

65
98
M.B. 65/98 4041

FILED
On June 15, 1970

At 2:15 P.M.
W.D. Balogh
County Recorder
By Barbara Williams
Deputy
Fee \$ 9.00
No
Filed by County Clerk
Sub Gtee: T. I. T. G

IN THE CITY OF RIVERSIDE
TRACT NO. 4041

BEING A SUBDIVISION OF PORTIONS OF LOTS 1 AND 2 OF
DIVISION "A" WASHINGTON SQUARE PER MAP BOOK 4, PAGE 70,
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

JANUARY, 1970

ALBERT A. WEBB ASSOCIATES—CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

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 D inclusive and for construction and maintenance of public utilities the public utility easements designated as 10' Sewer and Drainage Easement, Lot E (1' barrier strip) is hereby offered for dedication to the City of Riverside.

RINCON DEVELOPMENT, a California Corporation

Paul L. Bouchard President
William C. Matz Secretary

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held Feb 13, 1970. The tentative Map was approved by the Riverside City Planning Commission at its meeting held Dec 4, 1969.
W. D. Balogh
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 May 21, 1970 William D. Gardner
for 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 May 21, 1970 John Hubbard
Street Superintendent

DIRECTOR OF PUBLIC UTILITIES

I hereby certify that the subdivider named on this map has deposited with the Wafer 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, wafer 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 May 21, 1970 David 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 3 sheets correctly represents a survey made under my supervision during January, 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 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 Feb 19th 1970 Ernest N. Wilder
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 26th day of May, 1970.

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

RESOLUTION OF ACCEPTANCE

RESOLVED: That this map consisting of 3 sheets, be and the same is hereby accepted as the official map of TRACT No 4041 and the streets and easements are hereby accepted as public streets and easements, except Lot E (1' barrier) and the City Clerk is hereby authorized and directed to affix 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 26th day of May, 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 \$ 500.00.

Dated May 22, 1970 Danna Bower Babcock
County Tax Collector
By J. H. Stude Deputy

TAX BOND

I hereby certify that a bond in the sum of \$ 500.00 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 JUNE 1, 1970 Donald D. Sullivan
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 May 21, 1970 H. E. Brewer
City Treasurer

ACKNOWLEDGEMENT

State of California } ss
County of Riverside }
On this 5th day of MAY, 1970, before me, the undersigned, a Notary Public in and for said County and State, personally appeared PAUL L. BOUCHARD and WILLIAM C. MATZ 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 within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same, 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:

John Z. Gussman
Notary Public in and for said County and State
My commission expires March 27, 1971

SOIL REPORT

A preliminary soil report was prepared by Pioneer Testing Laboratory, Inc., on Tract No 3950, of which Tract No 4041 is the 1st unit, on the 14th day of January, 1970 as required by the Health and Safety Code, Section 17953.

4041
M.B. 65/98

(strip) which is accepted copying (over extension and improvement of streets - Lot C)

ALBERT A. WEBB ASSOCIATES—CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

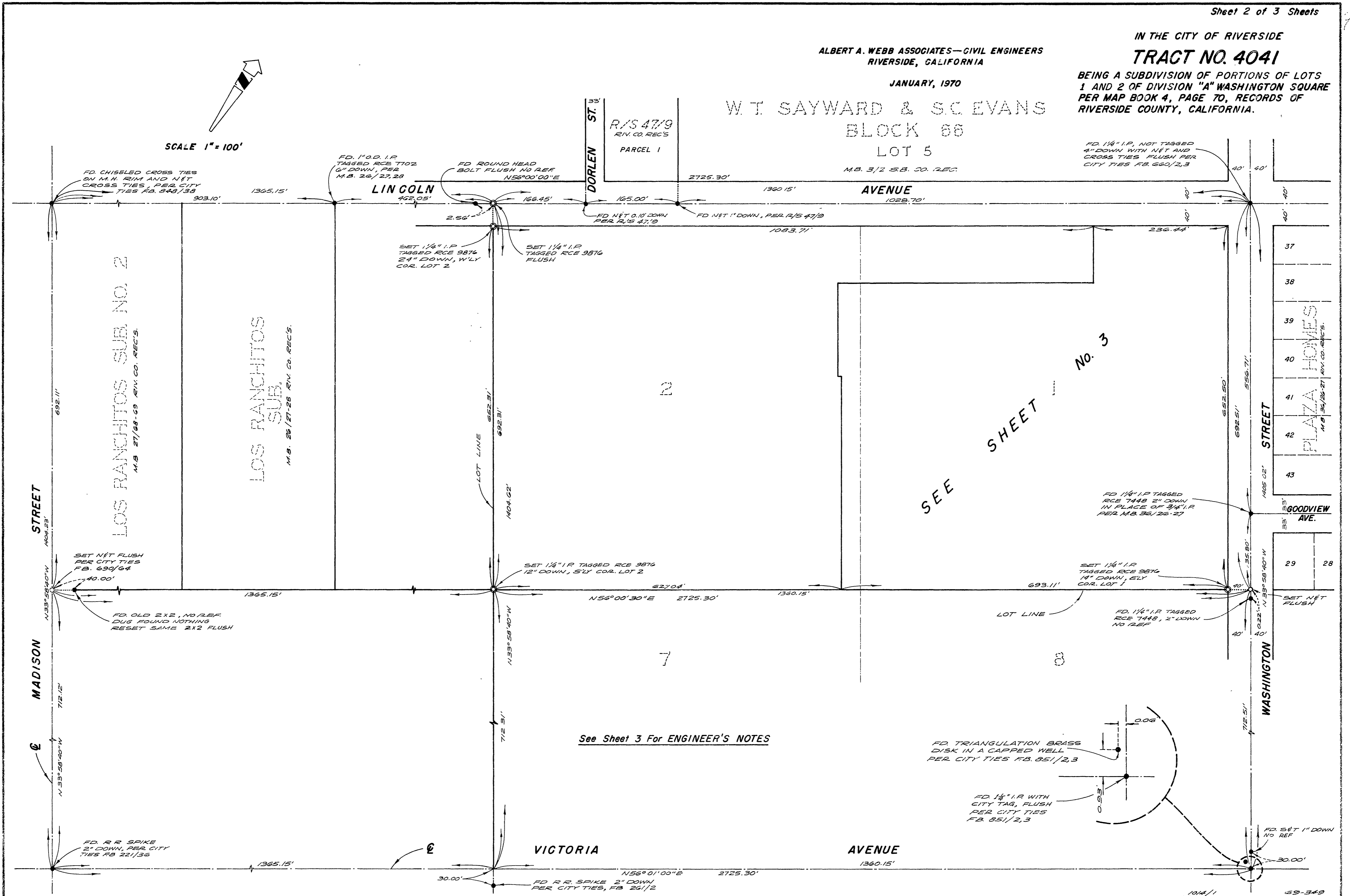
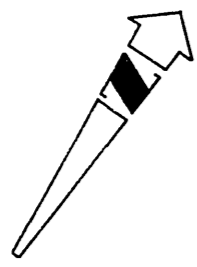
JANUARY, 1970

W. T. SAYWARD & S. C. EVANS
BLOCK 66
LOT 5

IN THE CITY OF RIVERSIDE
TRACT NO. 4041

BEING A SUBDIVISION OF PORTIONS OF LOTS
1 AND 2 OF DIVISION "A" WASHINGTON SQUARE
PER MAP BOOK 4, PAGE 70, RECORDS OF
RIVERSIDE COUNTY, CALIFORNIA.

SCALE 1" = 100'



See Sheet 3 For ENGINEER'S NOTES

FD TRIANGULATION BRASS
DISK IN A CAPPED WELL
PER CITY TIES FB. 851/2,3

FD 1 1/4" I.P. WITH
CITY TAG, FLUSH
PER CITY TIES
FB. 851/2,3

PLAZA HOMES
M.B. 36/26-27 RIV. CO. REC'S.

M.B. 65/99

4041-A

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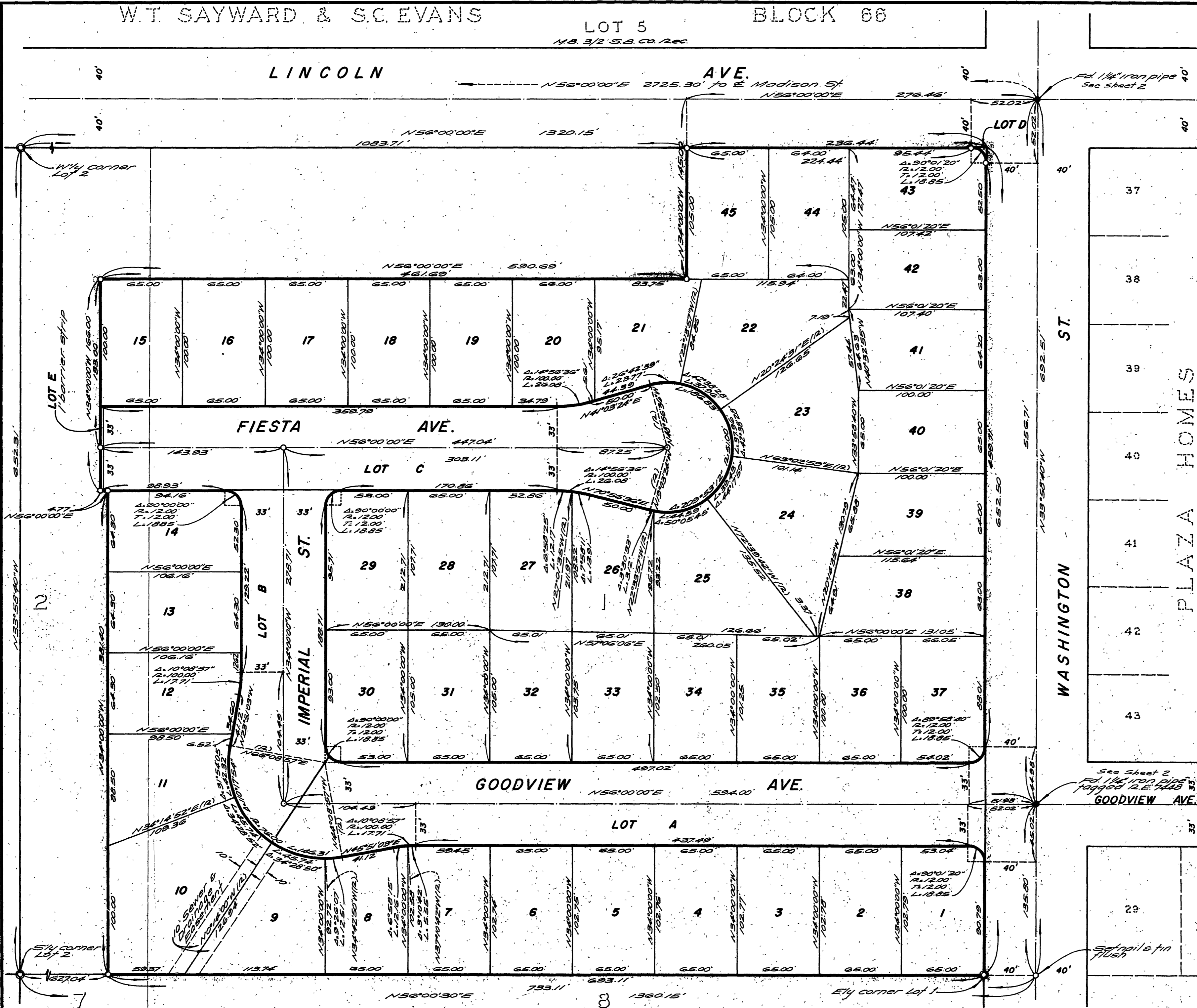
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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

JANUARY, 1970

M.B. 65/100 4041-B



ENGINEER'S NOTES:

Basis of bearings is the centerline of Lincoln Avenue, taken as N56°00'00"E as shown by map of Las Ranchitas Subdivision, on file in Book 26, Pages 27 and 28 of Maps, Records of Riverside County, California.

Found monuments as noted of all points shown thus ●.

Set 1" iron pipe tagged R.E. 9876 of all points shown thus ○, unless otherwise noted.

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 lines.

Set "Sure Fire" studs in top of curb of all side lot lines projected.

Set 1 1/4" iron pipe tagged R.E. 9876 of all points shown thus ⊙.

M.B. 65/100 4041-B

65/100