

IN THE CITY OF RIVERSIDE TRACT 4244

BEING A SUBDIVISION OF PORTIONS OF LOTS 5 AND 12 OF BLOCK 3 OF LANDS OF R. L. & I. CO. AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. - IN SECTION 6, T.3S., R.5W., S.B.B. & M. MARCH 1971

J. F. DAVIDSON ASSOCIATES

FILED
on May 6, 1971
At 2:15 P.M.
W. D. BALOGH
County Recorder
By Ramona Vaughn
Deputy
Fee \$ 15.00
No. 47845
Filed by City Clerk

M.B. 68122
TR. 4244

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; that we hereby consent to the making and filing 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 Lot A, and for the construction and maintenance of Sanitary Sewer Facilities, Water Facilities and Electrical Facilities, an Easement over Lots 137 and 138 and for the construction and maintenance of Sanitary Sewer Facilities, those Easements designated as "5' Sewer Easement" and "Sewer Easement."

B. H. MILLER CONSTRUCTION CO., a California Corporation
Frank H. Miller President
[Signature] Secretary
UNION BANK, a California Corporation
M. David Kelly President
E. M. Kamara Asst. Vice Pres.

ACKNOWLEDGEMENT

State of California } S.S.
County of Riverside }
On April 27 1971, before me the undersigned, a Notary Public in and for said State, personally appeared Frank H. Miller and B. H. Miller 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 same on behalf of the corporation therein named and acknowledged to me that such corporation executed the same.
Witness my hand and official seal.

Lois J. Verry
Notary Public in and for said State
My Commission Expires June 6, 1973

ACKNOWLEDGEMENT

State of California } S.S.
County of Riverside }
On April 27 1971, before me the undersigned, a Notary Public in and for said State, personally appeared M. DAVID KELLY and J. E. McNAMARA known to me to be the VICE Presidents and ASST. VICE PRES Secretary respectively of the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation therein named and acknowledged to me that such corporation executed the same.
Witness my hand and official seal.

Elizabeth J. Lipsch
Notary Public in and for said State
My Commission Expires April 9, 72

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 4244, which was approved by the Riverside City Planning Commission at its meeting held Feb. 18, 1971, 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 for ~~sewers and drainage~~ sewers 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 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 5/3/71,
William D. Gardner, P.E.
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 utilities 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 Apr. 27, 1971,
Everett C. Ross
Director of Public Utilities

CITY TREASURER

I hereby certify that according to the records of this office as of this date, the real 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 April 28, 1971
H. E. Brown
City Treasurer

SOIL REPORT

A preliminary soil report was prepared on the 7th day of December 1970 and on the 25th day of January 1971 as required by the Health and Safety Code of California, Section 17953 by: HAMMOND Soils Engineering.

CITY CLERK'S CERTIFICATE

RESOLVED That this map consisting of Six (6) sheets be, and the same is hereby accepted as the official map of TRACT NO. 4244 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 4th day of May, 1971
Virginia J. Strubecker
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 real property shown on the annexed map for unpaid State, County, Municipal or Local taxes and 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 \$ 7300.00

Dated APRIL 28, 1971
Harold M. Larsen Deputy
County Tax Collector

TAX BOND

I hereby certify that a bond in the sum of \$ 7,300.00 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 May 3, 1971
DeWana DeBrot Deputy
County Clerk and ex-officio
Clerk of the Board of Supervisors

ENGINEER'S CERTIFICATE

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of Six (6) sheets correctly represents a true and complete survey made under my supervision during Feb. 1970 Jan. 1971, that all monuments of the character and locations shown hereon are in place or will be in place within 1 year from the recording date of this map; and that said monuments are sufficient to enable the survey to be retraced.

Dated 4-26-71,
Robert S. Kipper
Registered Civil Engineer No. 13,699

M.B. 68122
TR. 4244

M.B. 68/23
T.R. 4244

IN THE CITY OF RIVERSIDE

SHEET 2 OF 6 SHEETS

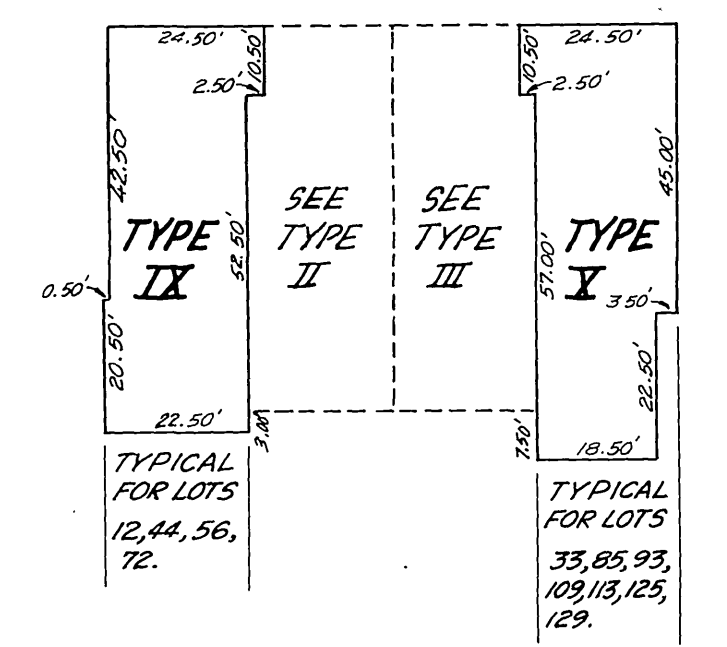
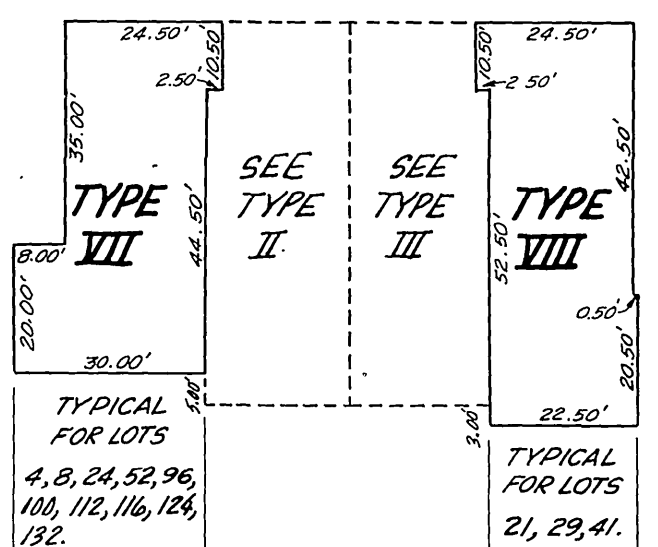
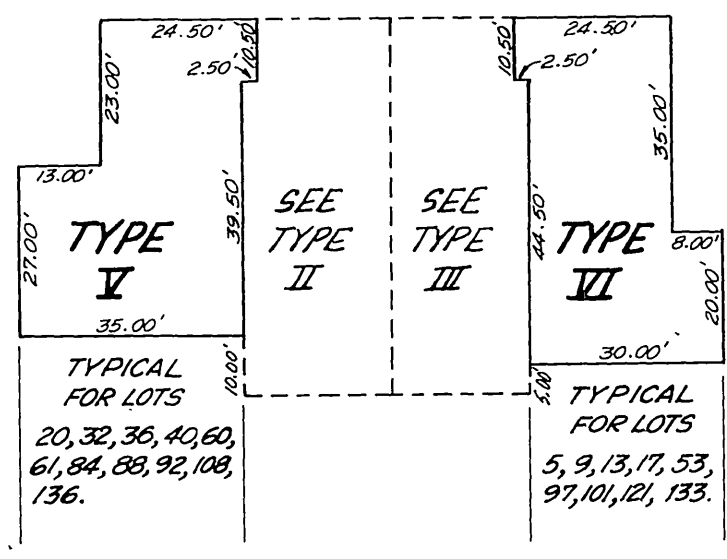
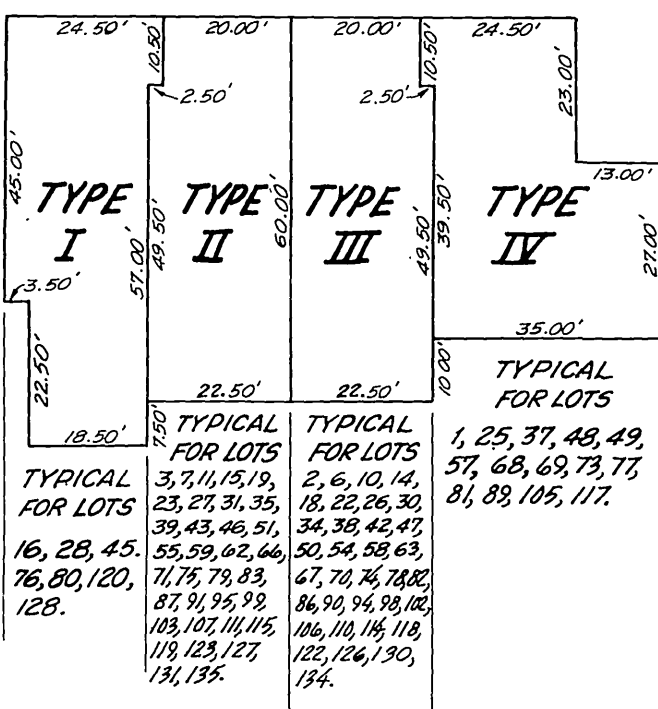
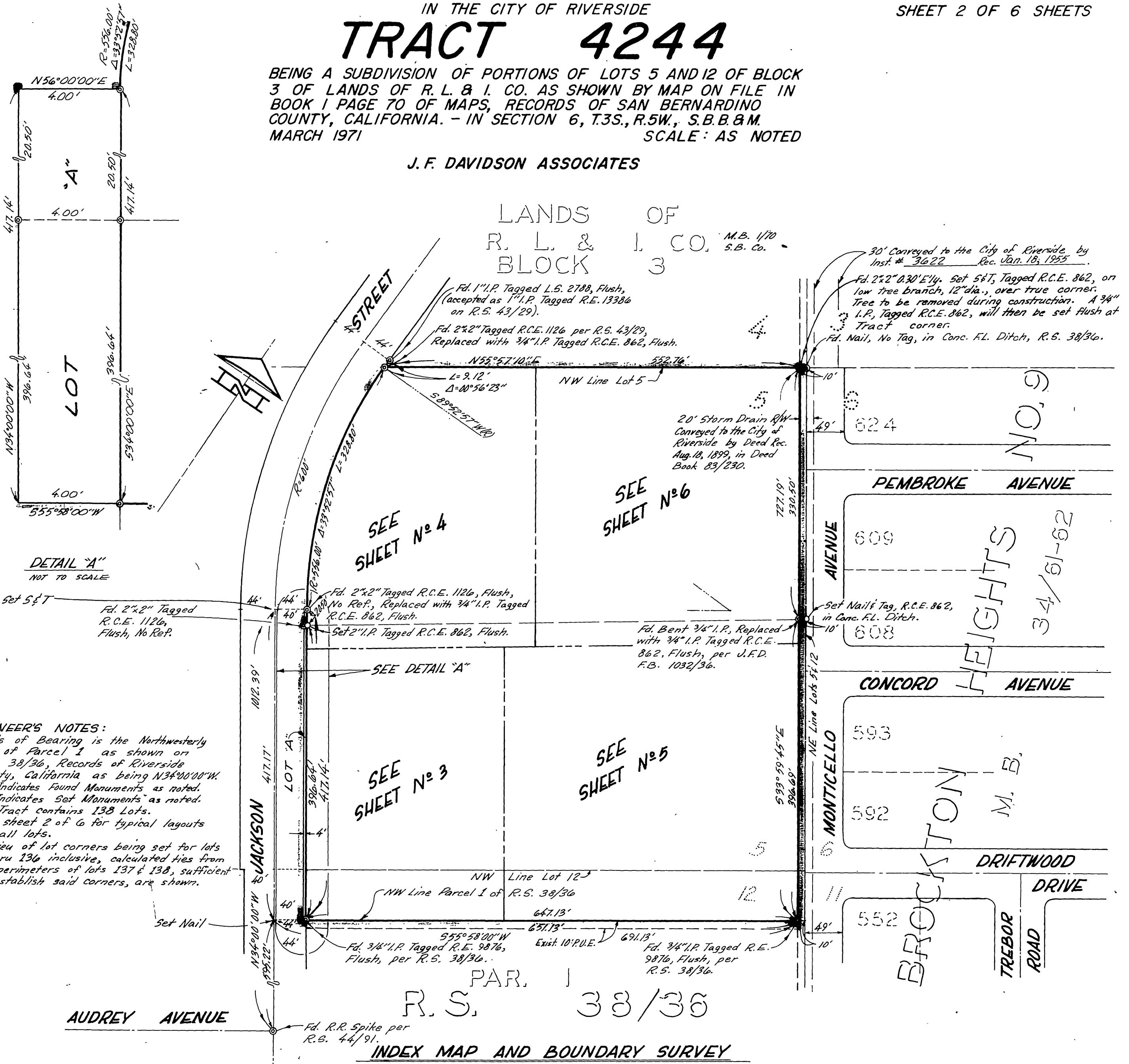
TRACT 4244

BEING A SUBDIVISION OF PORTIONS OF LOTS 5 AND 12 OF BLOCK 3 OF LANDS OF R. L. & I. CO. AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. - IN SECTION 6, T.3S., R.5W., S.B.B. & M. MARCH 1971

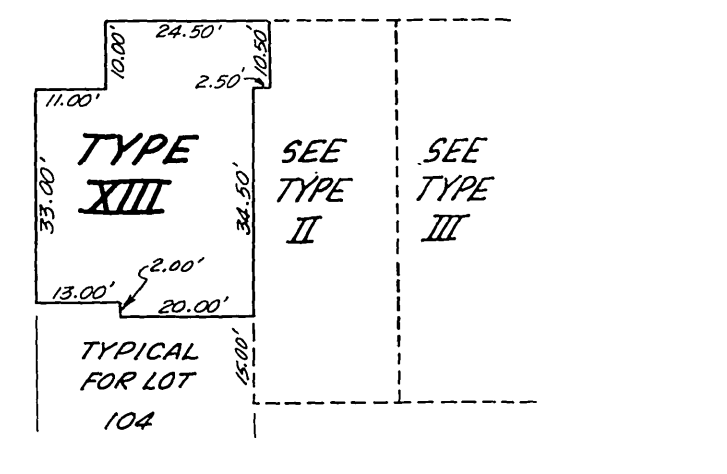
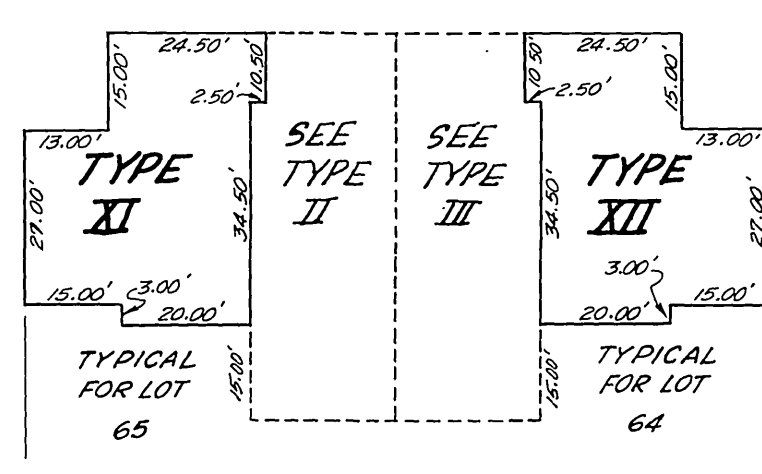
SCALE: AS NOTED

J. F. DAVIDSON ASSOCIATES

LANDS OF
R. L. & I. CO. M.B. 170
BLOCK 3 S.B. Co.



TYPICAL LAYOUT FOR LOTS
Scale: 1" = 30'
NOTE: All angles are 90°



M.B. 68/23
T.R. 4244

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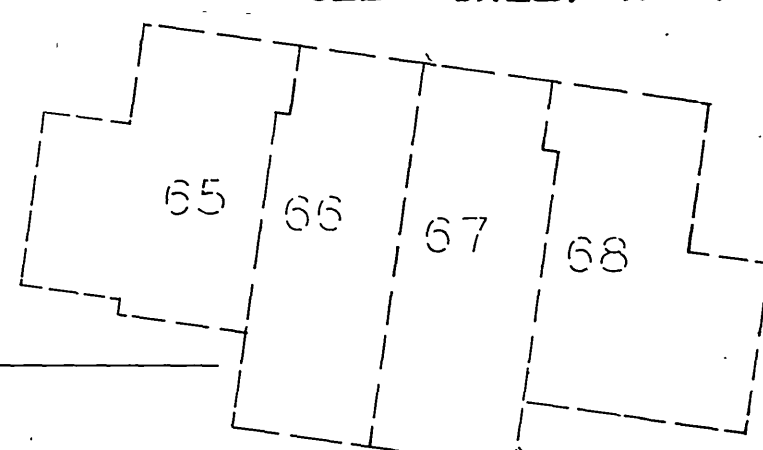
SCALE: 1" = 30'

J.F. DAVIDSON ASSOCIATES

SEE SHEET N^o 4

FD. 2"x2" TAGGED R.C.E. 1126, FLUSH, NO REF., REPLACED WITH 3/4" I.P. TAGGED R.C.E. 862, FLUSH.
SET SET
FD. 2"x2" TAGGED R.C.E. 1126, FLUSH, NO REF.
SET 2" I.P. TAGGED R.C.E. 862, FLUSH.

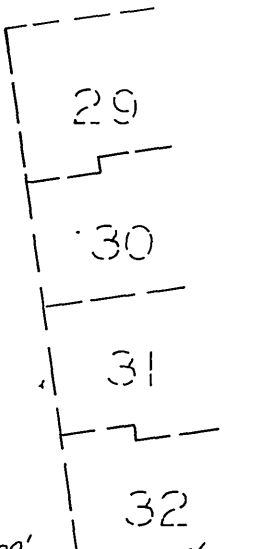
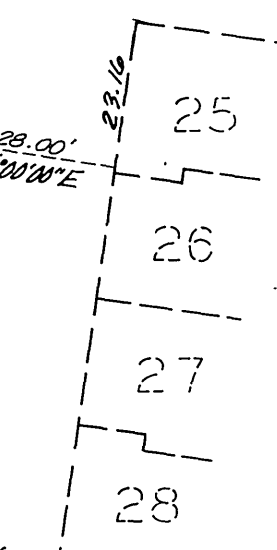
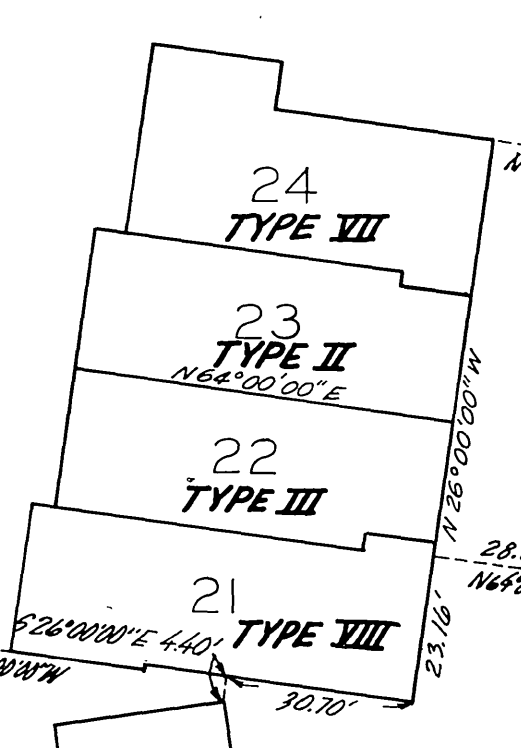
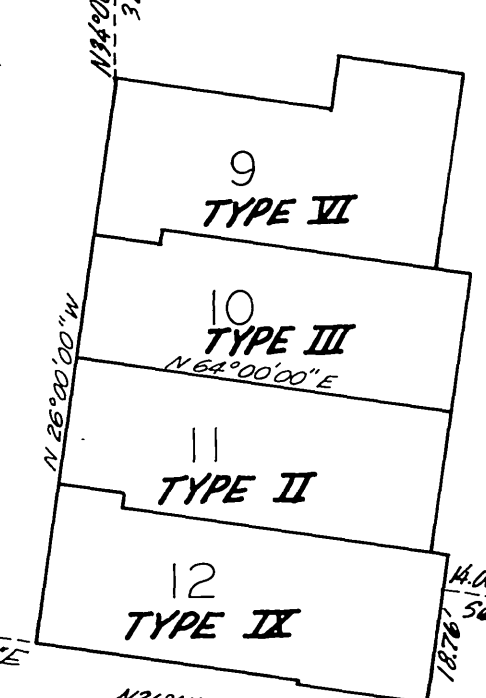
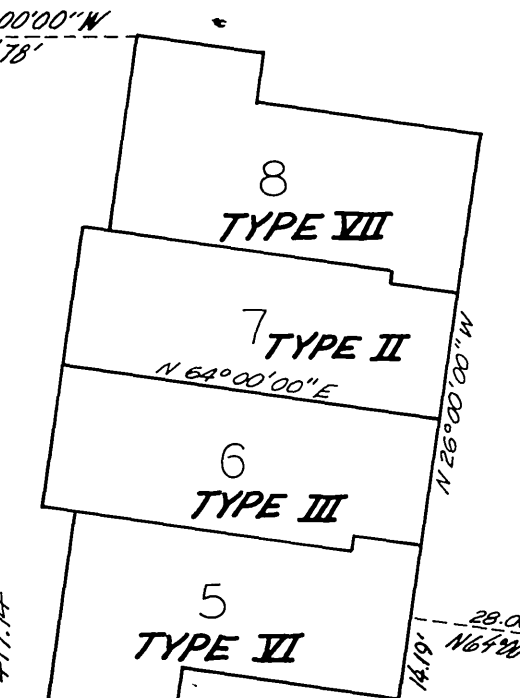
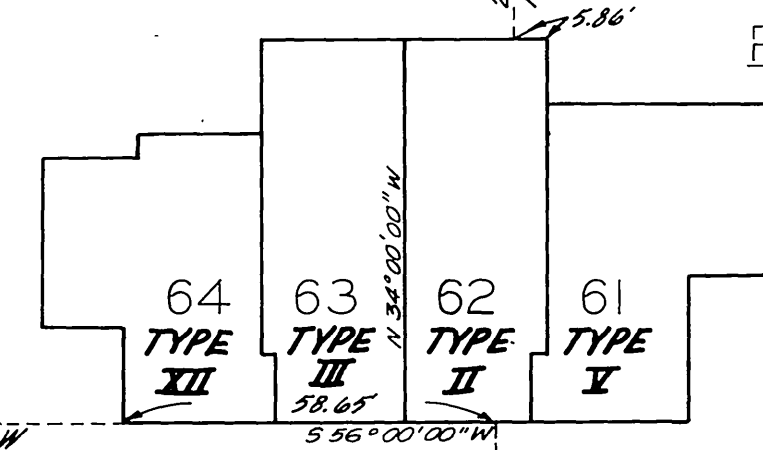
STREET



LANDS OF

R. L. & I. CO.
M.B. 1170 Rec. S.B. Co.

BLOCK 137



SEE SHEET N^o 5

LOT 'A'

SET NAIL

JACKSON

AUDREY AVENUE

FD. R.R. SPINE PER R.S. 44/91.

NW Line Parcel 1 of R.S. 38/36

R. S. 38/36
PAR. 1

- ENGINEER'S NOTES:**
1. Basis of Bearing is the Northwest-erly Line of Parcel 1 as shown on R.S. 38/36, Records of Riverside County, California, as being N34°00'00"W.
 2. —○— Indicates Found Monuments as noted.
 3. —○— Indicates Set Monuments as noted.
 4. This Tract contains 138 Lots.
 5. See sheet 2 of 6 for typical layouts for all lots.
 6. In lieu of lot corners being set for lots 1 thru 136 inclusive, calculated ties from the perimeters of lots 137 & 138, sufficient to establish said corners, are shown.

TRACT 4244

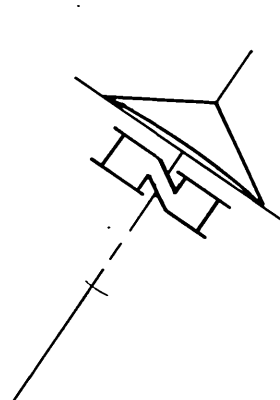
BEING A SUBDIVISION OF PORTIONS OF LOTS 5 AND 12 OF BLOCK 3 OF LANDS OF R.L. & J. CO. AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. - IN SECTION 6, T.3S., R.5W., S.B.B. & M. MARCH 1971

SCALE: 1" = 30'

J. F. DAVIDSON ASSOCIATES

ENGINEER'S NOTES:

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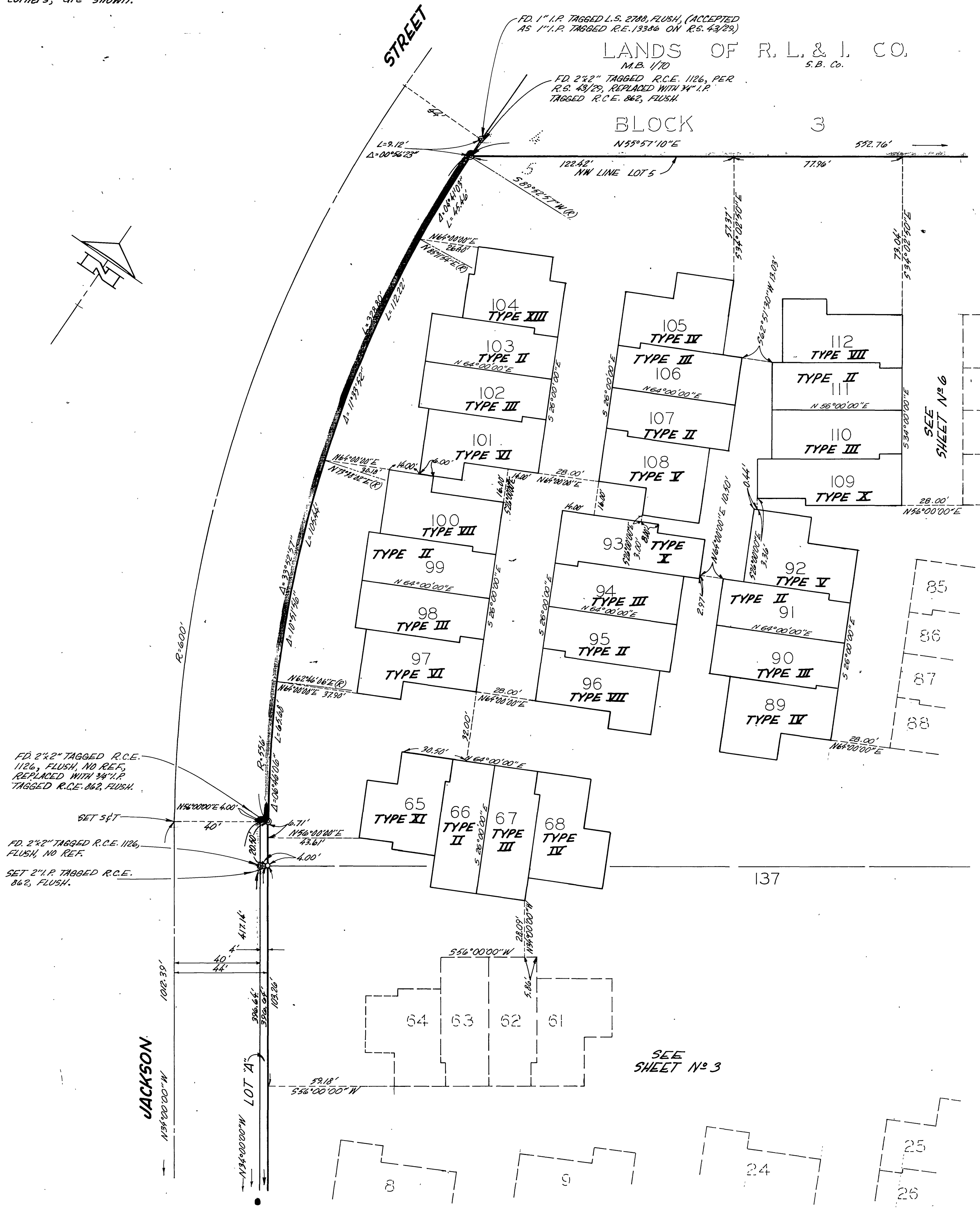
LANDS OF R. L. & J. CO.
M.B. 170
S.B. Co.

BLOCK 3

N55°51'10"E

FD. 1" I.P. TAGGED L.S. 2788, FLUSH, (ACCEPTED AS 1" I.P. TAGGED R.E. 13386 ON R.S. 43/29)

FD. 2"x2" TAGGED R.C.E. 1126, PER R.S. 43/29, REPLACED WITH 3/4" I.P. TAGGED R.C.E. 862, FLUSH.



FD. 2"x2" TAGGED R.C.E. 1126, FLUSH, NO REF. REPLACED WITH 3/4" I.P. TAGGED R.C.E. 862, FLUSH.

FD. 2"x2" TAGGED R.C.E. 1126, FLUSH, NO REF.

SET 2" I.P. TAGGED R.C.E. 862, FLUSH.

SEE SHEET N° 6

SEE SHEET N° 3

68/26
M.B. 68/26
TR. 4244

TRACT 4244

IN THE CITY OF RIVERSIDE
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SCALE: 1" = 30'

J. F. DAVIDSON ASSOCIATES

LANDS OF R. L. & I. CO. M.B. 1/70
BLOCK 3 S.B. Co.



ENGINEER'S NOTES:

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2. \odot Indicates Found Monuments as noted.
3. \circ Indicates Set Monuments as noted.
4. This Tract contains 138 Lots.
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R. S. 38/36 PAR. 1

FD 3/4" I.P. TAGGED
R.E. 9876, FLUSH,
PER R.S. 38/36.

68
MB 68/27 TR 4244

IN THE CITY OF RIVERSIDE

SHEET 6 OF 6 SHEETS

TRACT 4244

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J. F. DAVIDSON ASSOCIATES

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2. ⊙ INDICATES FOUND MONUMENTS AS NOTED.
3. ⊙ INDICATES SET MONUMENTS AS NOTED.
4. THIS TRACT CONTAINS 138 LOTS.
5. See sheet 2 of 6 for typical layouts for all lots.
6. In lieu of lot corners being set for lots 1 thru 136 inclusive, calculated ties from the perimeters of lots 137 & 138, sufficient to establish said corners, are shown.

LANDS OF R. L. & I. CO.
M.B. 1170 S.B. Co.
BLOCK 3

FD. MAIL, NO TAG, IN CONC. F.L. DITCH, R.S. 38/36.
FD. 2 1/2" I.P. SET 3/4" TAGGED R.C.E. 862, ON LOW TREE BRANCH, 12" DIA., OVER TRUE CORNER. TREE TO BE REMOVED DURING CONSTRUCTION. A 3/4" I.P. TAGGED R.C.E. 862, WILL THEN BE SET FLUSH AT TRACT CORNER.

30' CONVEYED TO THE CITY OF RIVERSIDE BY INSTR. # 3622 REC. JAN. 18, 1955.

AVENUE

20' STORM DRAIN CONVEYED TO THE CITY OF RIVERSIDE BY DEED REC. AUG. 13, 1979, IN DEED BOOK 89/230.

SET NAIL & TAG, R.C.E. 862, IN CONC. F.L. DITCH.

MONTICELLO

