

TRACT NO. 4290

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF THE WEST HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.



FILED
ON Dec 4, 1972

AT 3:00 P. M.

W.D. BALOGH
COUNTY RECORDER

BY Quinn B. Vaughn
DEPUTY
FEE \$ 9.00
NO. 160432
FILED BY City Clerk
SUB. GUAR. BY T.I.T.Co

OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF, OR HAVE SOME 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 AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE COLORED BORDER LINE, AND WE HEREBY DEDICATE TO THE PUBLIC USE FOR STREET PURPOSES LOTS "A" TO "F", INCLUSIVE, AND WE ALSO HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF WATERLINES THAT EASEMENT DESIGNATED AS "10' WATER EASEMENT".

LICENSED LAND SURVEYOR

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA THAT THIS MAP, CONSISTING OF 3 SHEETS, CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING APRIL, 1971, THAT ALL MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN ONE (1) YEAR FROM RECORDING DATE OF THIS MAP AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED NOVEMBER 14, 1972.

Frank W. Richardson
LICENSED LAND SURVEYOR NO. 2521

CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 4111, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD SEPTEMBER 3, 1970, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF CHAPTER 128 SUBDIVISION MAP ACT STATUTES OF CALIFORNIA, 1943, AND ALL OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE, AND ALL AMENDMENTS THERETO HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT, THAT THE EASEMENTS IF ANY FOR SEWERS AND DRAINAGE FACILITIES SHOWN ON SAID MAP ARE CORRECT IN FORM AND CONTENTS AND ARE APPROVED, THAT THE PLANS AND SPECIFICATIONS FOR DRAINS, SEWERS AND DRAINAGE WORKS SUFFICIENT TO PROTECT ALL LOTS IN SAID SUBDIVISION FROM FLOOD OR OVERFLOW HAVE BEEN APPROVED BY ME, 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 BY ME, AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORD WITH 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 21, 1972.

James F. Martinez
DIRECTOR OF PUBLIC WORKS

UTILITIES

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 ANY PUBLIC UTILITY 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 Nov 20, 1972.

Everett C. Ross
DIRECTOR OF PUBLIC UTILITIES

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 AGAINST SAID PROPERTY.

DATED Nov. 17, 1972.

H.E. Brewer
CITY TREASURER

CITY CLERK

RESOLVED THAT THIS MAP CONSISTING OF 3 SHEETS, BE, AND THE SAME IS HEREBY ACCEPTED, AS THE OFFICIAL MAP OF TRACT NO. 4290, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS "E" AND "F" (1' BARRIER STRIPS) WHICH ARE ACCEPTED CONTINGENT UPON EXTENSION AND IMPROVEMENT OF STREETS, 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 ADOPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 22 DAY OF Nov, 1972.



VIRGINIA J. STROHECKER
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: Virginia J. Strohecker

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

DATED NOVEMBER 17, 1972.

Donna Bover Babcock
COUNTY TAX COLLECTOR

BY Harold M. Sosa DEPUTY

A PRELIMINARY SOIL REPORT WAS PREPARED BY REX P. KETTER, R.C.E. 15251, ON THE 30TH DAY OF MARCH, 1971 AS REQUIRED BY THE HEALTH AND SAFETY CODE, SECTION 17953.

AVCO COMMUNITY DEVELOPERS, INC., A CALIFORNIA CORPORATION

Robert L. Follett
ROBERT L. FOLLETT
ASST VICE PRESIDENT

Gail W. Spenseller
GAIL W. SPENSELLER, ASST SECRETARY

CONTINENTAL AUXILIARY COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED NOVEMBER 10, 1972, INSTRUMENT NO. 150605, RIVERSIDE COUNTY RECORDS.

Wm N. Parris
Wm N. Parris, Asst Vice President

J. A. Mansfield
J. A. Mansfield, Assistant Secretary

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) S.S.

ON THIS 14th DAY OF November, 1972, BEFORE ME, Jean K. Weiss A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Robert L. Follett KNOWN TO ME TO BE Assistant Vice President AND Gail W. Spenseller KNOWN TO ME TO BE Assistant Secretary OF AVCO COMMUNITY DEVELOPERS, INC., A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES:

June 13, 1976

Jean K. Weiss
NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE.



STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) S.S.

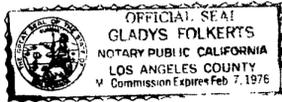
ON THIS 16th DAY OF November, 1972, BEFORE ME, Gladys Folkerts A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Wm N. Parris KNOWN TO ME TO BE Assistant Vice President AND J. A. Mansfield KNOWN TO ME TO BE Assistant Secretary OF CONTINENTAL AUXILIARY COMPANY, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS TRUSTEE.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES:

February 7, 1976

Gladys Folkerts
NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE



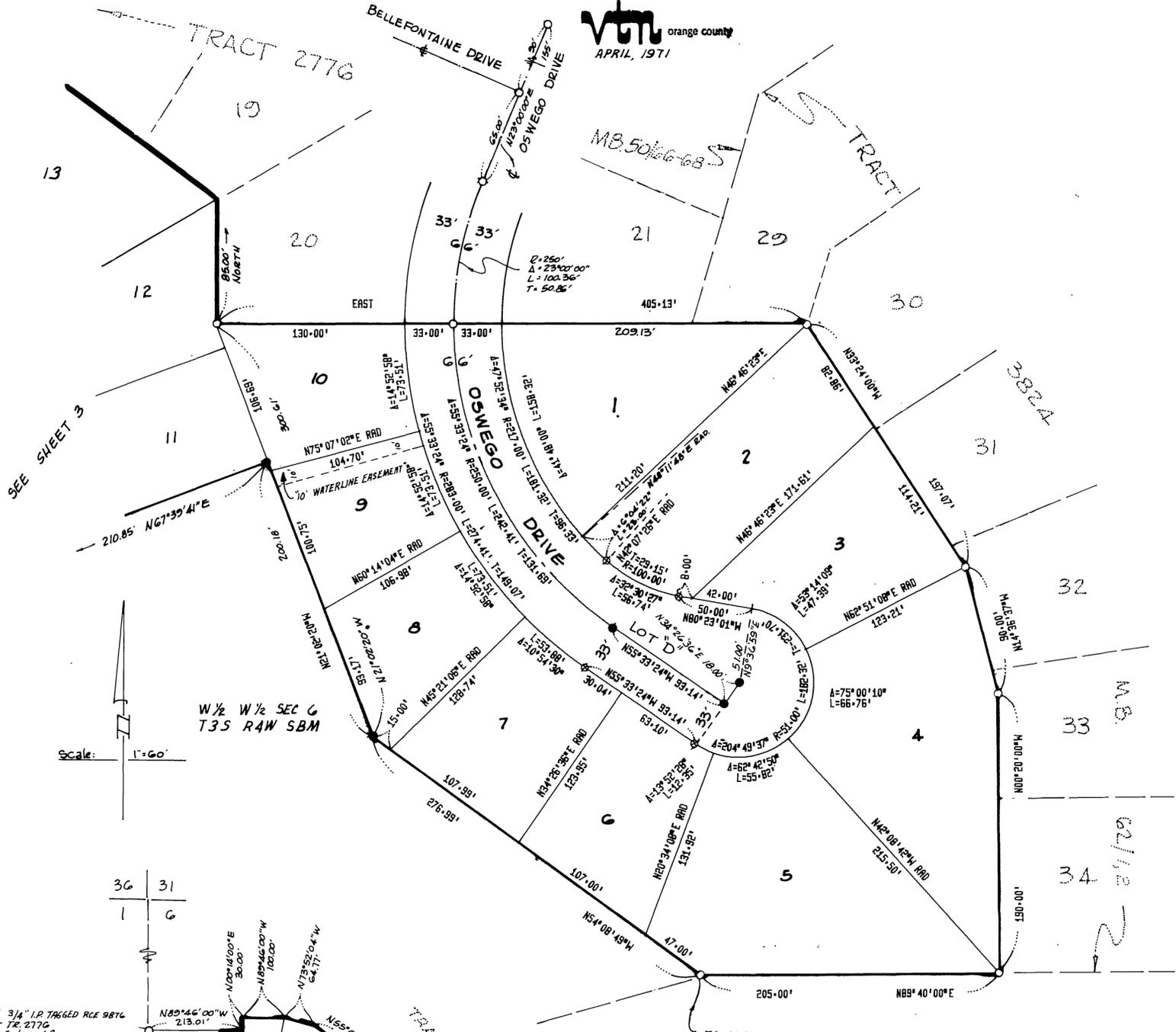
SCALE 1" = 60'
ACREAGE: 11.946 ACRES
NO. LOTS: 34

SHEET 2 OF 3 SHEETS

TRACT NO. 4290

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF THE WEST HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

vtm orange county
APRIL, 1971



Fd. 3/4" I.P. TAGGED R.C.E. 9876
Per TR. 2776
M.B. 50/66-68

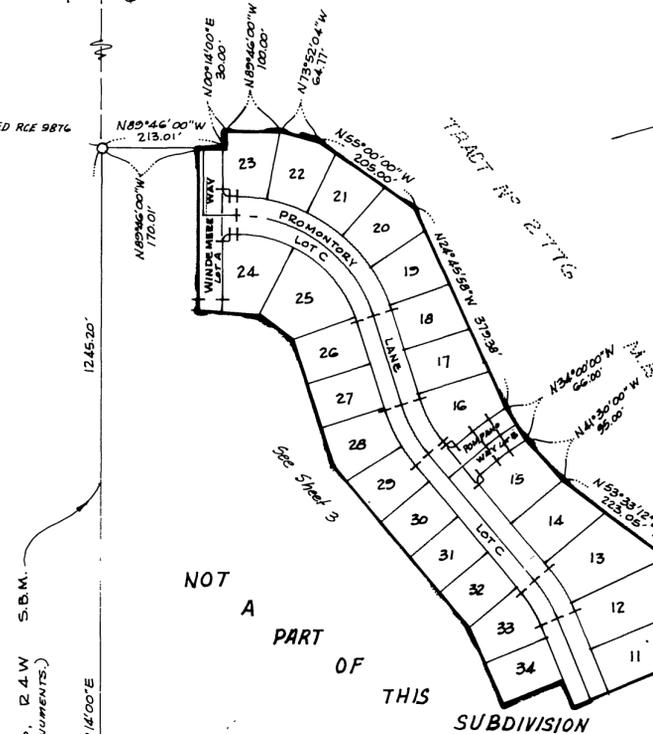
Fd. 2" I.P.
Per R.S. 49-66
R.S. 49/66

ENGINEER'S NOTES:

1. THE BEARING N 00° 14' 00" E AS SHOWN ON THE WESTERLY LINE OF SECTION 6 T. 3 S., R. 4 W., S.B.M. PER TRACT NO. 2776, M.B. 50/66-68, RECORDS OF RIVERSIDE COUNTY WAS TAKEN AS THE BASIS OF BEARINGS USED ON THIS MAP.

MONUMENT NOTES:

1. SET 1" I.P. TAGGED L.S. 2921 ON STREET CENTERLINES SHOWN THUSLY ●
2. SET 1" I.P. TAGGED L.S. 2921 ON TRACT PERIMETER SHOWN THUSLY ●
3. SET 1" I.P. TAGGED L.S. 2921 ON ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
4. FOUND 3/4" I.P. TAGGED R.C.E. 9876 PER ADJACENT TRACTS SHOWN THUSLY ○, UNLESS OTHERWISE NOTED.
5. NO MONUMENTS WILL BE SET AT POINTS SHOWN THUSLY ⊗



W 1/2 W 1/2 SEC 6
T 3 S R 4 W S B M

Fd. 2" I.P. 4/12/67 R.C.E. 9876
Per TR. 2776 - M.B. 50/66-68
Accepted As W 1/4 Cor. Sec. C

Fd. 3/4" I.P. 4/12/67 R.C.E. 9876
Per TR. 2776 - M.B. 50/66-68
Accepted As W 1/4 Cor. Sec. C

Fd. 3/4" I.P. NO TAG, NO REC. ACCEPTED
AS W 1/4 COR. OF LOT 10
Per TR. 2121 - M.B. 49/65-61
Hold For Line.

Fd. 1/4" I.P. 4/12/67 R.C.E. 9876
NO REF.

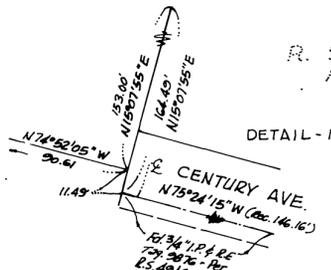
SEE DETAIL
C.B.I.

So. WEST CORNER
OF INST. NO. 30085
RECORDED MAR. 16, 1965
Per R.S. 49-66
No Notting

KEY MAP SCALE: 1" = 200'

R.S. 49/66
PARCEL 1

DETAIL - NO SCALE



M.B. 74/60

SCALE 1" = 60'
ACREAGE: 11.946 ACRES
NO. LOTS: 34

SHEET 3 OF 3 SHEETS

TRACT NO. 4290

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF THE WEST HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

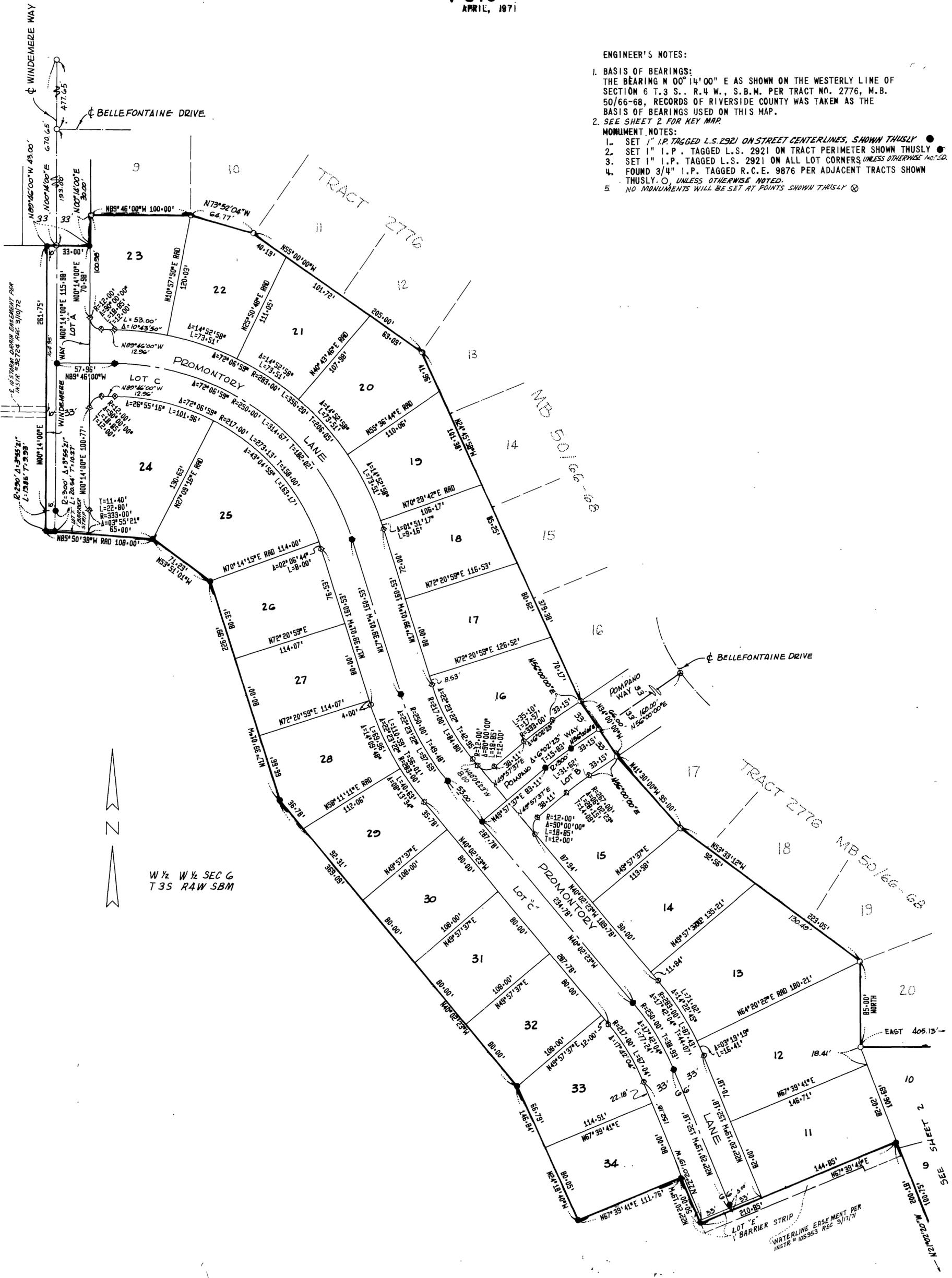


ENGINEER'S NOTES:

1. BASIS OF BEARINGS:
THE BEARING N 00° 14' 00" E AS SHOWN ON THE WESTERLY LINE OF SECTION 6 T. 3 S., R. 4 W., S.B.M. PER TRACT NO. 2776, M.B. 50/66-68, RECORDS OF RIVERSIDE COUNTY WAS TAKEN AS THE BASIS OF BEARINGS USED ON THIS MAP.
2. SEE SHEET 2 FOR KEY MAP.

MONUMENT NOTES:

1. SET 1" I.P. TAGGED L.S. 2921 ON STREET CENTERLINES, SHOWN THUSLY ●
2. SET 1" I.P. TAGGED L.S. 2921 ON TRACT PERIMETER SHOWN THUSLY ●
3. SET 1" I.P. TAGGED L.S. 2921 ON ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
4. FOUND 3/4" I.P. TAGGED R.C.E. 9876 PER ADJACENT TRACTS SHOWN THUSLY ○, UNLESS OTHERWISE NOTED.
5. NO MONUMENTS WILL BE SET AT POINTS SHOWN THUSLY ⊗



W 1/2 W 1/2 SEC 6
T 3 S R 4 W SBM

M.B. 74/61

M.B. 74/61

TR 4290
M.B. 74/61