

IN THE CITY OF RIVERSIDE

TRACT NO. 4096

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 12, T.3S., R.6W., S.B.B. & M. OF RANCHO LA SIERRA PER MAP BOOK G, PAGE 70, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AUGUST, 1970

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

SHEET 1 OF 2 SHEETS

FILED
On MAY 11 1971

At 3:15 P.M.

W.D. Bolagh
County Recorder

By Dean B. Vaughn
Deputy

Fee \$ 7.00

No 49716

Filed by WESTERN TITLE
Ins. Co.

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.

WOODHAVEN DEVELOPERS, Inc., a Corporation WOODHAVEN REALTY, Inc., a Corporation

H. W. Keers Jr.
Vice President

President

ACKNOWLEDGEMENT

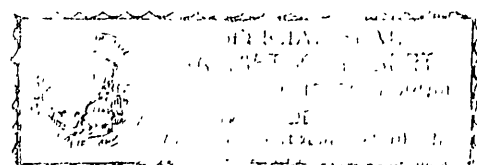
State of California }
County of Riverside } ss.

On this 16th day of September, 1970, before me, the undersigned, a Notary Public in and for said State, personally appeared H. W. Keers Jr. known to me to be the President of the corporation that executed the within instrument, 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 within instrument pursuant to its by-laws or a resolution of its board of directors.

Witness my hand and official seal:

Harriet K. Gilbert
Notary Public in and for said County and State

My commission expires Oct. 10, 1972



State of California }
County of Riverside } ss.

~~On this day of , 1971, before me, the undersigned, a Notary Public in and for said State, personally appeared known to me to be the of the corporation that executed the within instrument, 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 within instrument pursuant to its by-laws or a resolution of its board of directors.~~

~~Witness my hand and official seal:~~

~~My commission expires Notary Public in and for said County and State~~

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. 4096, which was approved by the Riverside City Planning Commission at its meeting held 5-7-70, 1970, 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 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 April 29, 1971

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 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 Apr. 29, 1971, 1971

Everett C. Roth
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 April 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.

Dated Aug 25th, 1970

Ernest N. Well
Registered Civ. Engineer
No. 9576

SOIL REPORT

A preliminary soil report was prepared by Pacific Foundation Engineers, Inc. on the 18th day of September 1970 as required by the Health and Safety Code, section 17953.

SIGNATURE OMISSION

In accordance with the provisions of Section 11587(a) of the Business and Professions Code, the signature of the following easement holders have been omitted since their interests can not ripen into a fee:
Southwest Water Company, a California Corporation successor to an easement granted to Citizens Domestic Water Company by deed recorded March 15, 1926 in Book 663, Page 501 of Deeds, records of Riverside County, 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 No. 4096, 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 thereon as City Clerk of the City of Riverside, State of California, and affix the official seal of said City, hereinafter.

Virginia J. Strohecker
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, now a lien but not yet payable which are estimated to be \$ 500.00.

Dated APRIL 28, 1971

Donna Bower Babcock
County Tax Collector
By Harold M. Laven Deputy

TAX BOND

I hereby certify that a bond in the sum of \$ 500.00 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 MAY 10, 1971

Donald D. Sullivan
County Clerk and ex-officio
Clerk of the Board of Supervisors
By Byrre Pappas 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 Sept 10, 1970

H.E. Brewer
City Treasurer
By H. E. Brewer

M.B. 68/30 TR. 4096

M.B. 68/30 TR. 4096

68/31

M.B. 68/31 TR. 4096

IN THE CITY OF RIVERSIDE

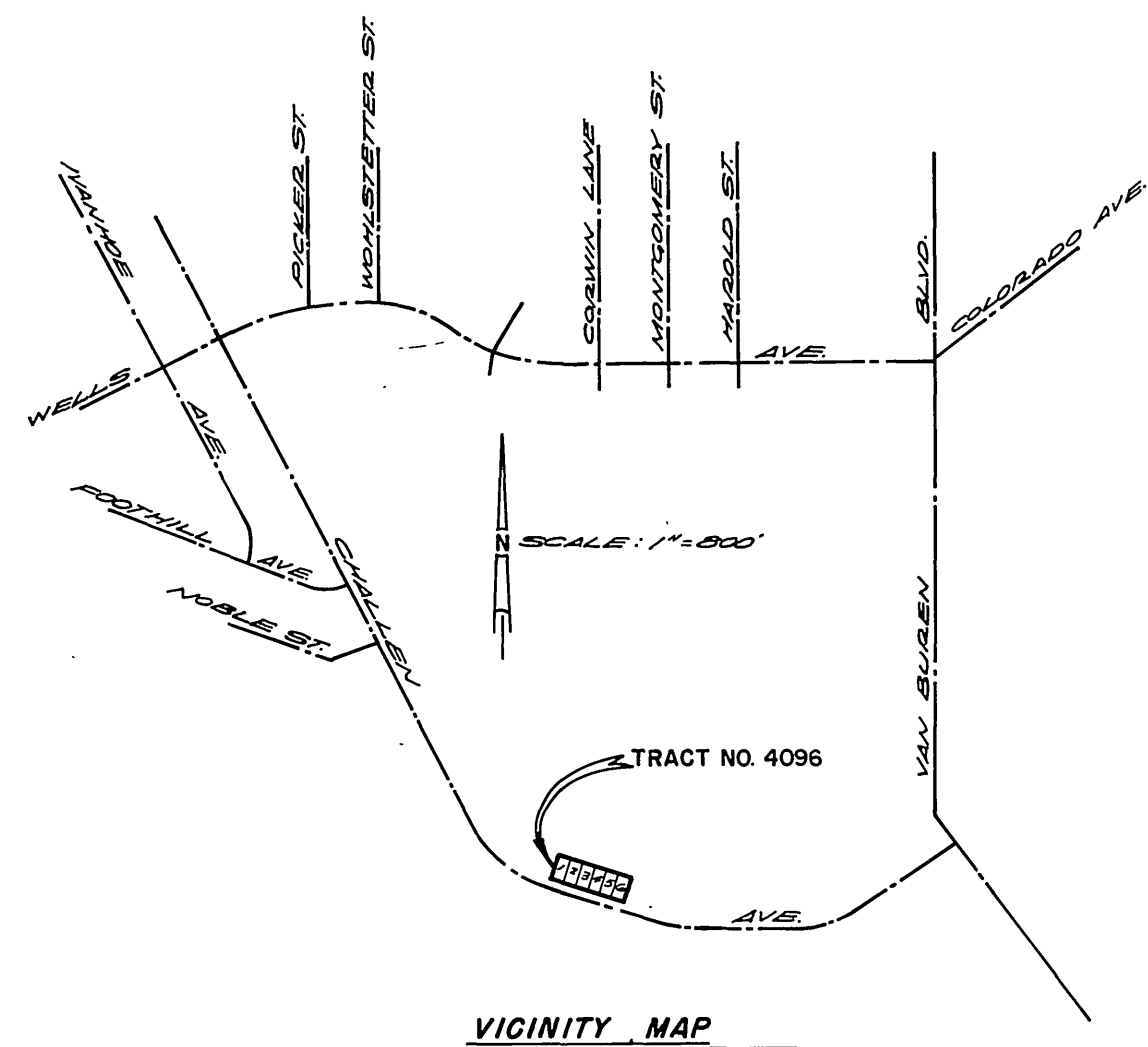
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BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 12, T.3 S., R.6 W., S.B.B. & M. OF RANCHO LA SIERRA PER MAP BOOK 6, PAGE 70, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AUGUST, 1970

SCALE 1" = 50'

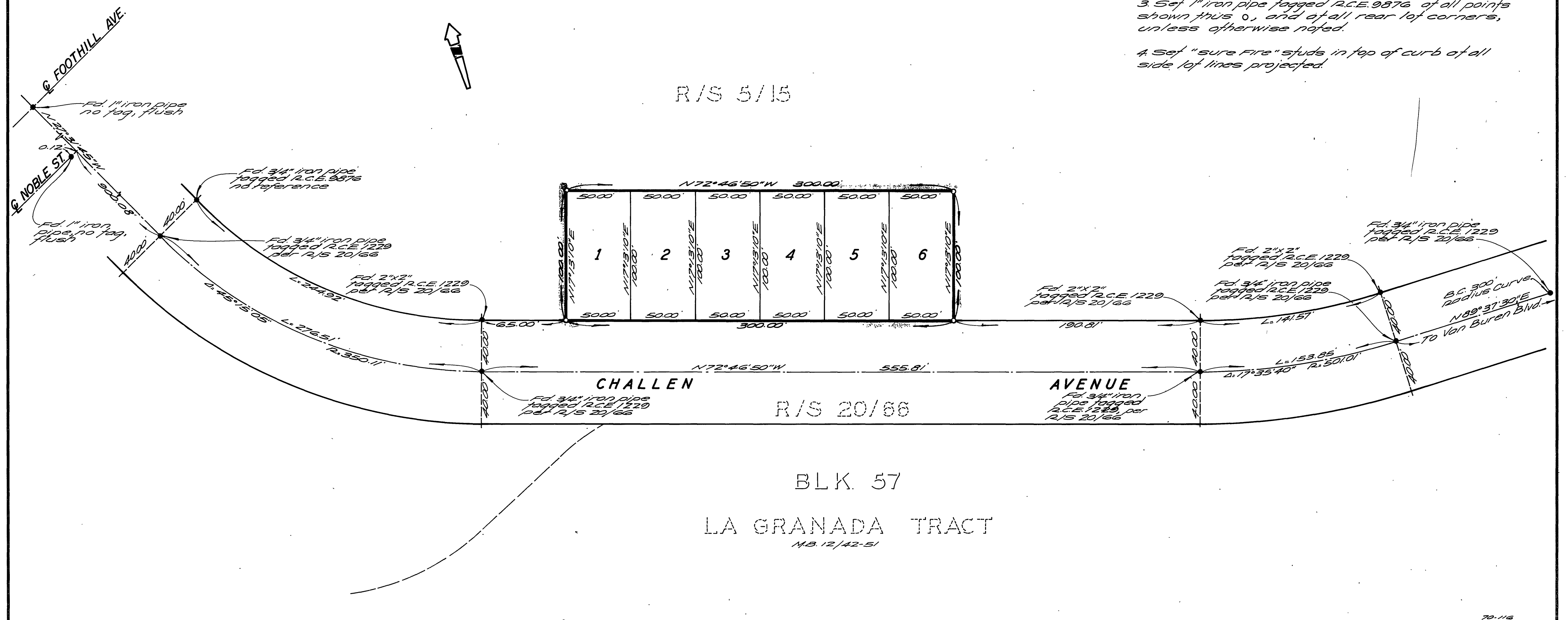
ALBERT A. WEBB ASSOCIATES—CIVIL ENGINEERS
RIVERSIDE CALIFORNIA



VICINITY MAP

ENGINEER'S NOTES

1. Basis of bearings is the centerline of Challen Avenue taken as $N89^{\circ}37'30''E$ as shown by map on file in Book 20 of Record of Surveys, of page 66 thereof, Records of Riverside County, California.
2. Found monuments as noted of all points shown thus •.
3. Set 1" iron pipe tagged P.C.E. 9876 of all points shown thus o, and of all rear lot corners, unless otherwise noted.
4. Set "sure fire" studs in top of curb of all side lot lines projected.



R/S 5/15

R/S 20/66

BLK. 57

LA GRANADA TRACT

M.B. 12/42-51

M.B. 68/31

TR. 4096