

IN THE CITY OF RIVERSIDE  
**TRACT N° 4137**

SHEET 1 OF 2 SHEETS

**FILED**  
ON JAN 14 1971

AT 3:35 P.M.

W. D. BALOGH  
COUNTY RECORDER

BY Don B. Vaughn

FEE \$ 7.00  
4006

FILED BY City Clerk  
Sub Grc - F.A.T. Co

BEING A SUBDIVISION OF PORTIONS OF LOTS 8,9,10, & 11 OF THE BIXMILL TRACT AS RECORDED  
IN BOOK 16 OF MAPS, PAGES 28, 29, & 30, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
R. M. GALLOWAY & ASSOCIATES, INC. DECEMBER, 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 CLEAR TITLE TO SAID LAND AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE BLUE COLORED BORDER LINE AND WE HEREBY OFFER FOR DEDICATION FOR PUBLIC USE FOR STREET PURPOSES LOTS "A" TO "H" INCLUSIVE.

CREST DEVELOPMENT COMPANY  
A LIMITED PARTNERSHIP

BY: J. A. ANDREWS DEVELOPMENT CO.

BY: Jay A. Andrews, PRESIDENT  
GENERAL PARTNER

**ACKNOWLEDGMENT**

STATE OF CALIFORNIA } ss.  
COUNTY OF RIVERSIDE }

ON THIS 5<sup>th</sup> DAY OF January, 1971, BEFORE ME

A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED J. A. ANDREWS KNOWN TO ME TO BE THE GENERAL PARTNER PRESIDENT, OF J. A. ANDREWS DEVELOPMENT CO. THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, SAID CORPORATION BEING KNOWN TO ME TO BE ONE OF THE PARTNERS OF CREST DEVELOPMENT CO. THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH PARTNER AND THAT SUCH PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Judy P. Wuehler

**SIGNATURE OMISSIONS**

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 11587 (A) OF THE BUSINESS AND PROFESSIONS CODE, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTERESTS CAN NOT RIPEN INTO FEE: THE CITY OF RIVERSIDE, SUCCESSOR TO AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, LTD., A CORPORATION BY DEED RECORDED SEPTEMBER 7, 1949 IN BOOK 102, PAGE 31, OF OFFICIAL RECORDS AND SOUTHWEST WATER COMPANY, A CALIFORNIA CORPORATION, SUCCESSOR TO AN EASEMENT GRANTED TO CITIZENS DOMESTIC WATER COMPANY BY DEED RECORDED MARCH 18, 1926 IN BOOK 663, PAGE 991, OF OFFICIAL RECORDS.

**SOIL REPORT**

A PRELIMINARY SOIL REPORT WAS PREPARED BY C. H. J. MATERIALS LAB, INC., ON THE 31 DAY OF AUGUST, 1970, AS REQUIRED BY THE HEALTH AND SAFETY CODE SECTION 17953.

**CITY ENGINEER'S CERTIFICATE**

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 4064, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD AUGUST 20, 1970, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF CHAPTER 12B (SUBDIVISION MAP ACT) STATUTES OF CALIFORNIA, 1943, AND ALL OF TITLE 18, OF THE RIVERSIDE MUNICIPAL CODE, AND ALL AMENONMENTS THERETO HAVE BEEN COMPLIED WITH; AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT; 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.  
DATE January 7, 1971.

Tom Martinez  
DIRECTOR OF PUBLIC WORKS

**UTILITIES CERTIFICATE**

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.  
DATE January 7, 1971.

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 MAY, 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.  
DATE Sept. 14, 1970.

Don K. Marshall  
REGISTERED CIVIL ENGINEER N° 13,703

**CITY CLERK**

RESOLVED: THAT THIS MAP CONSISTING OF 2 SHEETS, 13E, AND THE SAME IS HEREBY ACCEPTED, AS THE OFFICIAL MAP OF TRACT N° 4137 AND THE STREETS ARE HEREBY ACCEPTED AS PUBLIC STREETS, EXCEPT LOTS "F", "G", AND "H" (1" BARRIER STRIPS) WHICH ARE ACCEPTED CONTINGENT UPON EXTENSION AND IMPROVEMENTS 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, CALIFORNIA AND TO AFFIX THE SEAL OF SAID CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 12<sup>th</sup> DAY OF January, 1971.

Virginia J. Diabacka  
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 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 \$ \_\_\_\_\_ DATED January 4, 1971.

J. Strode DEPUTY  
COUNTY TAX COLLECTOR

**TAX BOND**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ \_\_\_\_\_ 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 \_\_\_\_\_, 1971.

\_\_\_\_\_ DEPUTY  
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, BOND 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 Dec 5, 1970.

H. E. Brown  
CITY TREASURER

M.B. 67/11

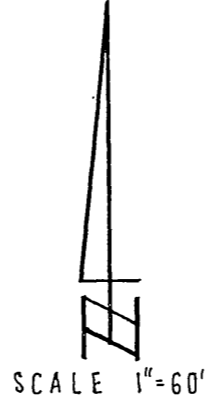
M.B. 67/11

IN THE CITY OF RIVERSIDE  
**TRACT NO. 4137**

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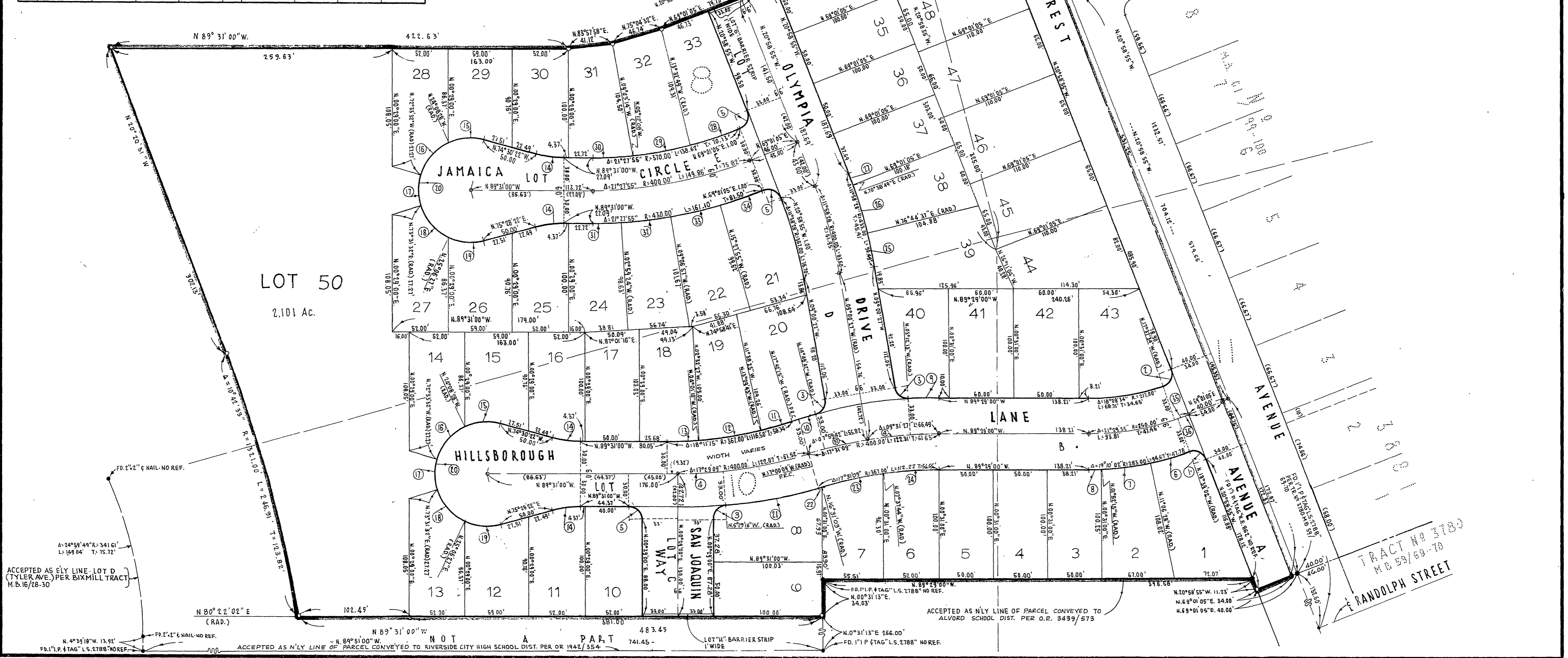
CURVE				DATA					
Nº	Δ	RADIUS	LENGTH	TANGENT	Nº	Δ	RADIUS	LENGTH	TANGENT
1	87°40'07"	12.00'	18.36'	11.52'	27	00°29'06"	367.00'	3.11'	1.55'
2	93°21'21"	12.00'	19.55'	12.72'	28	08°53'19"	367.00'	56.94'	28.53'
3	84°11'46"	12.00'	17.63'	10.84'	29	08°08'44"	367.00'	52.17'	26.13'
4	05°48'14"	400.00'	40.52'	20.28'	30	04°14'56"	433.00'	32.11'	16.06'
5	90°00'00"	12.00'	18.85'		31	06°05'48"	433.00'	46.07'	23.06'
6	07°32'34"	283.00'	37.26'	18.66'	32	01°37'44"	433.00'	12.31'	6.16'
7	09°14'13"	283.00'	45.62'	22.86'	33	07°26'06"	370.00'	48.01'	24.04'
8	02°23'15"	283.00'	11.79'	5.90'	34	08°20'41"	370.00'	53.89'	26.99'
9	03°43'13"	433.00'	28.12'	14.06'	35	05°41'08"	370.00'	36.72'	18.37'
10	02°53'33"	433.00'	21.86'	10.93'	36	03°28'24"	430.00'	26.07'	13.04'
11	04°32'32"	367.00'	29.09'	14.56'	37	06°07'33"	430.00'	45.98'	23.01'
12	09°08'33"	367.00'	58.56'	29.34'	38	06°20'58"	430.00'	47.65'	23.85'
13	04°30'10"	367.00'	28.84'	14.43'	39	05°31'00"	430.00'	41.40'	20.72'
14	15°00'38"	100.00'	26.20'	13.17'	40	03°21'21"	250.00'	14.64'	7.32'
15	39°38'06"	48.00'	33.20'	17.30'	41	02°19'53"	250.00'	10.17'	5.09'
16	48°25'04"	48.00'	40.56'	21.58'	42	05°48'15"	400.00'	40.52'	20.28'
17	33°54'56"	48.00'	28.41'	14.64'					
18	48°25'05"	48.00'	40.56'	21.58'					
19	39°38'05"	48.00'	33.20'	17.30'					
20	210°01'16"	48.00'	175.95'						
21	11°40'55"	433.00'	88.28'	44.30'					

**BASIS OF BEARINGS.**  
 THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF CREST AVENUE, SHOWN AS N. 20°58'55"W. ON MAP OF TRACT Nº 3881 - M.B. 61/99-100



**MONUMENT NOTES.**  
 1. 2" x 2" REDWOOD STAKES TAGGED "R.C.E. 13703" SET AT ALL LOT CORNERS, B.C. & E.C. IN LOT LINES, UNLESS OTHERWISE SHOWN.  
 • INDICATES MONUMENT FOUND AS NOTED.  
 ○ INDICATES "SET 1" I.P. & TAG R.C.E. 13703"

BIXMILL TRACT  
 MB 16/28-30



M.B. 67/12

M.B. 67/12

TRACT NO 3780  
 M.B. 59/69-70

ACCEPTED AS ELY LINE LOT D (TYLER AVE.) PER BIXMILL TRACT M.B. 16/28-30

ACCEPTED AS NLY LINE OF PARCEL CONVEYED TO ALVORD SCHOOL DIST. PER O.R. 3439/573

NOT A PART  
 ACCEPTED AS NLY LINE OF PARCEL CONVEYED TO RIVERSIDE CITY HIGH SCHOOL DIST. PER O.R. 1942/554