

TRACT NO. 3770

BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, T.2 S., R.4 W., S.B.B. & M.

JULY, 1968

SCALE 1" = 50'

ALBERT A. WEBB ASSOCIATES—CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

FILED
On APRIL 3 1969

At 3:00 P.M.

W.D. Balogh
County Recorder

By James B. Nauff
Deputy

Fee \$ 7.00

№ 32350

Filed by City Clerk

Sub GEE: F. A. Co

611
38
M.B. 61/38 770
[Barrier strip] which is accepted contingent upon extension and improvement of street.

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 and we hereby consent to the making and filing of said subdivision and map as shown within the colored border line, and we hereby offer for dedication to public use for street purposes Lots A to F inclusive and for construction and maintenance of public utilities the public utility easements designated as 5' 6" E and Water line easements designated as (Special Water line Easement); Lot G, (Barrier strip) is dedicated to the City of Riverside.

Brattain Contractors, Inc., a California Corporation

Gene D. Weaving Vice President

Cleo U. Zehnpfenig, a Widow

Cleo U. Zehnpfenig

NOTARY ACKNOWLEDGEMENT

State of California } 55
County of Riverside }

On this 18th day of MARCH 1969, before me, the undersigned a Notary Public in and for said state, personally appeared Gene D. Weaving known to me to be the Vice President of the corporation that executed the within instrument, known to me to be the person who executed the within instrument on behalf of the corporation, therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Witness my hand and official seal

Delores J. Valentin
Notary Public in and for said state

My commission expires 9-30-70

NOTARY ACKNOWLEDGEMENT

State of California } 55
County of Riverside }

On this 20th day of December 1968, before me, the undersigned a Notary Public in and for said state, personally appeared Cleo U. Zehnpfenig, known to me to be the person whose name subscribed to the within instrument and acknowledged that she executed the same.

Witness my hand and official seal

Delores J. Valentin
Notary Public in and for said state

My commission expires 9-30-70

SOIL REPORT

A preliminary soil report was prepared by Pacific Materials Laboratory, Inc. on the 29th day of March 1968, as required by the Health and safety code section 17955.

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held August 8, 1968.

Thomas M. Brown
Planning Director, City of Riverside

DIRECTOR OF PUBLIC WORKS

I hereby certify that I have examined the within map; that the subdivision shown is substantially the same as it appeared on the tentative map and any approved alterations thereof; that all provisions of Chapter 128 (Subdivision Map Act), Statutes of California 1943, and of Ordinance No 1228 of the City of Riverside, California, and all amendments thereto have been complied with; that plans and specifications for drains, drainage, sewer and drainage works sufficient to protect all lots in said subdivision from flood or overflow have been approved by me; that all easements for sewers and drains shown on said map are correct in form and contents and are approved; and I am satisfied that this map is technically correct.

Dated March 20, 1969

J. Martin
Director of Public Works

STREET SUPERINTENDENT

I hereby certify that according to the records of this office the property shown on this map is not subject to any special assessments which have not been paid in full.

Dated NOVEMBER 19 1968

Lyndell Hubbard
Street Superintendent

DIRECTOR OF PUBLIC UTILITIES

I hereby certify that the subdivider named on this map has deposited with the Water Division, of the City of Riverside Public Utilities Department sufficient funds or made acceptable arrangements to cover the applicable charges for installing all necessary fire hydrants, water mains and service laterals on all streets shown on this map; and that all 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 March 19, 1969

Everett C. Rose
Director of Public Utilities

CIVIL ENGINEER

I hereby certify that I am a Registered Civil Engineer of the state of California and that this map consisting of 2 sheets correctly represents a survey made under my supervision during July, 1968; that all monuments shown hereon actually exist and their positions are correctly shown or will be in place within one (1) year from the 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 21ST 1968

Ernest N. Wabbe
Registered Civil Engineer No 9876

CITY CLERK

I, V.J. STROHECKER, City Clerk of the City of Riverside, Calif. hereby certify that an undertaking satisfactory to the Council of said City guaranteeing the construction of required street improvements in this subdivision was filed in my office prior to the final acceptance of this subdivision map.

In WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City of Riverside, State of California, this 25th day of March 1969.

City Clerk of the City of Riverside, Calif.

By Virginia D. Strohecker

RESOLUTION OF ACCEPTANCE

RESOLVED: That this map consisting of 2 sheets, be and the same is hereby accepted as the official map of TRACT No 3770 and the streets and easements are hereby accepted as public streets and easements, except Lot G, and the City Clerk is hereby authorized and directed to attach 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 25th day of March 1969.

Virginia D. Strohecker
City Clerk of the City of Riverside, Calif.

TAX COLLECTOR

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 \$ 5,200.00.

Dated March 18 1969

DONNA BOUER BABCOCK
County Tax Collector

By De Stade Deputy

TAX BOND

I hereby certify that a bond in the sum of \$ 5200.00 has been filed with the Board of Supervisors of the County of Riverside, State of California, conditioned on 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 James Hughes Deputy

CITY TREASURER

I hereby certify that according to the records of this office as of this date, the 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 20 1968

H. E. Brewer
City Treasurer

M.B. 61/38 3770

3770-A
M.B. 61/39
39
36
61/39

IN THE CITY OF RIVERSIDE

SHEET 2 OF 2 SHEETS

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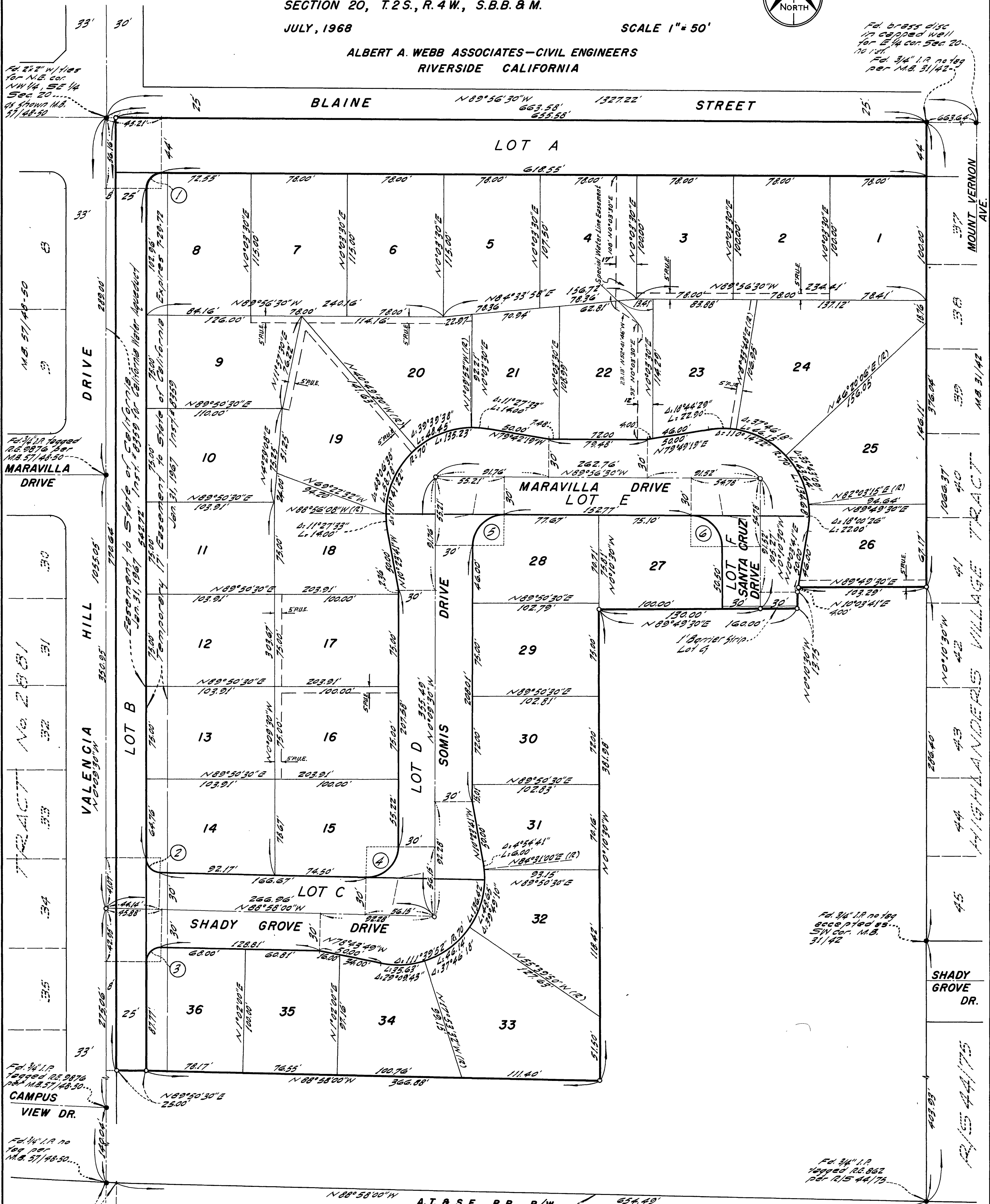
JULY, 1968

SCALE 1" = 50'



ALBERT A. WEBB ASSOCIATES—CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

Fd. brass disc in capped well for E 1/4 cor. Sec. 20, T.2S., R.4W., S.B.B. & M. per M.B. 31/42.



ENGINEER'S NOTES

1. Basis of bearings is the centerline of Valencia Hill Drive taken as N0°09'30"W as shown on Tract No. 2881, per Book 57 of Maps at pages 48 thru 50, Records of Riverside County, California.
2. Found monuments as noted at all points shown thusly ●.
3. Set 1" iron pipe tagged R.C.E. 9876 at all rear lot corners, angle points in side lot lines and B.C.'s and E.C.'s in front lot lines.
4. Set 1" iron pipe tagged R.C.E. 9876 at all points shown thusly ○, unless otherwise noted.
5. Set "sure fire" studs in top of curb at all side lot lines projected.

CURVE DATA				
No.	Δ	R	T	L
1	90°13'00"	12'	12.05'	18.90'
2	88°48'30"	12'	11.75'	18.60'
3	91°11'30"	12'	12.25'	19.10'
4	91°11'30"	25'	25.53'	39.79'
5	90°13'00"	25'	25.10'	39.36'
6	89°46'00"	25'	24.90'	39.17'

3770-A
M.B. 61/39