

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 8960-1

RECORDERS CERTIFICATE:
FILED THIS 21st DAY OF Feb.
1986 AT 2:00 P.M. IN BOOK 155
OF MAPS, AT PAGES 90-93 AT
THE REQUEST OF THE
CITY CLERK.

NO. 41076 WILLIAM E. CONERLY,
COUNTY RECORDER
FEB 21 1986 BY Santa Regan
DEPUTY
SUBDIVISION GUARANTEE

BEING A SUBDIVISION OF A PORTION OF LOTS 5
THROUGH 8 OF BLOCK 2; LOTS 1 THROUGH 6 OF BLOCK
5; LOTS 1, 2, & 3 OF BLOCK 6; LOTS 1 THROUGH 6 OF
BLOCK 7; LOTS 1, 2, 4, 5, 6, 9 & 10 OF BLOCK 8 AND LOTS
E, F, G, & H OF THE RANDOLPH SUBDIVISION ON FILE IN
BOOK 16 OF MAPS PAGE 39, RECORDS OF RIVERSIDE
COUNTY, CALIFORNIA.

BROWN & MULLINS, INC.
SAN BERNARDINO, CA.

MAY, 1985

SAFECO TITLE INS. CO.

OWNERSHIP CERTIFICATE:

We hereby certify that we are the owners of the land included within the subdivision shown hereon; that we are the only persons whose consent is necessary to pass a clear title to said land; that we consent to the making and recording of this Subdivision Map as shown within the distinctive borderline. We hereby dedicate to public use for street and public utility purposes Lots "A" through "J"; Further, we the undersigned owners and our successors and assigns in interest hereby release and relinquish to the City of Riverside, a municipal corporation all vehicular access rights appurtenant to Lots 21, 22, 33, 34 and Lot "K" on, over and across Jurupa Avenue adjoining said lots;

We further hereby dedicate for construction and maintenance of storm drain facilities, the easements designated as "12 foot Storm Drain Easement", and "Storm Drain Easement" and for construction and maintenance of electrical energy facilities, the easements designated as "5x20' PUE."

UTILITIES CERTIFICATE

I hereby certify that the Subdivider named on this map has deposited with the City of Riverside Public Utilities Dept. sufficient funds made the required arrangements and provisions for the installation of water and electric facilities necessary to provide service to all parcels as shown on the map, and that all public utility easements shown are sufficient for all requirements of the electric and water divisions of the Dept of Public Utilities of the City of Riverside.

Dated 2/5/86 ACTING ROBERT C. WALES
Director of Public Utilities

By: Robert C. Wales

SURVEYOR'S CERTIFICATE

I hereby certify that I am a licensed Land Surveyor of the State of California and that this map consisting of 4 sheets correctly represents a survey made under my supervision during September of 1983, that all monuments shown hereon actually exist and their positions are correctly shown or will be placed within one year of recordation of this map. The monuments are sufficient to enable the survey to be retraced and the survey is true and complete as shown.

Date: 1-30-86 Russell J. Mullins
L.S. 3712



NEWSOME HOMES INC. a California Corporation

Elias Miller Ethel Krajcin
PRESIDENT SECRETARY

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 and 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

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF San Diego)

ON THIS 17th DAY OF October 19 85, BEFORE ME June Monahan
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY
APPEARED Elias Miller and Ethel Krajcin, PERSONALLY KNOWN TO ME (OR PROVEN
TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS
WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND SECRETARY OF
THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE
CORPORATION EXECUTED IT.

MY COMMISSION EXPIRES 5/29/86 WITNESS MY HAND AND OFFICIAL SEAL.



TAX COLLECTOR'S 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 AND SPECIAL
ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT NOT YET
PAYABLE, WHICH ARE ESTIMATED TO BE \$ _____

DATED THIS 03rd DAY OF January, 19 86.

R. Wayne Watts, Riverside
COUNTY TAX COLLECTOR BY: Donna M. Sipra DEPUTY

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY CHJ Incorporated
ON THE 15th DAY OF JULY, 19 85. AS REQUIRED BY THE HEALTH AND
SAFETY CODE OF CALIFORNIA, SECTION 17953.

SIGNATURE OMISSION

Under the provisions of section 66436 (C) or the Subdivision Map Act,
the signatures of the following have been omitted:

An easement granted to City of Riverside for the purpose of construction,
reconstruction, inspection, maintenance, operation and repair of a sanitary
sewer, together with manholes, cleanouts, wye branches and other necessary
appurtenances. By deed recorded October 2, 1984 as Instrument No.
120238, Official Records of Riverside County

An easement granted to City of Riverside for the right of flight for the
passage of aircraft in the air space above the surface of the property
herein described. By deed recorded March 7, 1975 as Instrument No.
27053, Official Records of Riverside County

An easement granted to City of Riverside for the purpose of construction,
reconstruction, maintenance, operation, inspection, repair, replacement,
relocation, renewal and removal of sewer facilities. By deed recorded
January 30, 1976 as Instrument No. 13128, Official Records of Riverside
County.

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: 1/30/86 H.E. Brewer, City Treasurer

By: WR Hansen

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. 8960 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 approval of the Tentative Map have been complied with; that I am satisfied that the map is technically correct; 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: FEBRUARY 6, 1986 Robert C. Wales, R.C.E. 18793
Director of Public Works

By: William D. Gardner
DEPUTY RCE 11405

CITY CLERK'S CERTIFICATE

Resolved: that this map consisting of 4 sheets be and the same is hereby accepted as the Final Map of Tract No. 8960-1 and the streets and easements are hereby accepted as public streets and easements except lots "G", "H", "I" and "J" which are

hereby accepted as a 1' barrier strip to deny access from adjoining private Property to Lots "D", "E" and "F", 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 11th day of February, 1986.

ALICE HARE City Clerk of the City
of Riverside

By: Alice A. Hare



IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 8960-1

BEING A SUBDIVISION OF A PORTION OF LOTS 5 THROUGH 8 OF BLOCK 2; LOTS 1 THROUGH 6 OF BLOCK 5; LOTS 1, 2, & 3 OF BLOCK 6; LOTS 3 THROUGH 6 OF BLOCK 7; LOTS 1, 2, 4, 5, 6, 9 & 10 OF BLOCK 8 AND LOTS E, F, G, & H OF THE RANDOLPH SUBDIVISION ON FILE IN BOOK 16 OF MAPS PAGE 39, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

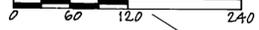
BROWN & MULLINS, Inc.
Engineering - Surveying
San Bernardino, Calif.

BOUNDARY PLAT

MAY, 1985

SURVEYOR'S NOTES

1. BASIS OF BEARINGS: Taken from the centerline of Rutland Avenue per Tract No. 5104-5 on file in Book 85 of Maps, Pages 57 & 58, Records of Riverside County, California, shown as "N50°10'00"W".
2. 2"x2" Redwood stakes tagged L.S. 3712, set flush at all rear lot corners, unless otherwise shown.
3. -o- Indicates 1" I.P. set flush and tagged L.S. 3712, unless noted otherwise.
4. Brass tacks and L.S. tags No. 3712 set in the top of the concrete curb, on the projection of the lot lines and/or on a radial bearing from point of curvature along the street side of all lots, unless shown otherwise.
5. -●- Indicates found 1" I.P. flush, tagged L.S. 3712, per Tract 5104-5, M.B. 85/57-58, unless noted otherwise.
6. -○- Indicates found 1" I.P. flush, tagged L.S. 3712, per Tract 5104-3, M.B. 83/59-60, unless noted otherwise.
7. -△- Indicates found 1" I.P. flush, tagged L.S. 3712, per Tract 5104-4, M.B. 84/59-60, unless noted otherwise.
- 8.
9. This subdivision contains 16.94 acres.
10. Indicates vehicular access rights waived.



1/8" 2" I.P. w/ Brass Cap
SARD CO., Dn. 0.5"
N.E. Cor. Lot 1, Blk. 2
Randolph Sub. M.B. 16/39
M * K P.B. 293/13

RIVER

FARM TRACT M.B. 7152 TRACT 5

LOT 9

PART 3

LOT Z
LOT Y

JURUPA AVE.

STOVER AVENUE

RANDOLPH SUB. M.B. 16/39

TR. NO. 5104-4
M.B. 84/59-60

TR. NO. 5104-5
M.B. 85/57-58

TR. NO. 5104-3
M.B. 83/59-60

SUBDIVISION

M.B. 16/39

RANDOLPH

CITY COPY

155/91

IN THE CITY OF RIVERSIDE RIVERSIDE COUNTY, CALIFORNIA TRACT NO. 8960-1

BEING A SUBDIVISION OF A PORTION OF LOTS 5 THROUGH 8 OF BLOCK 2; LOTS 1 THROUGH 6 OF BLOCK 5; LOTS 1, 2 & 3 OF BLOCK 6; LOTS 1 THROUGH 10 OF BLOCK 7; LOTS 1, 2, 4, 5, 6, 9 & 10 OF BLOCK 8 AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10 OF BLOCK 10 THROUGH 16 OF THE RANDOLPH SUBDIVISION OF BOOK 16 OF MAPS, PAGE 39, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BROWN & MULLINS, INC.
SAN BERNARDINO, CA.

MAY, 1985

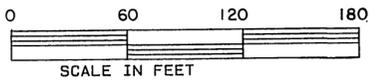
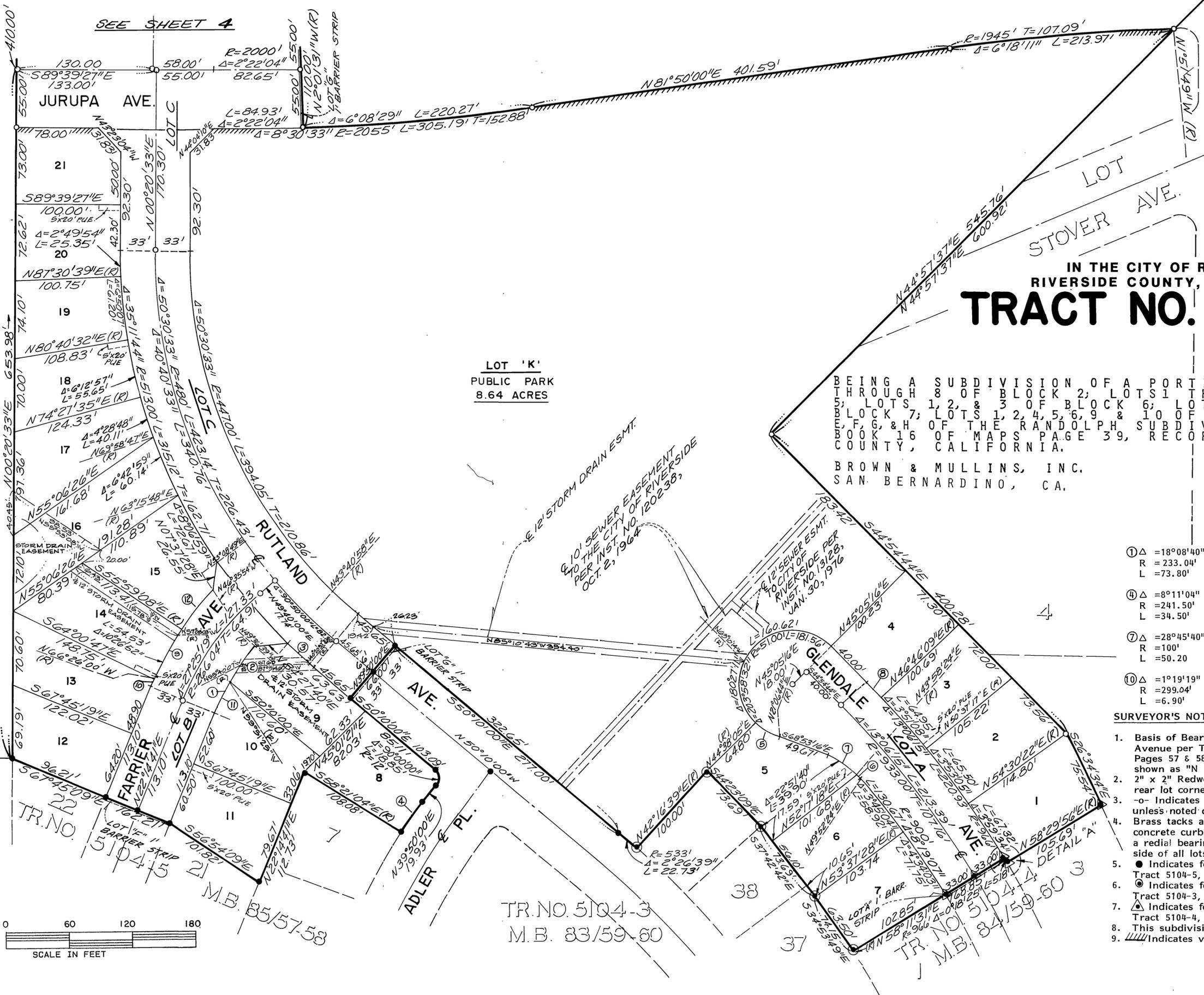
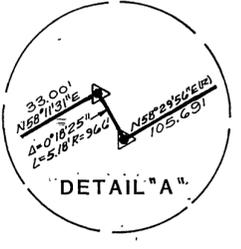
CURVE DATA

① Δ = 18°08'40" R = 233.04' L = 73.80'	② Δ = 10°14'46" R = 233.04' L = 41.67'	③ Δ = 3°50'58" R = 513' L = 34.47'
④ Δ = 8°11'04" R = 241.50' L = 34.50'	⑤ Δ = 23°31'21" R = 51.00' L = 20.94'	⑥ Δ = 5°54'00" R = 100' L = 10.30'
⑦ Δ = 28°45'40" R = 100' L = 50.20'	⑧ Δ = 1°40'53" R = 966' L = 28.35'	⑨ Δ = 21°09'25" R = 299.04' L = 110.42'
⑩ Δ = 1°19'19" R = 299.04' L = 6.90'	⑪ Δ = 7°53'54" R = 233.04' L = 32.12'	⑫ Δ = 9°23'14" R = 299.04' L = 48.99'

SURVEYOR'S NOTES:

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LOT 'K'
PUBLIC PARK
8.64 ACRES



TR. NO. 5104-3
M.B. 83/59-60

M.B. 85/57-58

TR. NO. 5104-4
M.B. 84/59-60

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, RIVERSIDE

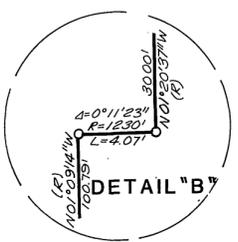
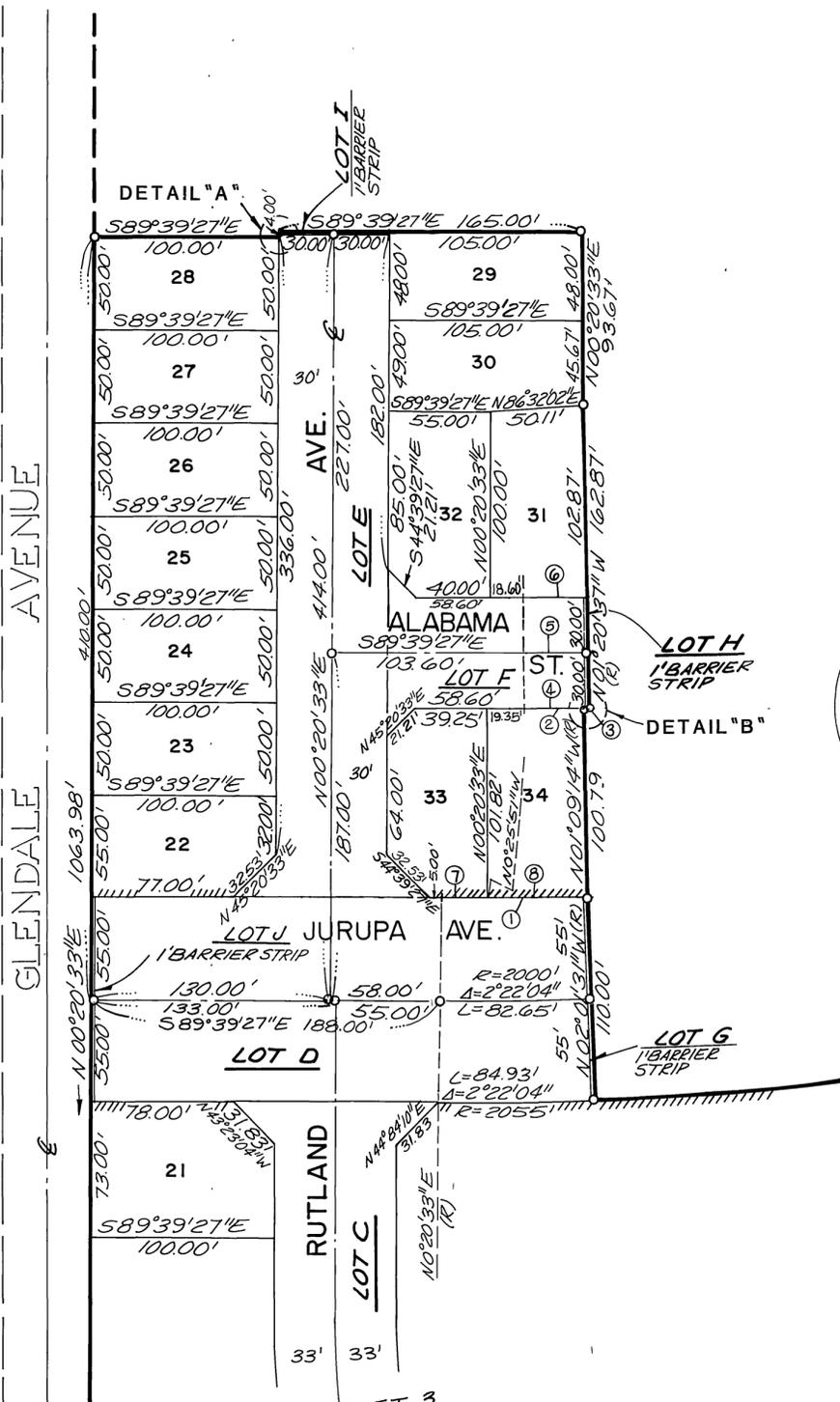
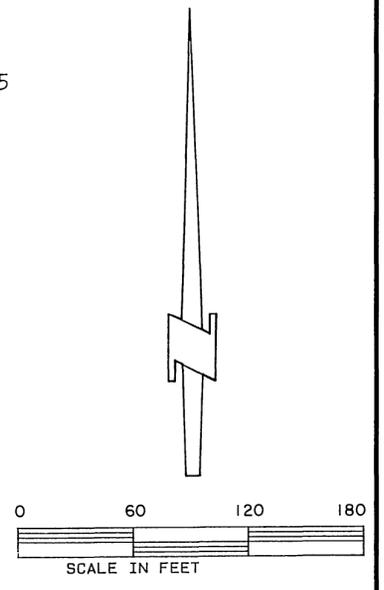
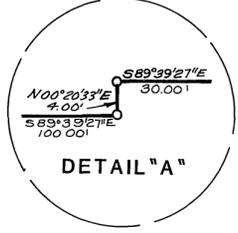
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BROWN & MULLINS, INC.
SAN BERNARDINO, CA

MAY, 1985

CITY
COPY



CURVE DATA

① Δ = 2°22'04" R = 1945' L = 80.38'	② Δ = 1°29'47" R = 1230' L = 32.12'	③ Δ = 0°11'23" R = 1230' L = 4.07'
④ Δ = 1°41'10" R = 1230' L = 36.19'	⑤ Δ = 1°41'10" R = 1200' L = 35.31'	⑥ Δ = 1°41'10" R = 1170' L = 34.43'
⑦ Δ = 0°46'24" R = 1945' L = 26.25'	⑧ Δ = 1°35'40" R = 1945' L = 54.13'	

SEE SHEET 3

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