on a map on file in Book 41 at pages 91 and 92 of Parcel Maps, records of Riverside County, California.

Located in Section 32, T.2S., R.5W., S.B.M.
TAIT & ASSOCIATES, INC., ANAHEIM, CALIFORNIA
HAROLD D. McCLARD, L.S. 3879
FEBRUARY 26, 1978

OWNER'S CERTIFICATE

I hereby certify that I am the owner of or have some Right, Title, or Interest in the land included within the subdivision shown hereon; that I am the only person whose consent is necessary to pass a clear title to said land; that I consent to the making and recording of this subdivision map as shown within the colored borderline. I hereby dedicate to public use for street and public utility purposes, Lots "A" through "D" inclusive. I further dedicate for construction and maintenance of electrical facilities the easements designated as "5' P.U.E.," "5' x 20' P.U.E.," and "5' x 25' P.U.E." I further hereon dedicate for construction and maintenance of storm drain facilities the easements designated as "R Storm Drain Easement".

RICHARD T. BROWN, a married man.

Richard T. Brown
Richard T. Brown

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. 9793 which was approved by the Riverside City Planning Commission on May 19, 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 Department of Public Works and that the same have been checked and approved; and that all improvements have been completed in accordance 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: FEB 2, 1984

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

By: Robert C. Wales

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. 9793-3 and the streets and easements are hereby accepted as public streets and easements, except Lot "D" which is hereby accepted as a 1' barrier strip to deny access from adjoining private properties to Lot "A," 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 February, 1984.



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

By: Karen E. Oakley
Asst. City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss

On this 17th day of NOV. 1983, before me the under-
SIGNED, a Notary Public in and for said State, personally appeared Richard T. Brown, personally known to me to be the person described in, and whose name is subscribed to within the instrument and he acknowledged to me that he executed the same.

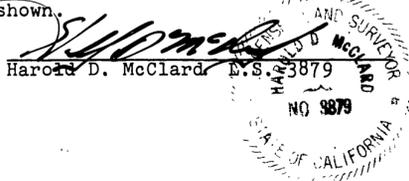
My commission expires 7/20/84 Witness my hand and official seal

Vicky R. Elizalde
Notary Public in and for said State

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 survey made under my supervision during July, 1977 and that all monuments shown thereon actually exist and their positions are correctly shown or will be in place within one year from the recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Date 11-16-83



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 _____

GERALD A. MALONEY
Clerk of the Board of Supervisors

By _____
Deputy

TAX COLLECTOR CERTIFICATE

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 within map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, ~~except taxes or special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$ _____~~

Dated 1-26-84

R. WAYNE WATTS
County Tax Collector

By: Larry Knowlton

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 1, 1984 Fred Kray
Director of Public Utilities

By: Fred Kray

PUBLIC UTILITIES EASEMENT

The City of Riverside being the owner of the below described easement, hereby consents to the making and filing of the annexed map.

A 5-foot wide easement for the construction and maintenance of electrical facilities conveyed to the City of Riverside by Parcel Map 10654 as shown on a map on file in Book 41 pages 91 and 92 of Parcel Maps, Records of Riverside County.

A RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER COMPANY, AND ITS ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE. THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.

DATE Feb 1, 1984 FRED KRAY
DIRECTOR OF PUBLIC UTILITIES
By: Fred Kray

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 Jan 9, 1984 H. E. BREWER
City Treasurer

By: H.E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 16th day of June, 1977, as requested by the Health and Safety Code of California, Section 17953 by United Materials Testing Laboratories.

MB 137/76

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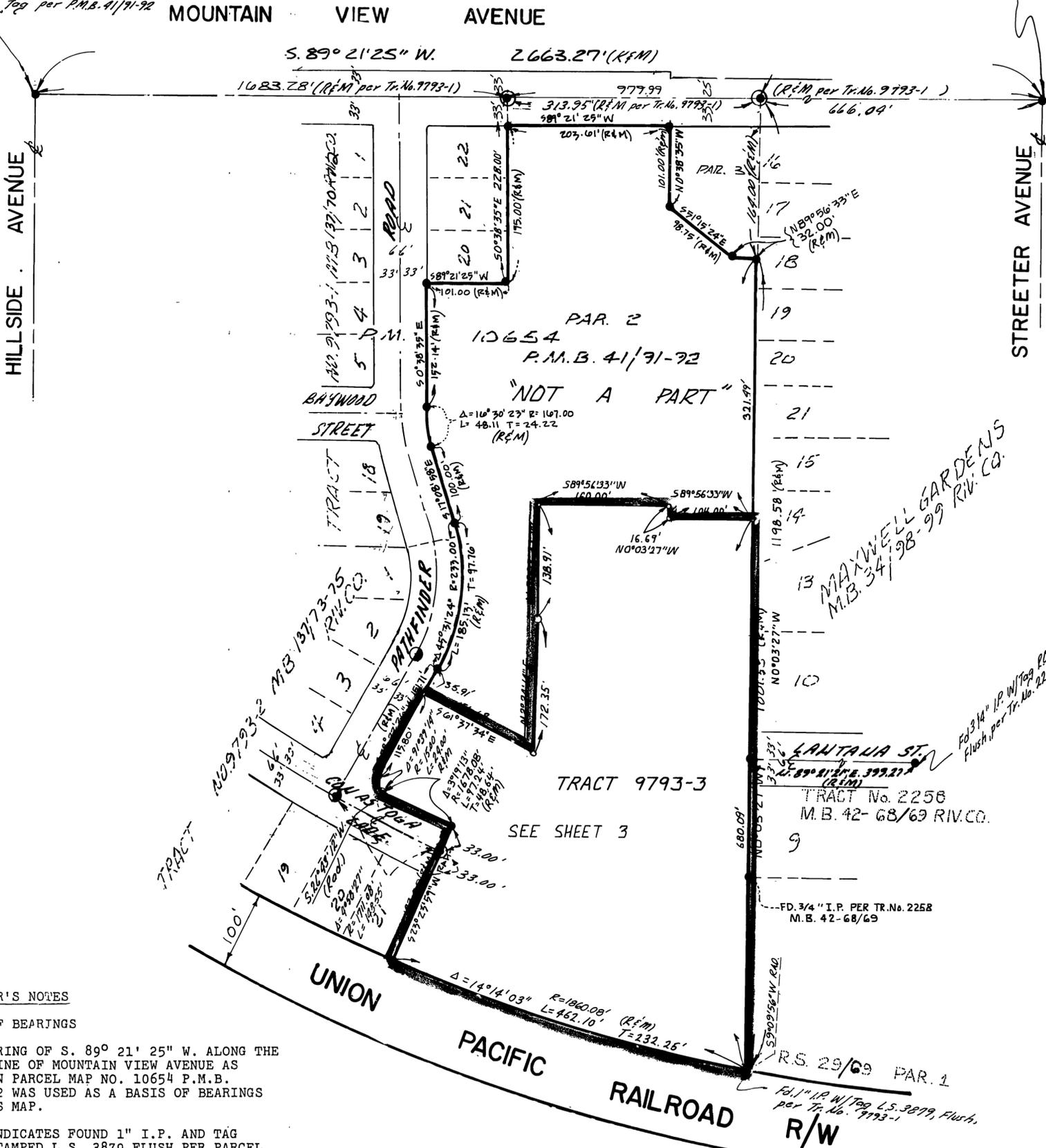
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TAIT & ASSOCIATES, INC., ANAHEIM, CALIFORNIA
HAROLD D. McCLARD, L.S. 3879
FEBRUARY 26, 1978



Ed. 174" I.P. Dn. O.I. 46
Tag per P.M.B. 41/91-92

Ed. 174" I.P. W/ City of Riverside
Tag, Flush, per P.M.B. 41/91-92
and City R.B. 93/25



SURVEYOR'S NOTES

BASIS OF BEARINGS

THE BEARING OF S. 89° 21' 25" W. ALONG THE CENTERLINE OF MOUNTAIN VIEW AVENUE AS SHOWN ON PARCEL MAP NO. 10654 P.M.B. 41/91-92 WAS USED AS A BASIS OF BEARINGS FOR THIS MAP.

- INDICATES FOUND 1" I.P. AND TAG STAMPED L.S. 3879 FLUSH PER PARCEL MAP NO. 10654 P.M.B. 41/91-92 UNLESS OTHERWISE NOTED.
- ◎ INDICATES FOUND 1" I.P. AND TAG STAMPED L.S. 3879, FLUSH PER TRACT 9793-1 PER M.B. 137/70-72 RIVERSIDE COUNTY RECORDS, UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1" I.P. AND TAG STAMPED L.S. 3879, FLUSH PER TRACT 9793-2 PER M.B. 137/73-75 RIVERSIDE COUNTY RECORDS.

- INDICATES SET 1" I.P. AND TAG STAMPED L.S. 3879 FLUSH UNLESS OTHERWISE NOTED.

SET 1" I.P. AND TAG STAMPED L.S. 3879, FLUSH, AT ALL REAR LOT CORNERS, AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.

SET NAIL AND TAG STAMPED L.S. 3879 IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES.

THIS TRACT CONTAINS 5.227 ACRES.

(R&M) INDICATES RECORD AND MEASURED PER PARCEL MAP NO. 10654 P.M.B. 41/91-92.

M.B. 137/77

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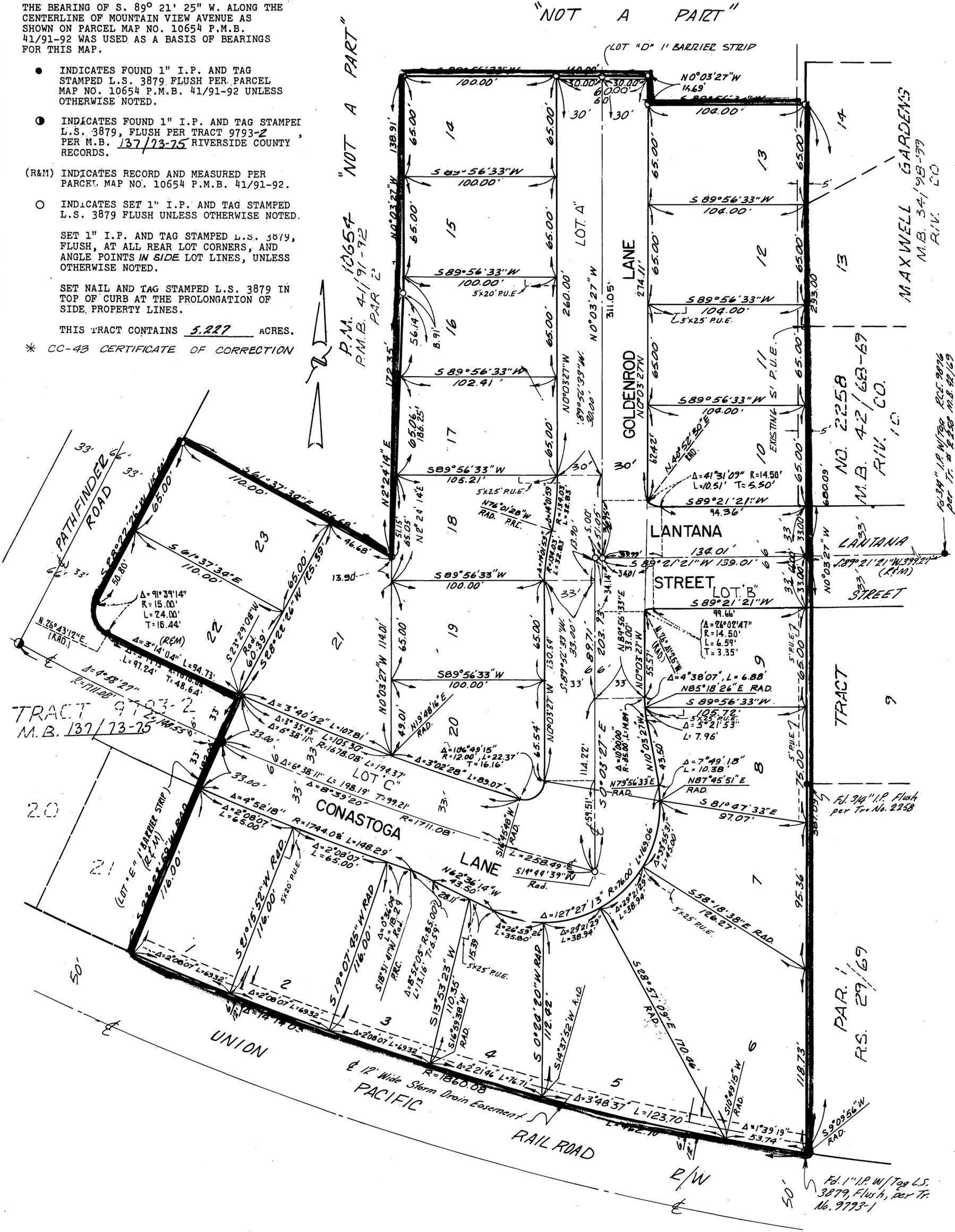
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* CC-43 CERTIFICATE OF CORRECTION



"NOT A PART"

"NOT A PART"

MAXWELL GARDENS
M.B. 34/98-99
R.I.V. CO.

NO. 2258
M.B. 42/68-69
R.I.V. CO.

TRACT 9

PAR. 1
R.S. 29/69

TRACT 912
M.B. 137/73-75

50.34" I.P. W/ Top L.S. 3879, Flush, per Tr. No. 9793-1