

M.B. 65/54 4023

IN THE CITY OF RIVERSIDE
TRACT NO. 4023

SHEET 1 OF 2 SHEETS

FILED
On APRIL 20 1970

At 10:40 P.M.
W.D. BALOGH
County Recorder

By Ann B. Vaughn
Deputy
Fee \$ 7.50

No. 113333

Filed by City Clerk
Sub GREE: F.A.T.C.

BEING A SUBDIVISION OF A PORTION OF LOTS 9, 11, 12, H AND K OF THE BIXMILL TRACT, AS RECORDED IN BOOK 16 OF MAPS, PAGES 28, 29 AND 30; AND A PORTION OF LOTS 11 AND 12, BLOCK 10, LOTS J AND M OF THE RANDOLPH SUBDIVISION, AS RECORDED IN BOOK 16 OF MAPS, PAGE 39, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

MAXWELL, BROWN & ASSOCIATES

FEBRUARY, 1970

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 the public use for street purposes Lots A to E inclusive and for construction and maintenance of public utilities the public utility easements designated as G, P.U.E.; Lots D and E (1' barrier strip) and the designated 15 Sewer Easements are dedicated to the City of Riverside.

CREST DEVELOPMENT CO. By J.A. ANDREWS DEVELOPMENT Co.
A Limited Partnership By Jay A. Andrews, President.
GENERAL PARTNER

ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE S.S.

On this day last of APRIL 1970, before me, the undersigned, a Notary Public in and for said County and State personally appeared Jay A. ANDREWS, President of the CORPORATION, KNOWN to me to be a general partner of the limited partnership that executed the within instrument, and known to me to be the person who executed the same on behalf of the limited partnership therein named, and acknowledged to me that such limited partnership executed the same.

Witness my hand and official seal.
Delores Valentine
Notary Public in and for said County and State
My commission Expires 7-30-70

SOIL TEST

Soils tests were performed by C.H.J. Materials Laboratory, Inc. on the 29th day of May, 1969

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held FEB 19 1970. The Tentative Map was approved by the Riverside City Planning Commission at its meeting held DEC 18, 1969.

Merle J. Gardner
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 shown on said map are correct in form and contents and are approved; and I am satisfied that this map is technically correct.

Dated April 2 1970 William D. Gardner
So. 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 April 1 1970 Frank Schubert
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 April 1 1970 Everett C. Ross
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 March 1970; that all monuments shown hereon actually exist and their positions are correctly shown or will be in place within one (1) year from the recording 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 30 1970 Philip E. Brown
Registered Civil Engineer No 18,679

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 17 day of April, 1970

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

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 4023 and the streets and easements are hereby accepted as public streets and easements, except Lots D and E (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 accepted by the Mayor and Council of the City of Riverside this 17 day of April 1970

Virginia J. 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 \$ 2700.00

Dated April 1, 1970 County Tax Collector

By Gladys Stark Deputy

TAX BOND

I hereby certify that a bond in the sum of \$2700.00 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 13 1970

County Clerk and ex-officio Clerk of the Board of Supervisors

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 Mar. 31 1970

Ann B. Vaughn
City Treasurer

M.B. 65/54 4023

TRACT NO. 4023

IN THE CITY OF RIVERSIDE

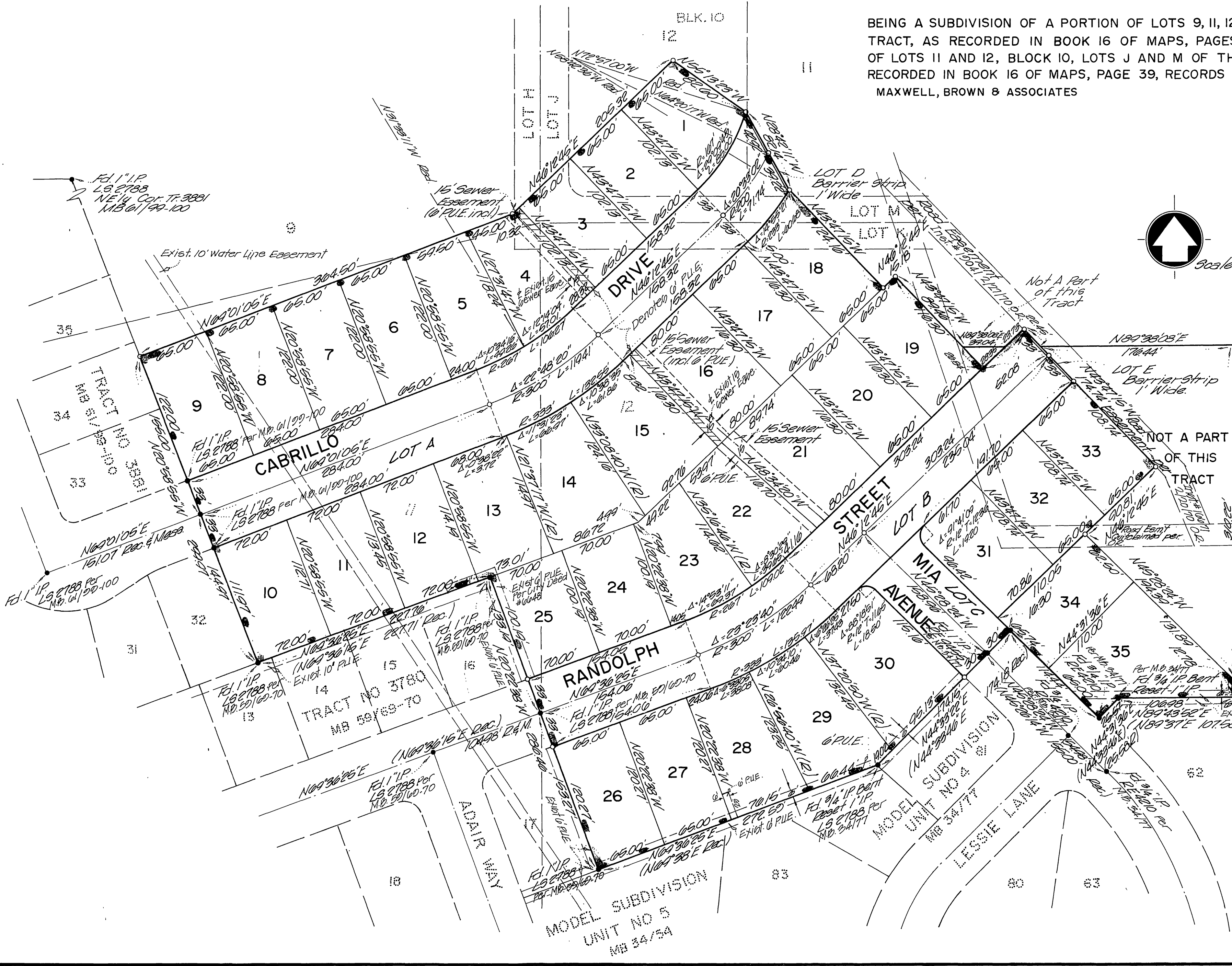
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MAXWELL, BROWN & ASSOCIATES

FEBRUARY, 1970

65/55

4023-A
M.B. 65/55



- NOTES:**
1. Basis of Bearings for this subdivision is the centerline of Cabrillo Drive per Tract No 3881, MB 61/99-100, Records of Riverside County, California taken as N69°01'06"E.
 2. 2x2 redwood stakes stamped LS 2788, set at all lot corners, B.C.'s and E.C.'s in lot lines unless otherwise shown.
 3. —●— indicates monument found as noted.
 4. —○— indicates 1" I.P. set, tagged LS 2788
 5. P.U.E. indicates Public Utility Easement

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