

# TRACT 3900

BEING A SUBDIVISION OF PORTIONS OF LOTS 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

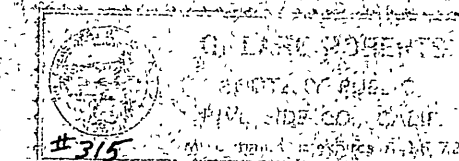
**FILED**  
on Nov 5, 1970

At 3:00 P.M.

Wm. Balogh  
County Recorder  
By Dean B. Vang  
Deputy  
Fee \$7.00

111797

Filed by City Clerk  
Subdn Grantee: T.I. & Tr. Co.



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

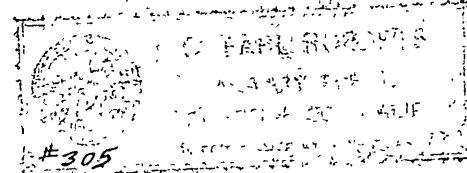
**OWNERSHIP**

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 D inclusive, for the construction and maintenance of all public utilities, lots 49 and 50, and for construction and maintenance of sanitary sewer these easements designated as 10' sewer easements.

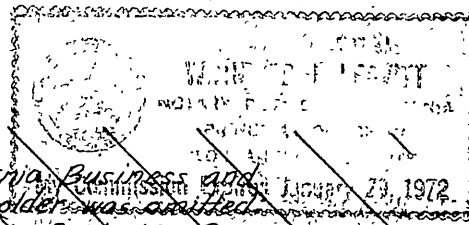
TITLE INSURANCE AND TRUST CO., TRUSTEE UNDER DEEDS OF TRUST.  
By: Jack Stiles Assistant Secretary

SPRINGBROOK PARK TOWNHOUSES (A PARTNERSHIP), OWNER  
HENRY S. HENSCHEL CalPort Financial Corporation, a California corporation  
By: Paul F. Brown  
By: J. Randolph Lewis

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 (1) of the partners of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.  
WITNESS my hand and official Seal  
My Commission Expires Aug 16, 1972  
G. Earl Roberts  
G. Earl Roberts



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 S. RANDOLPH ELLIOTT known to me to be the SECRETARY of CALPORT 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. Revere  
My Commission Expires Jan 23, 1972



Pursuant to the provisions of Section 11687(a) of the California Business and Professions Code, the signature of the following easement holder was admitted to the Riverside Water Company by Deed recorded August 14, 1885 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 \_\_\_\_\_, 1970.

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 3900, 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 contents 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.

Dated Oct. 29, 1970.  
William D. Gordon, P.E.  
Director of Public Works

**ACKNOWLEDGEMENT**

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 official seal.

My Commission expires Aug 16, 1972  
G. Earl Roberts, Notary Public  
(see above for Seal)

**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.

Dated Oct 22, 1970.  
Ernest E. Ross  
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.  
A. E. Brewer  
CITY TREASURER

**CITY CLERK**

I, \_\_\_\_\_, 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 on or 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 \_\_\_\_\_ day of \_\_\_\_\_, 1970.

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 3900 and the streets and easements are hereby accepted as public streets and easements, except Lot(s) D, 1 foot barrier strip(s) which is accepted contingent upon extension and improvement of street(s), and the City Clerk is hereby authorized and directed to attest said map by signing 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 \_\_\_\_\_, 1970.

Virginia J. Johnson  
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.  
Deborah M. Chapel  
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.  
County Clerk and ex-officio Clerk of the Board of Supervisors  
By \_\_\_\_\_ Deputy

**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.

Dated 9-24-1970  
Ruby S. Gupper  
Registered Civil Engineer No. 13629

66  
M.B.66/74

M.B.66/74

# TRACT 3900

BEING A SUBDIVISION OF PORTIONS OF LOTS 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

SCALE: 1"=50'

J.F. DAVIDSON ASSOCIATES

### ENGINEER'S NOTES

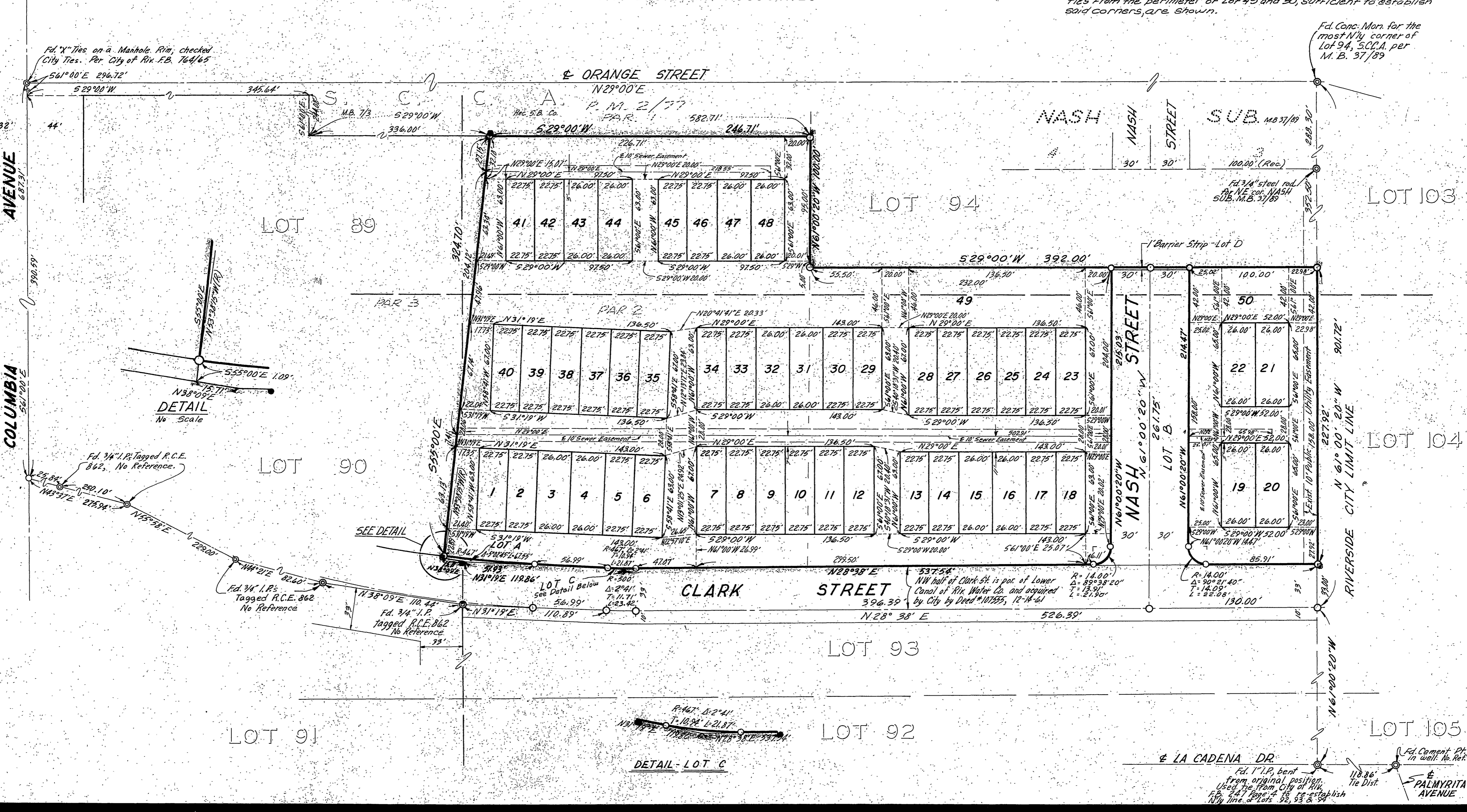
Bearings are based on the Center Line of ORANGE STREET as being N29°00'00"E as shown on the map of NASH SUBDIVISION, M.B. 37/89, Records of Riverside County, California.

○ 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 48 inclusive, calculated ties from the perimeter of Lot 49 and 50, sufficient to establish said corners, are shown.

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



66/75  
M.B. 66/75

M.B. 66/75

DETAIL  
No Scale

DETAIL - LOT C

Fd. 1" I.P. bent from original position. Used from City of Riv. Fd. 1" I.P. at establish Nly line of Lots 52, 53 & 54

Fd. Cement Pt in wall. No Ref. PALMYRITA AVENUE