

IN THE CITY OF RIVERSIDE

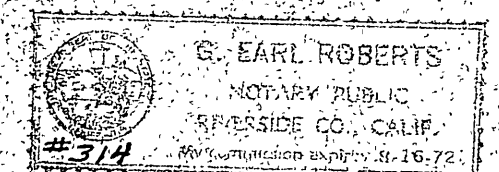
TRACT 3940

BEING A SUBDIVISION OF PORTIONS OF LOTS 89, 90, 93 AND 94 OF THE LANDS OF THE S.C.C.A. AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

AUGUST 1970
J. F. DAVIDSON ASSOCIATES

FILED
on Nov 5, 1970
At 3:00 P.M.

Wm. Balogh
County Recorder
By Deputy
Fee \$7.00
No 111790
Filed by City Clerk
Subdn. G'ec. T.I.B.T.G.



Notary Public Seal for acknowledgment of signature of Jack Stiles for Title Ins. & Tr. Co. 1968

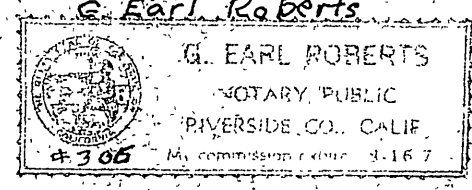
OWNERSHIP

We hereby certify that we are the owners of or have some right, title or interest in the land included within the subdivision shown 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 for public use for street purposes Lots A to C inclusive and for the construction and maintenance of all public utilities Lot 53, and for the construction and maintenance of sanitary sewer facilities, the sewer easements designated as 10' sewer easements.

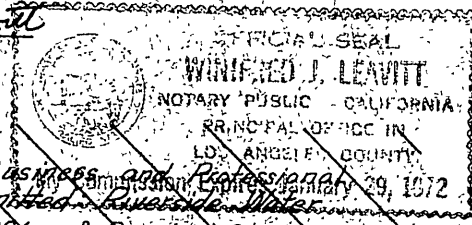
TITLE INSURANCE AND TRUST CO. TRUSTEE UNDER DEEDS OF TRUST
BY: Jack Stiles Assistant Secretary

SPRINGBROOK PARK TOWNHOUSES (A PARTNERSHIP) OWNER
HENRY S. HENSCHEL CalPart Financial Corporation, a California corporation
By Paul F. Gomez
By Richard E. Elliot

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
On Oct. 1, 1970 before me, the undersigned, a Notary Public in and for said State, personally appeared Henry S. Henschel known to me to be one of the partners of the partnership that executed the within instrument and acknowledge to me that such partnership executed the same.
WITNESS my hand and official Seal
G. Earl Roberts
G. Earl Roberts
My Commission Expires Aug. 16, 1972



STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }
On Oct. 14, 1970 before me, the undersigned, a Notary Public in and for said State, personally appeared Paul F. Gomez known to me to be the VICE PRESIDENT and Richard E. Elliot known to me to be the SECRETARY of CALPART FINANCIAL CORPORATION the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said corporation. Said corporation being known to me to be one of the partners of SPRINGBROOK PARK TOWNHOUSES the partnership that executed the within instrument, and acknowledge to me that such corporation executed the same as such partner and that such partnership executed the same.
WITNESS my hand and official Seal
Winifred J. Leavitt



Pursuant to the provisions of Section 1187 (a) of the California Business and Professions Code the signature of the following easement holder, was omitted from this instrument. Company by Deed recorded August 14, 1965 in Book 42, Page 296 of Deeds, San Bernardino County, California. (Now owned by City of Riverside by Deed recorded December 14, 1961 in Book 3039, Page 44 of Official Records, of Riverside County, California.)

SOIL REPORT
A preliminary soil report was prepared on the 30th day of April, 1969, as required by the Health and Safety Code of California, Section 17953, by PACIFIC FOUNDATION ENGINEERS, INC.

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held March 20, 1969
Planning Director, City of Riverside

CITY ENGINEER

I hereby certify that I have examined the within map; that the subdivision shown hereon is substantially the same as it appeared on the tentative map of TRACT 3940 which was approved by the Riverside City Planning Commission at its meeting held March 20, 1969, and any approved alterations thereto; that all provisions of Chapter 128 (Subdivision Map Act), Statutes of California, 1943 and all of Title 18 of the Riverside Municipal Code and all amendments thereto, have been complied with, and I am satisfied that this map is technically correct; that the easements for sewer facilities shown on said map are correct in form and content and are approved; that the plans and specifications for drains, sewers, and drainage works sufficient to protect all lots in said subdivision from flood or overflow have been approved by me; that a complete set of plans covering all improvements has been filed with the Public Works Department and that the same have been checked and approved by me; and that all improvements have been completed in accord with approved plans or that the subdivider has entered into an agreement with the City of Riverside covering completion of all improvements and specifying the time for completing the same.
William D. Gardner, P.E.
Director of Public Works

ACKNOWLEDGEMENT

Dated Oct. 29, 1970
State of California }
County of Riverside }
On this 5th day of Nov, 1970, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jack Stiles known to me to be the Ass't Secy of the corporation that executed the within instrument and 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 as trustee. Witness my hand and my official Seal.
G. Earl Roberts
Notary Public (See above for seal)
My Commission Expires Aug. 16, 1972

UTILITIES
I hereby certify that the subdivider named on this map has deposited with the City of Riverside Public Utilities Department sufficient funds or made the required arrangements and provisions for the installation of water and electric facilities necessary to provide service to all parcels as 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.
Edward Colson
Director of Public Utilities

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 upon said property.
Dated Oct 21, 1970
H. E. Brown
CITY TREASURER

CITY CLERK

I, Virginia J. Sturges, City Clerk of the City of Riverside, California, 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 19 day of Nov, 1970.
Virginia J. Sturges
City Clerk of the City of Riverside, California

CITY CLERK

RESOLVED: That this map consisting of two (2) sheets be, and the same is hereby accepted as the official map of TRACT 3940 and the streets and easements are hereby accepted as public streets and easements, 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 3rd day of Nov, 1970.
Virginia J. Sturges
City Clerk of the City of Riverside, California

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 and special assessments collected as taxes now a lien but not yet payable.

Dated October 28, 1970
Clayton M. Appel Deputy
County Tax Collector

TAX BOND

I hereby certify that a bond in the sum of \$ 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 , 1970
 Deputy
County Clerk and ex-officio
Clerk of the Board of Supervisors

CIVIL ENGINEER

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 true and complete survey made under my supervision during April, 1969, that all monuments of the character and locations shown hereon are in place or will be in place within one year from recording date of this map; and that said monuments are sufficient to enable the survey to be retraced.
Rabot S. Spaw
Registered Civil Engineer No. 13659
Dated 9-24-1970

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AUGUST 1970

SCALE: 1"=50'

J.F. DAVIDSON ASSOCIATES

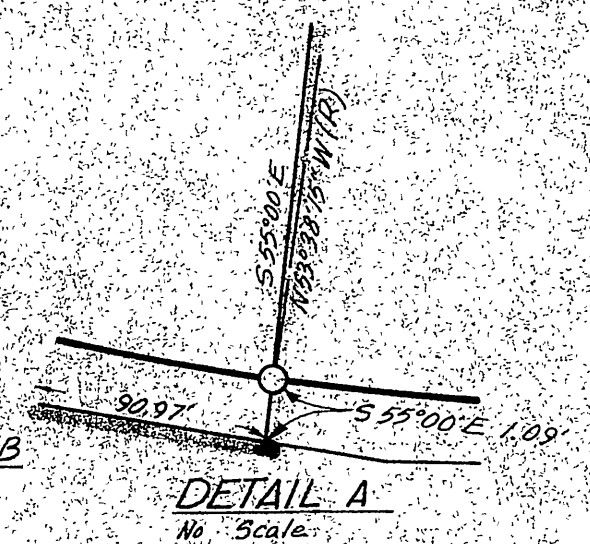
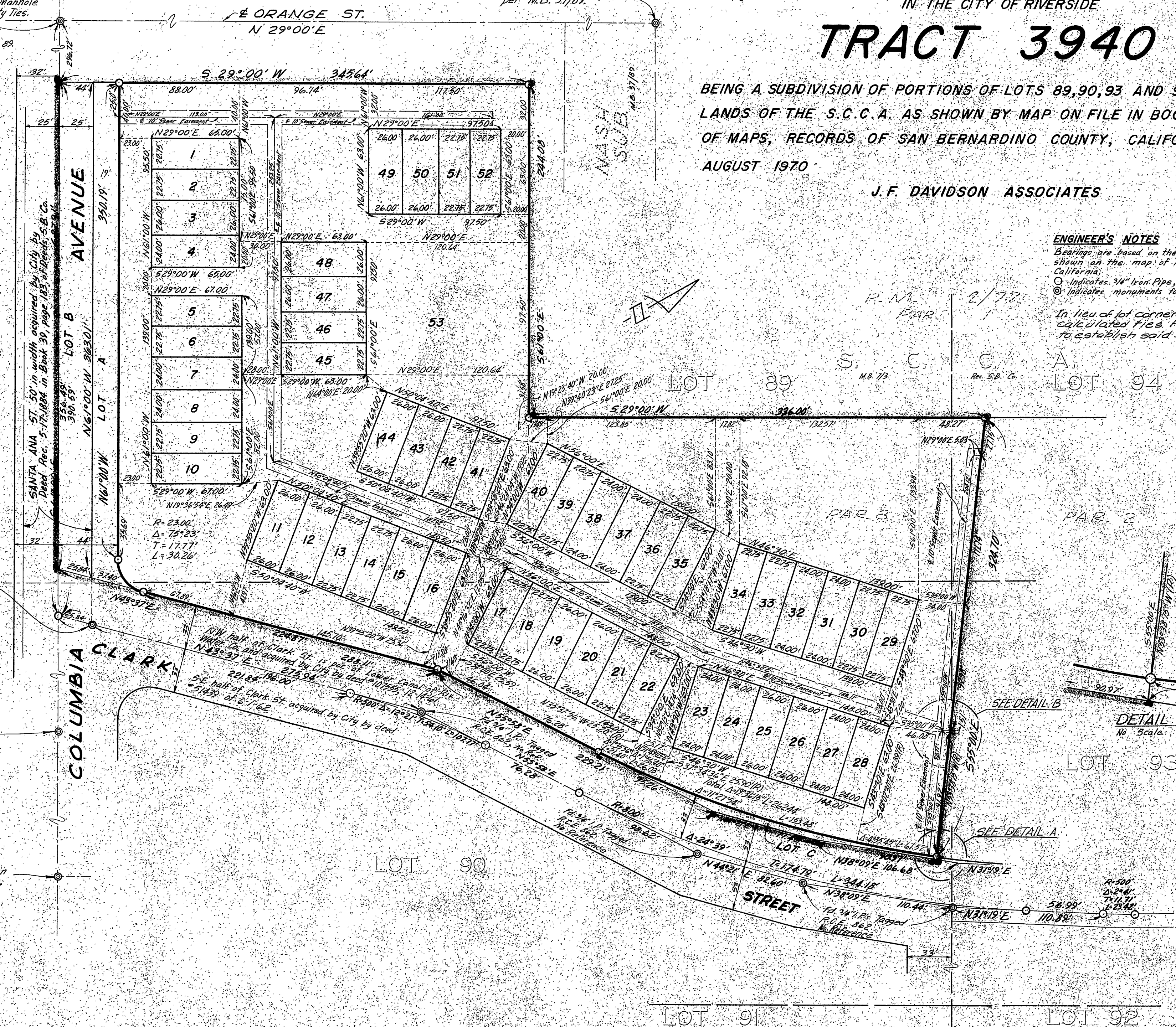
ENGINEER'S NOTES

Bearings are based on the Center Line of ORANGE STREET as being N29°00'00"E as shown on the map of NASH SUBDIVISION, M.B. 37/89, Records of Riverside County, California.
○ Indicates 3/4" Iron Pipe, tagged R.C.E. 862, Set, unless otherwise noted.
● Indicates monuments found as noted.

In lieu of lot corners being set for lots 1 thru 52 inclusive, calculated files from the perimeters of Lot 53, sufficient to establish said corners, are shown.

Fd. X-Ties on a Manhole Rim, checked City Ties. Per City of Riv. F.B. 164/65, for most Wly. Cor. Lot 89.

Fd. Conc. Mon. for the most Nly. Cor. of Lot 94, S.C.C.A. per M.B. 37/89.



Fd. 3/4" I.P. Tagged R.C.E. 862. No Reference.

Fd. 1/4" I.P. per M.B. 29/19

Fd. State Hwy. Mon. in Well, PRIMER RD.

M.B. 66/73

M.B. 66/73