

CITY COPY

145/57

IN THE CITY OF RIVERSIDE
COUNTY OF 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 dedicate for public use for street and public utility purposes Lot "A", for construction and maintenance of electrical facilities those easements designated as 6' 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 3 and 4 as shown on the annexed map, on, over, and across River Road Parkway (Adams Street extension) adjoining said Lots 3 and 4.

TRACT NO. 9369-1

BEING A SUBDIVISION OF A PORTION OF PARCEL 4 OF
PARCEL MAP 9159 AS SHOWN BY MAP ON FILE IN BOOK 53
OF PARCEL MAPS AT PAGES 37 AND 38 THEREOF, RECORDS
OF RIVERSIDE COUNTY, CALIFORNIA. - IN SEC. 32, T.2S, R.5W, S.B.M.
JANUARY 1983 SCALE: 1"=60'

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

RECORDER'S CERTIFICATE
Filed this 17th day of October,
19 84, at 4:00 P.M. in Book 145
of TRACT MAPS, at Page 57-59
at the request of the City Clerk.
Fee: \$1000 WILLIAM E. CONERLY
County Recorder
No. 224891 BY: Santa Lopez
Deputy
Subdn. G'Tee TICOR TITLE INSURANCE COMPANY OF CALIF.

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

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. 9369 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 10/10/84
ROBERT C. WALES R.C.E. 18703
Director of Public Works

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 9369-1 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 16th day of October, 19 84.



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

By Alice A. Hare

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 10/10/84
FRED KRAY
Director of Public Utilities
By Thomas K. Paul

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 10/10/84
FRED KRAY
Director of Public Utilities
By Thomas K. Paul

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 May 18, 1984
H. E. BREWER
City Treasurer
By H.E. Brewer

SOIL REPORT

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

JOHN R. BYERLY, INC.

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 \$ 500.00.~~

Dated May 17, 1984 October 9, 1984
pd 84-85 TAXES met
R. WAYNE WATTS
County Tax Collector
By Maná R. Torres

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 _____
GERALD A. MALONEY
Clerk of the Board of Supervisors
By _____ 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 retraced.

Dated 3-26-83
James F. Davidson
JAMES F. DAVIDSON J.R.S. 3018

M.B. 145/57

M.B. 145/57

CITY
COPY

145
58

IN THE CITY OF RIVERSIDE

TRACT NO. 9369-1

BEING A SUBDIVISION OF A PORTION OF PARCEL 4 OF
PARCEL MAP 9159 AS SHOWN BY MAP ON FILE IN BOOK 53
OF PARCEL MAPS AT PAGES 37 AND 38 THEREOF, RECORDS
OF RIVERSIDE COUNTY, CALIFORNIA. - IN SEC. 32, T.2S., R.5W., S.B.M.
JANUARY 1983 SCALE: 1"=60'

J.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

M.B. 145/58

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF _____) SS

On this _____ day of _____, 19____, before me, _____, a Notary Public in and for said State, personally appeared KARL STEWART and ANN STEWART (personally known to me) (proved to me on the basis of satisfactory evidence) to be the persons described in, and whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

My commission expires _____ Witness my hand and official seal.

Notary Public in and for said State

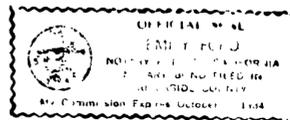
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

On this 14th day of May, 1984, before me, EMILY FORD, a Notary Public in and for said State, personally appeared WENDELL L. BRADFORD and LINDA BRADFORD (personally known to me) (proved to me on the basis of satisfactory evidence) to be the persons described in, and whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

My commission expires OCT. 7, 1984 Witness my hand and official seal.

Emily Ford
Notary Public in and for said State



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

On this 9th day of May, 1984, before me, Johanna Grosso, a Notary Public in and for said State, personally appeared IVAN BRADFORD (personally known to me) (proved to me on the basis of satisfactory evidence) to be the person described in, and whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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



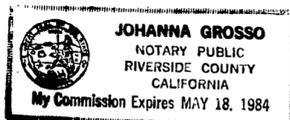
Johanna Grosso
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

On this 9th day of May, 1984, before me, Johanna Grosso, a Notary Public in and for said State, personally appeared LEWIS IVAN BRADFORD (personally known to me) (proved to me on the basis of satisfactory evidence) to be the person described in, and 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 May 18, 1984 Witness my hand and official seal.



Johanna Grosso
Notary Public in and for said State

M.B. 145/58

CITY COPY

145/59

IN THE CITY OF RIVERSIDE

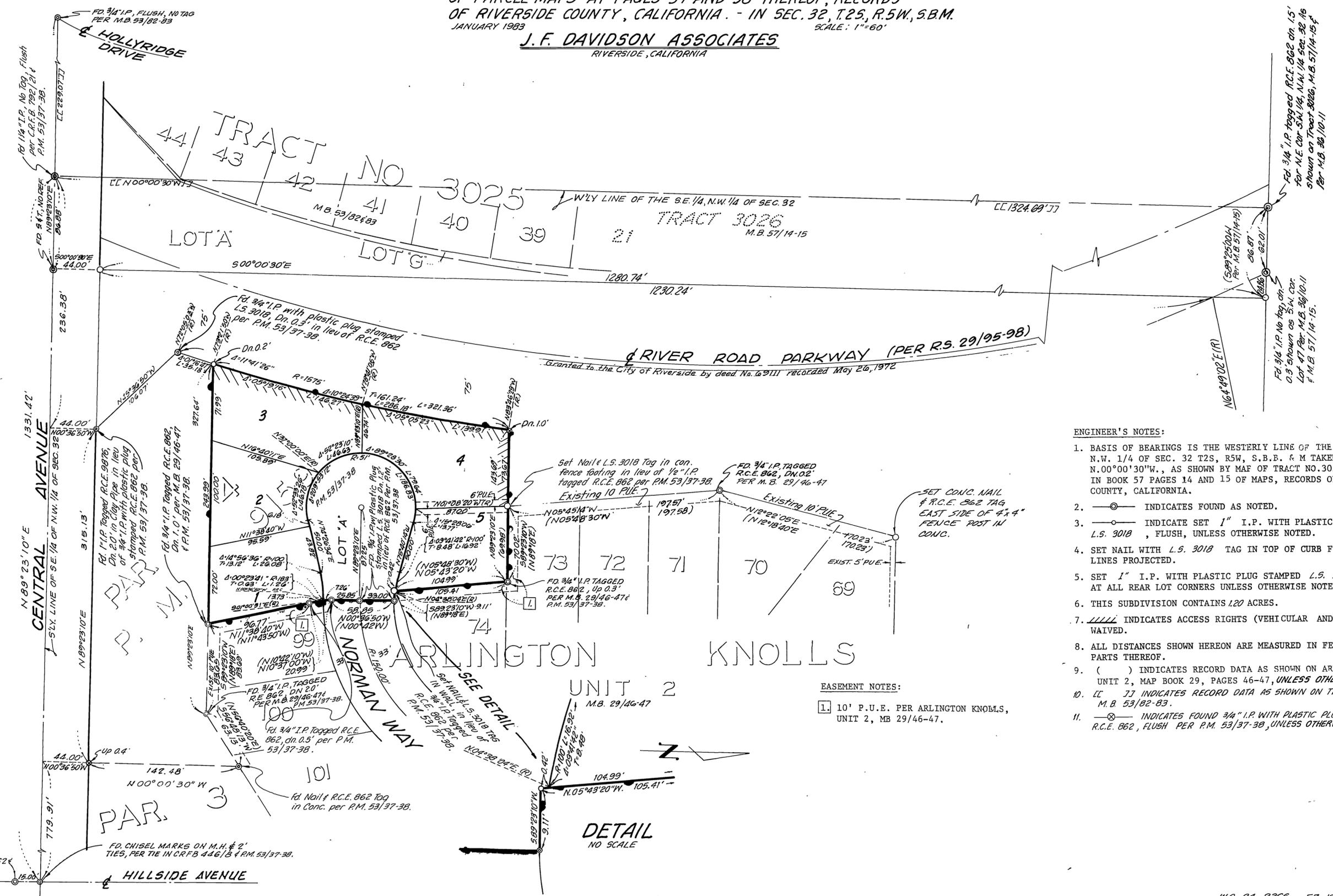
SHEET 3 OF 3 SHEETS

TRACT NO. 9369-1

BEING A SUBDIVISION OF A PORTION OF PARCEL 4 OF PARCEL MAP 9159 AS SHOWN BY MAP ON FILE IN BOOK 53 OF PARCEL MAPS AT PAGES 37 AND 38 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. - IN SEC. 32, T.2S, R.5W, S.B.M. JANUARY 1983

J.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

SCALE: 1"=60'



ENGINEER'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 1" 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 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH, AT ALL REAR LOT CORNERS UNLESS OTHERWISE NOTED.
6. THIS SUBDIVISION CONTAINS 1.20 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 ARLINGTON KNOLLS, UNIT 2, MAP BOOK 29, PAGES 46-47, UNLESS OTHERWISE NOTED.
10. [] INDICATES RECORD DATA AS SHOWN ON TRACT NO.3025, M.B. 53/82-83.
11. —○— INDICATES FOUND 3/4" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 862, FLUSH PER P.M. 53/37-38, UNLESS OTHERWISE NOTED.

EASEMENT NOTES:

1. 10' P.U.E. PER ARLINGTON KNOLLS, UNIT 2, MB 29/46-47.

M.B.145/59

M.B.145/59