

62/ 86 3872

FILED  
On August 13 1969

At 11:25 AM

W.D. BALOGH  
County Recorder

By Dawn B. Wang  
Deputy

Fee \$ 7.00

No  
Filed by City Clerk  
Sub Rec - P.A.-P.C.

IN THE CITY OF RIVERSIDE

# TRACT NO. 3872

BEING A SUBDIVISION OF A PORTION OF BLOCKS 38, 39, 43, & 46 AND LOTS W, R-R, & T-T OF LA SIERRA GARDENS, PER MAP BOOK 11, PAGE 42-50, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

NOVEMBER, 1968

SCALE 1" = 50'

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

### SIGNATURE OMISSIONS

In accordance with section 11687 of the Business and Professions Code, the signatures of Citizens Domestic Water Company holders of easement rights by deed recorded 3-18-28, Book 663, Page 591 of Deeds, and undivided one-third interest in and to all oil, gas or other hydrocarbon substances reserved by P.F. Davis Investment Company by deed recorded 2-2-65, in Book 3915, Page 145 of Official Records, 2-11-66 of Map # 15765 and 1-9-67 of Map # 1652 of Official Records of Riverside County, California have been omitted.

### DIRECTOR OF PUBLIC UTILITIES

I hereby certify that all public utility easements shown are sufficient for all requirements of the Electric Division of the Department of Public Utilities of the City of Riverside.

Dated July 30, 1969  
Everett C. Ross  
Director of Public Utilities

### 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 E inclusive and for construction and maintenance of a sanitary sewer and storm drainage, the easements, designated as 10' Sewer Easement and 10' Storm Drain Easement and further, the undersigned owners, our successors and assigns in interest, hereby relinquish to the City of Riverside, a Municipal Corporation, all rights of vertical access appurtenant to Lot 30 shown on the annexed map, on, over, and below Lot A (Hale Avenue) adjoining said Lot 30. In the event that any change of alignment or width of Hale Avenue results in the vacating of said Lot A, then such vacation proceedings shall automatically terminate the rights hereby relinquished and said rights shall again become appurtenant to said lot.

Johnson-Myerscough Builders, Inc., a California corporation  
Francis Federation, Inc., a Delaware Corporation, Trustee  
Conrad Knowles  
TRUST OFFICER

### ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss  
On July 30, 1969, before me, the undersigned, a Notary Public in and for said state, personally appeared C. Myerscough known to me to be the President of Johnson-Myerscough Builders, Inc., 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 same. Witness my hand and official seal.

My commission expires 9-30-70  
Delores Valentine  
Notary Public in and for said County and State

### ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss  
On this 16 day of July, 1969, before me, the undersigned, a Notary Public in and for said state, personally appeared Conrad Knowles and known to me to be the Trust Officer of Financial Federation, Inc., the corporation that executed the within instrument and known to me to be the person 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 10-10-71  
Julia Anne Dobbins  
Notary Public in and for said County and State

### SOIL REPORT

A preliminary soil report was prepared by Pacific Materials Laboratory, Inc., on the 22nd day of August 1968, as required by the Health and Safety Code, Section 17923.

### CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held December 18, 1968.  
Mark S. Gardner  
Asst. 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 1328 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 July 31, 1969  
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 July 16, 1969  
Street Superintendent

### WATER FACILITIES

I hereby certify that the subdivider named on this map has deposited with the Southwest Water Company 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 the easements shown are sufficient for all requirements of water distribution. Southwest Water Company is successor in interest to a blanket easement. As evidenced by deed recorded 3-14-24 in book 601, page 406 of deeds, Records of Riverside County.  
Dated 7-28, 1969  
Walker Hannan  
E. Vice President

### 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 November, 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 March 14, 1969  
Ernest N. Webb  
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 approved and 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 5th day of August, 1969.  
City Clerk of the City of Riverside, Calif.  
By Virginia J. 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 3872 and the streets and easements are hereby accepted as public streets and easements, except Lot E and the City Clerk is hereby authorized and directed to attest said map by signing the 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 5th day of August, 1969.  
City Clerk of the City of Riverside, Calif.  
By Virginia J. Strohecker

### 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 \$4,300.00.  
Dated July 8, 1969  
DONNA BOUER BABCOCK  
County Tax Collector  
By J. Strohecker Deputy

### TAX BOND

I hereby certify that a bond in the sum of \$4,300.00 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 August 11, 1969  
DONALD D. SULLIVAN  
County Clerk and ex-officio Clerk of the Board of Supervisors  
By J. Yaworth 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 July 15, 1969  
City Treasurer

3872

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NOVEMBER, 1968

SCALE 1" = 50'

ALBERT A. WEBB ASSOCIATES  
Civil Engineers

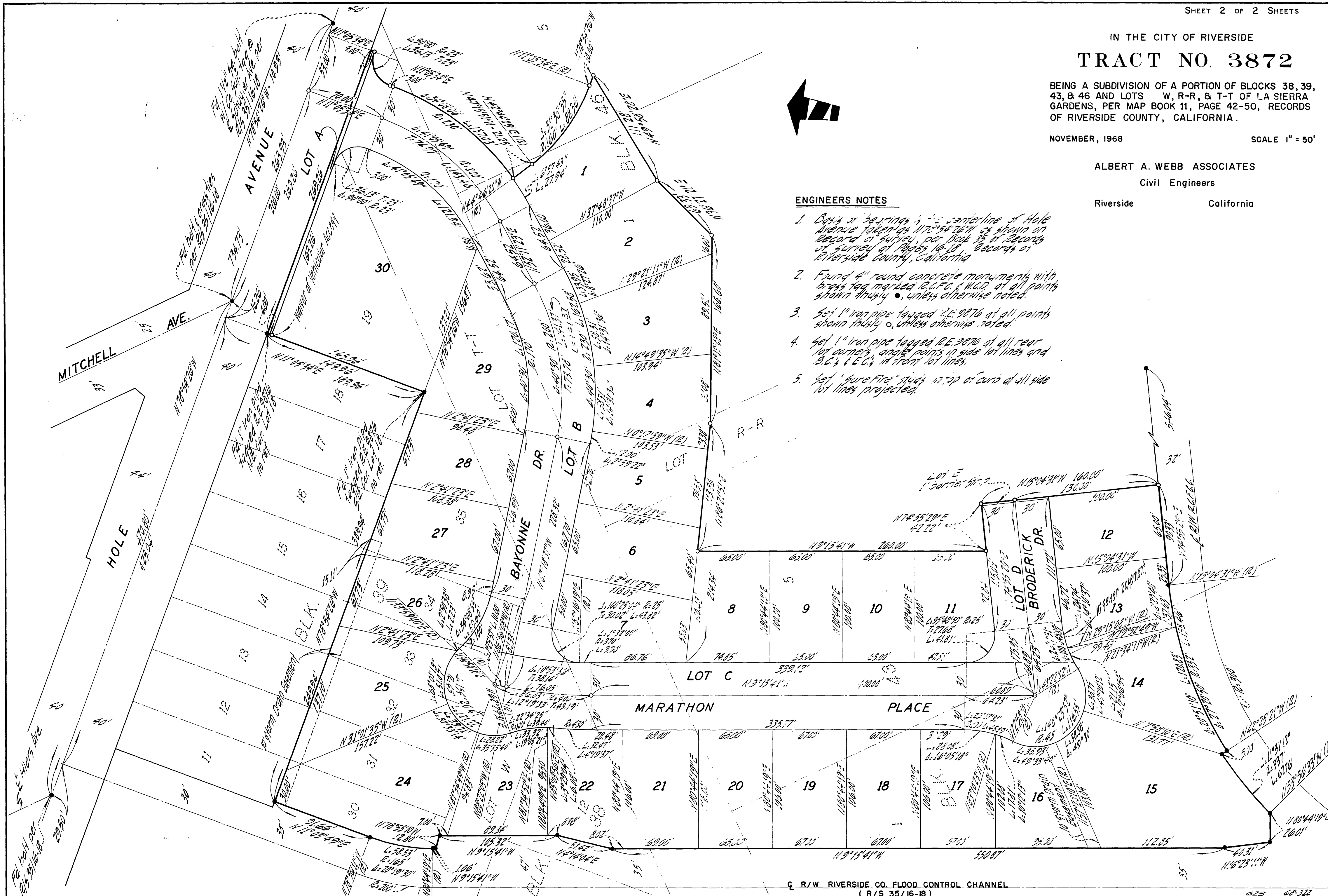
Riverside California

### ENGINEERS NOTES

1. Basis of bearings is the centerline of Hole Avenue taken by N72°54'26"W as shown on Record of Survey, per Book 35 of Records of Survey of Pages 16-18, Records of Riverside County, California.
2. Found 4" round concrete monuments with brass tag marked B.C.F.C. & M.C.D. at all points shown thruout, unless otherwise noted.
3. Set 1" iron pipe tagged R.E. 9876 at all points shown thruout, unless otherwise noted.
4. Set 1" iron pipe tagged R.E. 9876 at all rear lot corners, angle points in side lot lines and B.C.'s & E.C.'s in front lot lines.
5. Set "pure fire" studs in top of curbs of all side lot lines projected.

R/W RIVERSIDE CO. FLOOD CONTROL CHANNEL  
(R/S 35/16-18)

623 68-322



3872-A  
M.B. 62/87

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62/87