

TRACT NO. 3736

BEING A SUBDIVISION OF A PORTION OF SECTION 23, T.3S., R.5W., S.B.8&M.

NOV. 1968

Albert A. Webb Associates
Civil Engineers
Riverside California

1" = 200'

FILED

On APRIL 3 1969

At 2:30 P.M.

W. D. BALOGH

County Recorder

By

Deputy B. J. Van

NR 32911

Filed by County Clerk

Subdn. 6tee S.T.I.C.

MB 61/36
72 3736

OWNER'S 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 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 said map and subdivision as shown within the colored border line, and that we hereby offer for dedication to public use for street purposes the areas designated as Lots "A" to "D" inclusive. We also hereby offer for dedication to public use the slope easement shown on the annexed map for construction and maintenance of Washington St.

CENTER REALTY, INC., a corporation as owners
By Wm. Austin President Bart R. Hughes Secretary
R.E. Philbrick W.R. Austin
Richard D. Clay Richard D. Clay

SHOSHONE SERVICE CORPORATION, a Corporation
as Trustee under Deed of Trust
Charlene Gell
Secretary

TITLE INSURANCE and TRUST COMPANY
as Trustee under Deed of Trust
Asst Secretary

NOTARY ACKNOWLEDGEMENTS

State of California } S.S.
County of Riverside }
On this 12 day of February 1969, before me, the undersigned, a Notary Public in and for said State personally appeared Wm. Austin and Bart A. Singleary known to me to be the President and Secretary respectively of the corporation that executed the within instrument and known to me to be the persons who executed the same 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 Sept. 16, 1972
Alice A. Flodine
Notary Public in and for said State

State of California } S.S.
County of Riverside }
On this 14 day of March 1969, before me, the undersigned, a Notary Public in and for said State personally appeared Jack Stiles and Richard D. Clay known to me to be the Asst Secy and Secretary respectively of the corporation that executed the within instrument and known to me to be the persons who executed the same 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 August 16, 1972
G. Earl Roberts
Notary Public in and for said State

State of California } S.S.
County of Riverside }
On this 24 day of March 1969, before me, the undersigned, a Notary Public in and for said State personally appeared Charlene Gell and Richard D. Clay known to me to be the Secretary and Secretary respectively of the corporation that executed the within instrument and known to me to be the persons who executed the same 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 12-5-70
Allie M. Taylor
Notary Public in and for said State

BOARD OF SUPERVISORS' CERTIFICATE

The County of Riverside, State of California, by and through its duly authorized officers hereby approves said final map.
The foregoing dedications are not accepted.

Dated April 4, 1969 County of Riverside, State of California
By Raymond
Chairman, Board of Supervisors

ATTEST:
DONALD D. SULLIVAN
County Clerk and ex-officio clerk
of the Board of Supervisors

By Raymond Hughes Deputy

COUNTY SURVEYOR'S CERTIFICATE

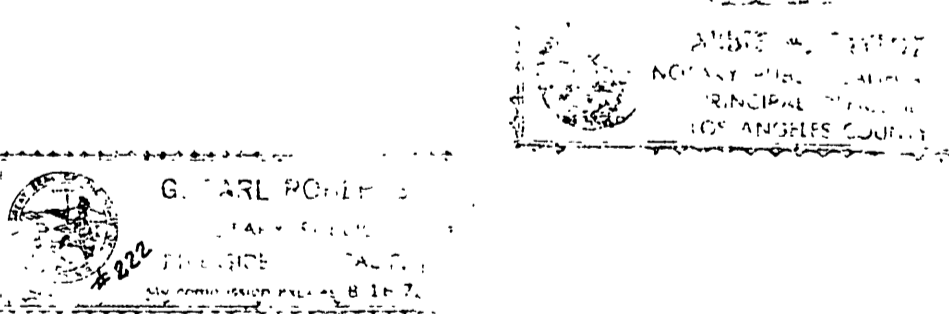
I hereby certify that I have examined this map and find it to be substantially the same as it appeared on the Tentative Map as filed, amended and approved by the County Planning Commission; that all provisions of the applicable State Laws and County Subdivision Regulations have been complied with; and that I am satisfied this map is technically correct.

Dated March 28, 1969
A. C. KEITH
County Surveyor
By W. Keith Deputy

COUNTY PLANNING COMMISSION'S CERTIFICATE

The Tentative Map of Tract No 3736 was approved by the Planning Commission of the County of Riverside in accordance with requirements of law in duly authorized meeting held on the 14th day of February 1968

Harold J. Everson
Secretary



NOTARY ACKNOWLEDGEMENT

State of California } S.S.
County of Riverside }
On this 28 day of March 1969, before me, the undersigned, a Notary Public in and for said State personally appeared R.E. Philbrick, W.R. Austin, Richard D. Clay known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

WITNESS my hand and official seal,
My Commission expires 10-28-1971
Donald D. Sullivan
Notary Public in and for said State

SOIL REPORT

A preliminary Soil Report was prepared by Pacific Materials Laboratory, Inc. on Tract No 3736, on the 14th day of November 1968, as required by the Health & Safety Code Section 17953.

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 now a lien but not yet payable, which are estimated to be \$6500.00

Dated March 20, 1969
DONNA BOUER BABCOCK
County Tax Collector
By Deputy

CIVIL ENGINEER'S CERTIFICATE

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of two (2) sheets correctly represents a survey made under my supervision during September 1968; that all monuments shown hereon actually exist and their positions are correctly shown, or will be in place within one (1) year of recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Dated NOV. 17th 1968
Ernest N. Wall
Registered Civil Engineer No 9576

ENDORSEMENTS

- In accordance with the provisions of Section 11587(a) of the Business and Professions Code, the signatures of the following easement holders have been omitted since their interests cannot ripen into fee:
1. Southern California Gas Company and Southern Counties Gas Company of Calif. by deed record Apr. 18, 1952, as Instr. No 16519.
 2. California Electric Power Company by deed recorded Sept. 4, 1953, as Instr. No 43503.
 3. California Electric Power Company by deed recorded Oct. 16, 1959 as Instr. No 88944.
 4. Western Municipal Water District of Riverside County by deed recorded Oct. 25, 1962 as Instr. No 99148.
 5. Southern California Edison Company by deed recorded Feb. 7, 1964 as Instr. No 16341.
 6. City of Riverside by deed recorded Mar. 4, 1966 as Instr. No 23708.
 7. City of Riverside by deed recorded Mar. 4, 1966 as Instr. No 23711.
 8. Southern California Edison Company by deed recorded May 26, 1966, as Instr. No 55886.

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$6500.00 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 APRIL 1, 1969.
DONALD D. SULLIVAN
County Clerk and ex-officio
Clerk of the Board of Supervisors
By Raymond Hughes Deputy

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MB 61/36

67-913

M.B. 61/37 TR. 3736

TRACT No 3736

BEING A SUBDIVISION OF A PORTION OF SECTION 23, T. 3 S.; R. 5 W., S.B.B. & M.

MAY, 1968

SCALE 1" = 200'

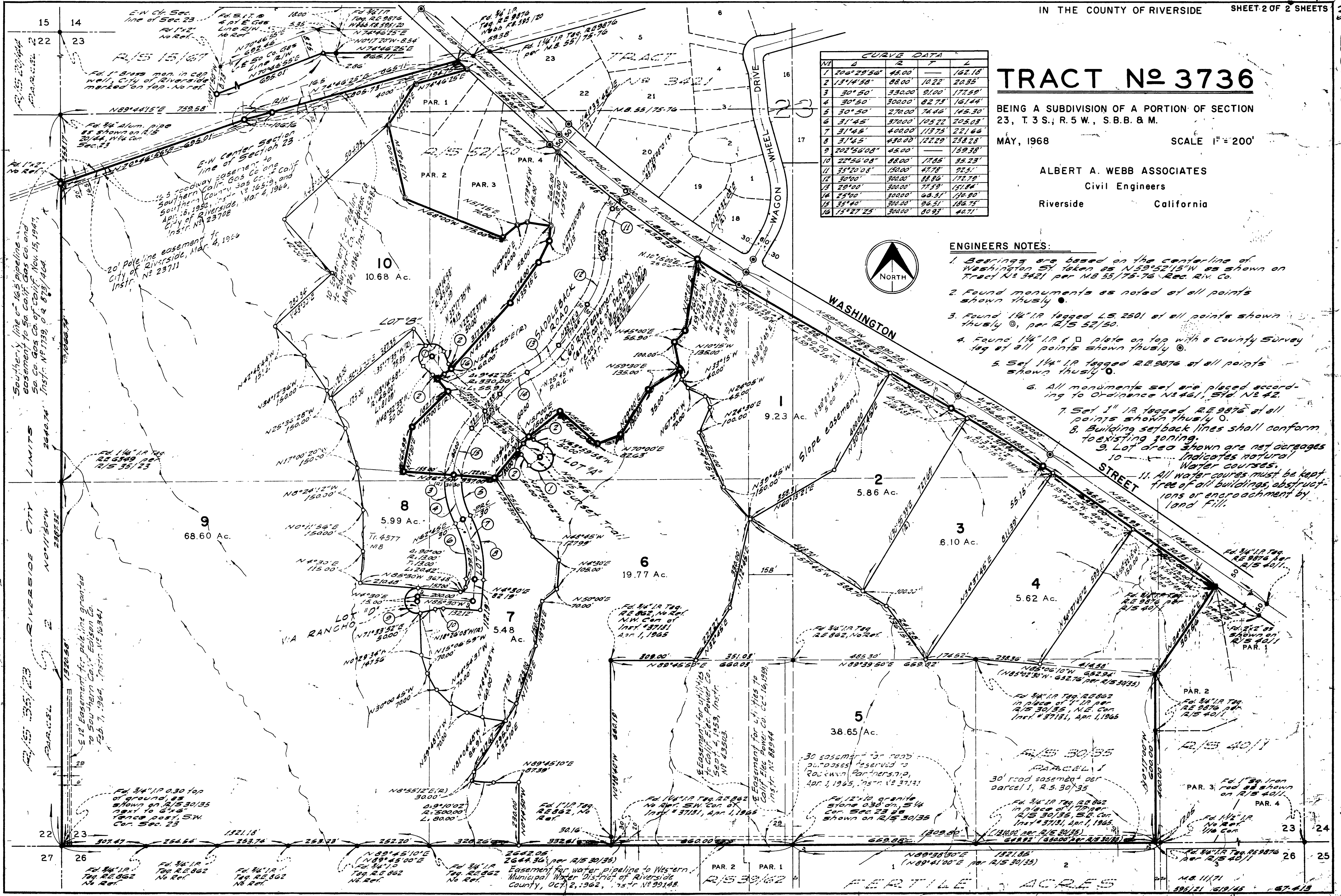
ALBERT A. WEBB ASSOCIATES
Civil Engineers
Riverside California

CURVE DATA			
VI	A	R	L
1	206°29'56"	45.00'	163.18'
2	13°44'58"	88.00'	20.35'
3	30°50'	330.00'	21.00'
4	30°50'	300.00'	82.73'
5	30°50'	270.00'	74.46'
6	31°45'	370.00'	105.72'
7	31°45'	400.00'	113.75'
8	31°45'	430.00'	122.29'
9	202°56'08"	45.00'	159.38'
10	22°56'08"	88.00'	17.85'
11	35°20'08"	150.00'	47.78'
12	30°00'	300.00'	88.30'
13	29°00'	300.00'	77.59'
14	25°40'	300.00'	66.31'
15	33°40'	300.00'	96.51'
16	15°27'25"	300.00'	80.93'



ENGINEERS NOTES:

- Bearings are based on the centerline of Washington St taken as N59°52'15"W as shown on Tract No 3421 per M.B. 55/75-76 Rec. Riv. Co.
- Found monuments as noted at all points shown thusly.
- Found 1 1/4" IR tagged L.S. 2501 at all points shown thusly, per R/S 52/50.
- Found 1 1/4" IR & plate on top with a County Survey tag at all points shown thusly.
- Set 1 1/4" IR tagged R.E. 9876 at all points shown thusly.
- All monuments set are placed according to Ordinance N 461, 576, N 442.
- Set 1" IR tagged R.E. 9876 at all points shown thusly.
- Building setback lines shall conform to existing zoning.
- Lot area shown are net acreages.
- Indicates natural water courses.
- All water courses must be kept free of all buildings, abstractions or encroachment by land fill.



M.B. 61/37 TR. # 3736

M.B. 61/37