

68/40
T.R. 3959
M.B. 68/40

FILED
on May 27 1971

At 11:25 A.M.
W.D. Balogh
County Recorder
By Dawn B. Veugh
Deputy
Fee \$ 7.50
No. 56528
Filed by City Clerk
Sub Gtee: T. I. T. Co

IN THE CITY OF RIVERSIDE

TRACT NO. 3959

BEING A SUBDIVISION OF PORTIONS OF LOTS 1 AND 2 OF
DIVISION "A" WASHINGTON SQUARE PER MAP BOOK 4, PAGE 70,
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

JANUARY, 1970

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

OWNERSHIP CERTIFICATE

We hereby certify that we are the owners of, or have some 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 dedicate to the public use for street purposes Lot A thru F inclusive, and for construction and maintenance of sanitary sewer and drainage those easements designated as 10' sewer and Drainage Easement and for construction and maintenance of public utilities those easements designated as 6' P.U.E.

RINCON DEVELOPMENT, a California Corporation

Paul Borchard President
W.C. Matz Secretary

SAN DIEGO TRUST & SAVINGS BANK, a California Banking Corporation, Trustee.

[Signature] Vice President

ACKNOWLEDGEMENT

State of California } ss.
County of Riverside }

On this 22nd day of March, 1971, before me, the undersigned, a Notary Public in and for said State, personally appeared Paul Borchard and W.C. Matz, 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 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 5-31-72
Mabel G. Quernsey
Notary Public in and for said County and State

State of California } ss.
County of Riverside }

On this 22nd day of March, 1971, before me, the undersigned, a Notary Public in and for said State, personally appeared [Signature] and [Signature], 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 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 5-31-72
Mabel G. Quernsey
Notary Public in and for said County and State

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 3959, which was approved by the Riverside City Planning Commission at its meeting held Dec. 4, 1969, and only approved alterations thereof; that all provisions of Chapter 128 (Subdivision Map Act) statutes of California, 1943, and all of Title 15 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 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 same.

Dated MAY 12, 1971
William D. Gardner, P.E.
City Engineer

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.

Dated May 11, 1971
Everett C. Ross
Director of Public Utilities

ENGINEER'S CERTIFICATE

I hereby certify that I am a Registered Civil Engineer of the State of California, that this map, consisting of two (2) sheets, correctly represents a true and complete survey made under my supervision during January, 1970; that all monuments of the character and locations shown hereon are in place or will be in place within one (1) year from recording date of this map; and that said monuments are sufficient to enable the survey to be retraced.

Dated Jan 18, 1971
Ernest N. Wald
Reg. Civil Eng. No. 9876

SOIL REPORT

A preliminary soil report was prepared by Pioneer Testing Laboratory, Inc., on the 14th day of January, 1970 as required by the Health and Safety Code, section 17953.

CITY CLERK'S CERTIFICATE

RESOLVED: that this map consisting of two (2) sheets be and the same is hereby accepted as the official map of Tract No. 3959 and the streets and easements are hereby accepted as public streets and easements, (except Lots E & F 1 foot barrier strips which are accepted contingent upon extension and improvement 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, 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 18th day of May, 1971.

Virginia J. Strubecker
City Clerk of the City of Riverside, California.

TAX COLLECTOR'S CERTIFICATE

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 or special assessments collected as taxes except taxes and special assessments collected as taxes now due, but not yet payable, which are estimated to be \$ 2,800.00.

Dated APRIL 23, 1971
Danno Bower Bobcock
County Tax Collector
By Harold M. Lane Deputy

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ 2,800.00 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.

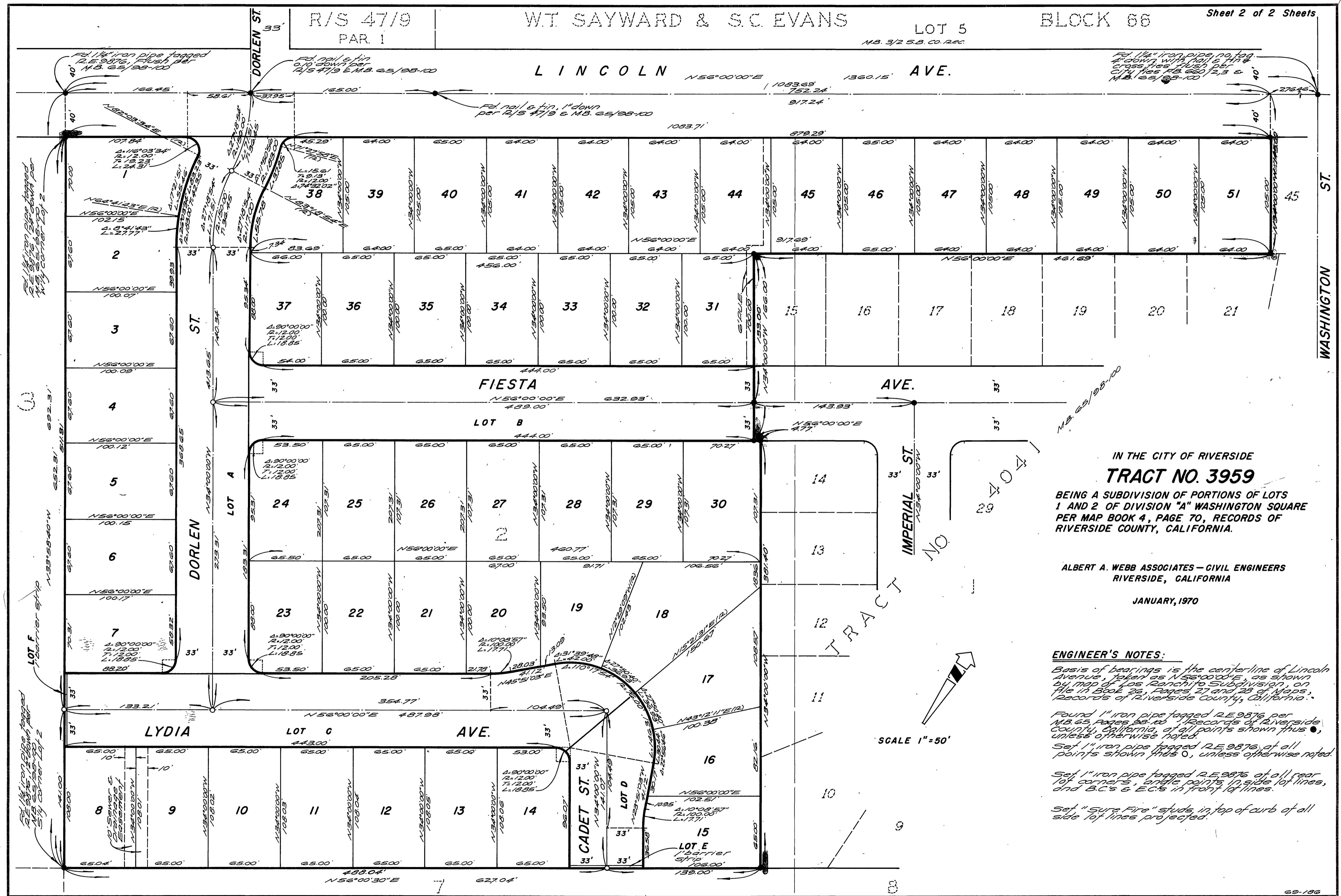
Dated MAY 24, 1971
Donald D. Sullivan
County Clerk and ex-officio
Clerk of the Board of Supervisors
By Dawn B. Veugh Deputy

CITY TREASURER'S CERTIFICATE

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 against said property.

Dated Jan. 27, 1971
F. E. Brewer
City Treasurer
By W. H. O'Connor

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 1 AND 2 OF DIVISION "A" WASHINGTON SQUARE
 PER MAP BOOK 4, PAGE 70, RECORDS OF
 RIVERSIDE COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
 RIVERSIDE, CALIFORNIA

JANUARY, 1970

ENGINEER'S NOTES:
 Basis of bearings is the centerline of Lincoln Avenue, taken as N56°00'00"E, as shown by map of Los Ranchito Subdivision, on file in Book 26, Pages 27 and 28 of Maps, Records of Riverside County, California.
 Found 1" iron pipe tagged R.E. 9876 per M.B. 65 Pages 98-100 Records of Riverside County, California, at all points shown thus ●, unless otherwise noted.
 Set 1" iron pipe tagged R.E. 9876, at all points shown thus ○, unless otherwise noted.
 Set 1" iron pipe tagged R.E. 9876 at all rear lot corners, and tie points in side lot lines, and B.C.'s & E.C.'s in front of lot lines.
 Set "sure fire" studs in top of curb of all side lot lines projected.

SCALE 1" = 50'