

67/50
M.B. 67/50 T.R. 3769

FILED
ON Feb 25 1971

AT 2:45 P.M.

W.D. BALOGH
COUNTY RECORDER

BY Crown B. Vaughn
DEPUTY

FEE \$7.00

NO 18617

FILED BY City Clerk
Sub Groo: F.A.T. Co.

IN THE CITY OF RIVERSIDE

TRACT NO. 3769

BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, T.2 S., R. 4 W., S.B.B. & M.

JANUARY 1971

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE 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 those easements designated as 5' P.U.E. and 5' x 35' P.U.E.

BRATTAIN CONTRACTORS, INC., A CALIFORNIA CORPORATION

Gene Swearingen Vice President

FIRST AMERICAN TITLE INSURANCE CO. AS TRUSTEE.

Roderick W. Johnston Asst. U.P. Thomas J. Brasca Asst. U.P.

ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

ON THIS 17th DAY OF February, 1971, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Gene Swearingen AND Thomas J. Brasca KNOWN TO ME TO BE THE VICE PRESIDENT AND RESPECTIVELY OF BRATTAIN CONTRACTORS, INC., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, KNOW 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 WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES August 21, 1973

Judy Bunchek
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

ON THIS 16 DAY OF February, 1971, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Roderick W. Johnston AND Thomas J. Brasca KNOWN TO ME TO BE THE RESPECTIVELY OF FIRST AMERICAN TITLE INSURANCE CO., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, KNOW 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 WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES August 21, 1973

Judy Bunchek
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

ENDORSEMENTS

IN ACCORDANCE WITH SECTION 11557 (F) OF THE BUSINESS AND PROFESSIONS CODE THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED.

- CALIFORNIA ELECTRIC POWER COMPANY, MAY 5, 1961, INSTRUMENT No. 38578, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- STATE OF CALIFORNIA, JANUARY 31, 1967, INSTRUMENT No. 8359, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DIRECTOR OF PUBLIC WORKS

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 No. 3769 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD Apr. 4th 1968 AND ANY APPROVED ALTERATIONS THEREOF; 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, if any, for sewer and drainage 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 HAS 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 Feb 18, 1971

J. J. Martinek
DIRECTOR OF PUBLIC WORKS

DIRECTOR OF PUBLIC 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 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 Feb 18, 1971

Everette 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 TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JULY, 1968; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN OR WILL BE IN PLACE WITHIN ONE (1) YEAR OF 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 16, 1971

Albert A. Webb
REG. CIVIL ENG. NO 9876

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY PACIFIC MATERIALS LABORATORY, INC., ON THE 29th DAY OF March, 1968, AS REQUIRED BY THE HEALTH AND SAFETY CODE SECTION 17053.

CITY CLERK

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE OFFICIAL MAP OF TRACT No 3769, 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 FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 22nd DAY OF Feb, 1971.

Virginia J. Strabacker
CITY CLERK OF THE CITY OF RIVERSIDE

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.

DATED FEBRUARY 17, 1971

DONNA BOUER BABCOCK
COUNTY TAX COLLECTOR

BY Harold M. Jensen DEPUTY

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 Feb 16, 1971

H.E. BREWER
CITY TREASURER

BY H. E. Brewer

M.B. 67/50 T.R. 3769

IN THE CITY OF RIVERSIDE

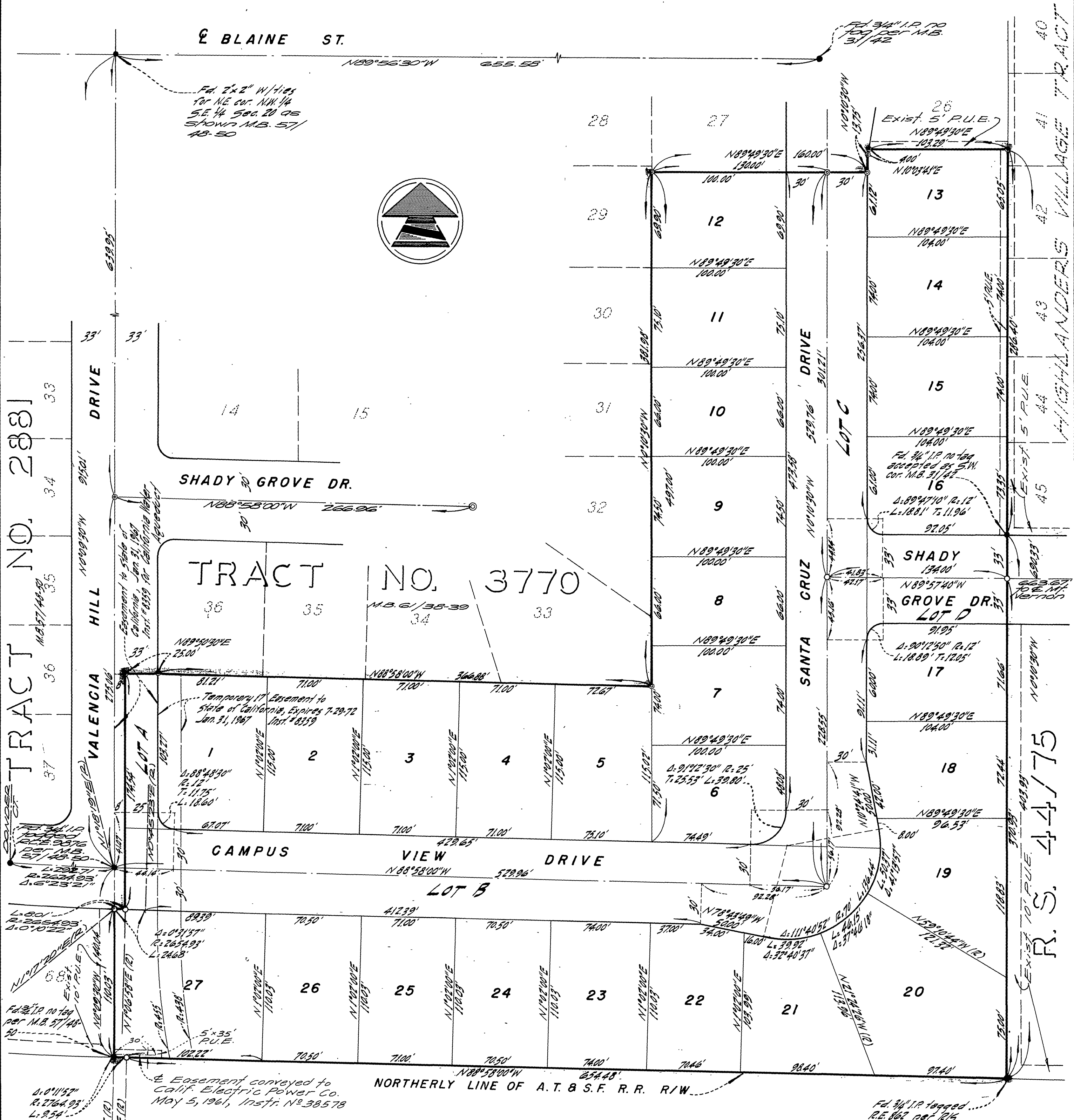
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JANUARY, 1971

SCALE 1" = 50'

ALBERT A. WEBB ASSOCIATES—CIVIL ENGINEERS
RIVERSIDE CALIFORNIA



ENGINEER'S NOTES

Basis of bearings is the centerline of Valencia Hill Drive taken as $N0^{\circ}09'30''W$ as shown on Tract No. 2881, per Book 57 of Maps at Page 48 thru 50, Records of Riverside County, California.

Found monuments as noted at all points shown thusly •.

Found 1" Iron Pipe tagged R.E. 9876 at all points shown thusly • per Tract No. 3770, Map Book 61 Pages 35 & 39 Records of Riverside County, California.

Set 1" Iron Pipe tagged R.E. 9876 at all points shown thusly •, 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 and E.C.'s in front lot lines.

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