

OWNERSHIP CERTIFICATE

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.
We hereby dedicate for construction and maintenance of sidewalk, landscape and for construction and maintenance of electrical facilities, the area designated as 10' SIDEWALK, LANDSCAPE & P.U.E.'s

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 7693

BEING A PORTION OF LOT 12 OF GREEN'S SUBDIVISION AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 29 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND A PORTION OF LOT 11 OF WILBUR TRACT AS SHOWN BY MAP ON FILE IN BOOK 4 PAGE 36 OF MAPS RECORDS OF SAN BERNARDINO, COUNTY, CALIFORNIA- IN SEC. 13 T.2S, R.5W, S.B.M.

J. F. DAVIDSON ASSOCIATES

RIVERSIDE, CALIFORNIA
AUGUST 1982

RECORDER'S CERTIFICATE

Filed this 30th day of November, 1984, at 4:00 o'clock P.M. in Book 146 of TRACT MAPS, at Page 70-72, at the request of the City Clerk.

Fee: \$10.00
No. 257752 BY Santa Ragan Deputy
WILLIAM E. CONERLY
County Recorder

Subdn. G'Tee TICOR TITLE INSURANCE COMPANY

insd
C. V. HOLDER
D.V. Holder
B. V. HOLDER

KEUSDER ENTERPRISES, a California corporation

Witness per: Wm. Lawrence Cantor

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. 7693 which was approved by the Riverside City Planning Commission on May 6, 1976, 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: November 28, 1984

ROBERT C. WALES R.C.E. 18793
DIRECTOR OF PUBLIC WORKS

Robert C. Wales

UTILITIES CERTIFICATE

I hereby certify that the subdivider named in 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 November 28, 1984

FRED KRAY
Director of Public Utilities

By: Fred Kray

SOIL REPORT

A preliminary soil report was prepared on the 25 day of April, 1977 as required by the Health and Safety Code of California, Section 17953 by

ACCU-TEST SOIL LABORATORY INC.

PUBLIC UTILITY EASEMENTS

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

An Easement for public utility facilities in favor of the City of Riverside in Instrument recorded June 14, 1976 as Instrument No. 84142 of Official Records of Riverside County, California.

A perpetual easement and right of way for construction, reconstruction, maintenance, operation, enlarging, improving, removing, repairing, and renewing an electric transmission line conveyed to the City of Riverside by Instrument recorded August 12, 1960 as Instrument No. 71493 of Official Records of Riverside County, California.

Dated November 28, 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 Sept. 19, 1984

H. E. BREWER
City Treasurer

By: H.E. Brewer

SIGNATURE OMISSION

The signature of the CITY OF RIVERSIDE, owner of an easement for street purposes per Instrument No. 84142 rec. June 14, 1976, Official Records of Riverside County, California, has been omitted under the provisions of Section 66486, subsection (c) (1) of the Subdivision Map Act since its interest cannot ripen into fee.

CITY CLERK'S CERTIFICATE

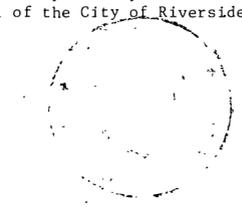
RESOLVED: That this map, consisting of three (3) sheets be and the same is hereby accepted as the final map of TRACT NO. 7693, and the streets and easements are hereby accepted as public streets and easements;

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 27th day of November, 1984

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

By: Alice A. Hare



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 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 \$~~

Dated November 6, 1984

R. WAYNE WATTS
County Tax Collector

By: Maureen Town

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 _____, 19__

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 OCTOBER 25, 1982

James F. Davidson Jr.
JAMES F. DAVIDSON JR. S. 3018



M.B. 146/70

M.B. 146/70

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COUNTY OF RIVERSIDE, CALIFORNIA

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J. F. DAVIDSON ASSOCIATES

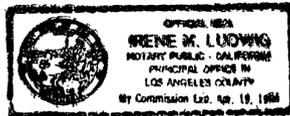
RIVERSIDE, CALIFORNIA
AUGUST 1982

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

On this 10 day of March, 1983, before me, Irene M Ludwig, a Notary Public in and for said State, personally appeared C. V. HOLDER and B. V. HOLDER (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 April 19, 1984 Witness my hand and official seal.



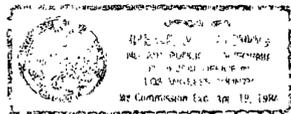
Irene M Ludwig
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

On this 10 day of March, 1983, before me, Irene M Ludwig, a Notary Public in and for said State, personally appeared W. Keusder (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President, and W. West Keusder (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst. Secretary of KEUSDER ENTERPRISES, a California Corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

My commission expires April 19, 1984 Witness my hand and official seal.



Irene M Ludwig
Notary Public in and for said State

M.B. 146/71

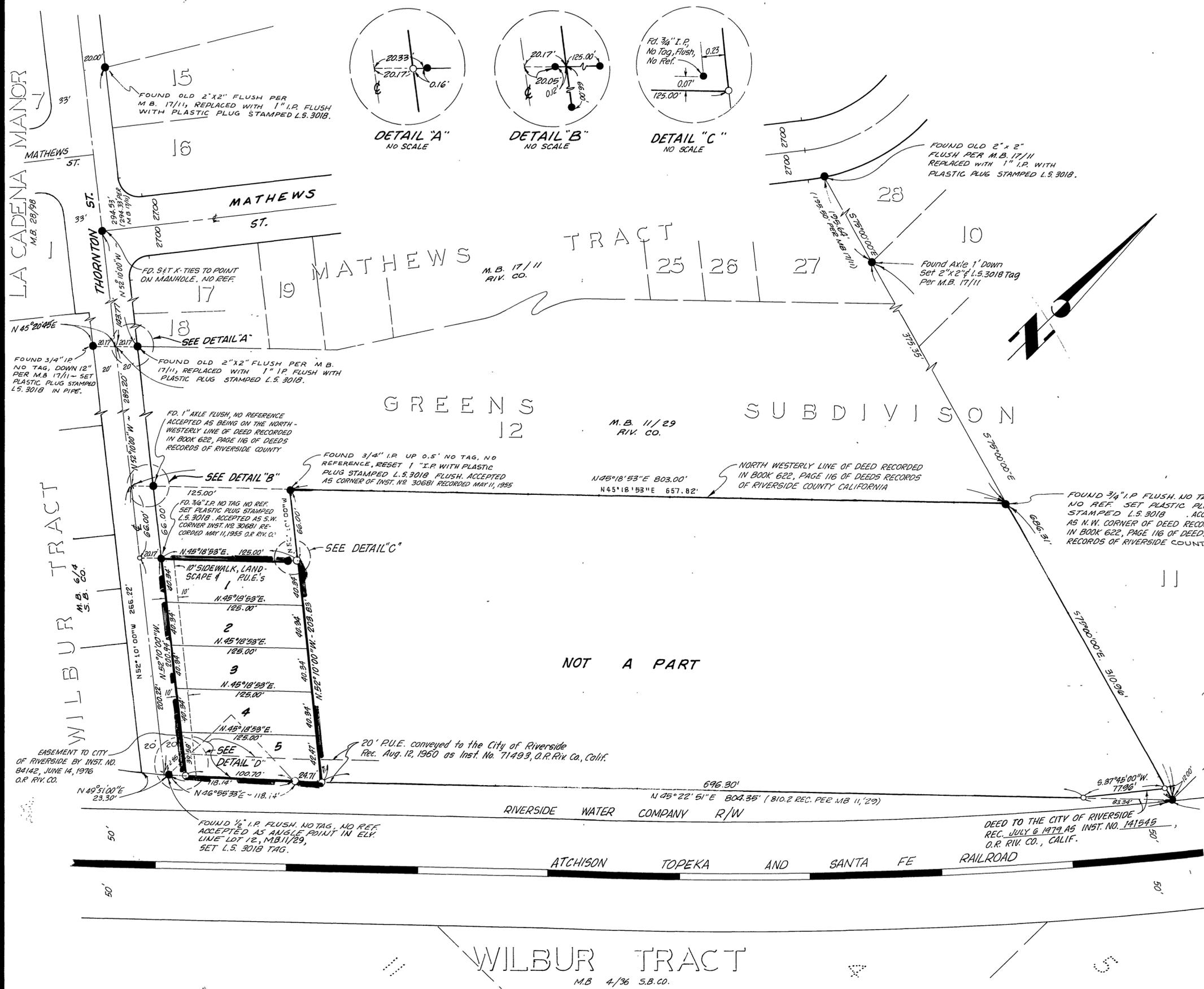
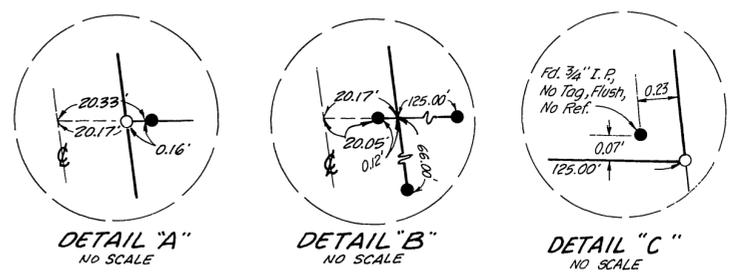
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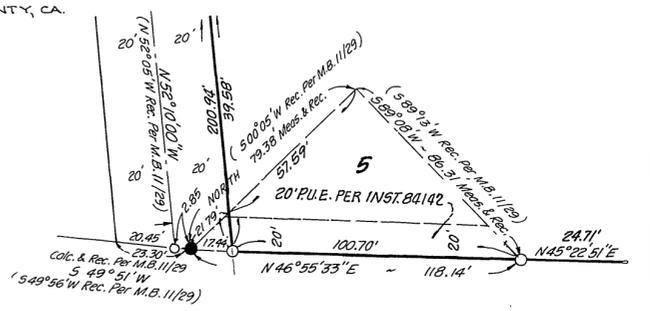
SCALE: 1"=60' AUGUST 1982
J.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

M.B. 146/72



SURVEYOR'S NOTES

- "BASIS OF BEARING" IS THE NORTHEASTERLY LINE OF LOT 27, TAKEN AS BEING 576°00'00"E, AS SHOWN ON MATHEW'S TRACT PER M.B. 17/11, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- INDICATES MONUMENTS FOUND AS NOTED.
- INDICATES SET 1" I.P. FLUSH WITH PLASTIC PLUG STAMPED L.S. 3018 UNLESS NOTED OTHERWISE.
- SET NAIL WITH L.S. 3018 TAG IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
- SET 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH, AT ALL REAR LOT CORNERS UNLESS OTHERWISE NOTED.
- THIS SUBDIVISION CONTAINS 0.87 ACRES.
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.



DETAIL "D"
SCALE: 1"=40'

M.B. 146/72