

# TRACT NO. 3651

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF A PORTION OF LOT 14 AND A PORTION OF LOT 15 IN BLOCK 43 OF THE LANDS OF THE RIVERSIDE LAND & IRRIGATING COMPANY, PER BOOK 1, PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

**FILED**  
ON June 11, 1971  
AT 11:40 A.M.  
BY W.D. BALOGH  
COUNTY RECORDER  
BY Ann B. Laughlin  
DEPUTY  
FEE \$ 7.00  
No 63042  
FILED BY City Clerk  
Sub G.Tec: F.A.T.C.

**VTM** orange county  
FEBRUARY 1971

### OWNERSHIP

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 LOTS "A" TO "E" INCLUSIVE AND FOR WALKWAY PURPOSES LOTS "F" AND "G", AND FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES THOSE EASEMENTS DESIGNATED AS "E" P.U.E.", AND FURTHER, THE UNDERSIGNED OWNERS, OUR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOTS 14, 15, 28, AND 29 AS SHOWN ON THE ANNEXED MAP, ON, OVER AND ACROSS INDIANA AVENUE ADJOINING SAID LOTS 14, 15, 28 AND 29.

### LICENSED LAND SURVEYOR

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP, CONSISTING OF 2 SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING MAY 1967; 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 FEBRUARY 8, 1971

Frank W. Richardson  
LICENSED LAND SURVEYOR NO. 2921

### CITY ENGINEER

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 3651, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD MAY 8, 1969, 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 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 June 3, 1971

J. Mathes  
DIRECTOR OF PUBLIC WORKS

CALIFORNIA-BANKERS TRUST COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER TRUST NUMBER 1-09-0-0001-0

John A. McGinnis Marietta Ortega

BUILDERS ACCEPTANCE CORPORATION, A CALIFORNIA CORPORATION, TRUSTEE

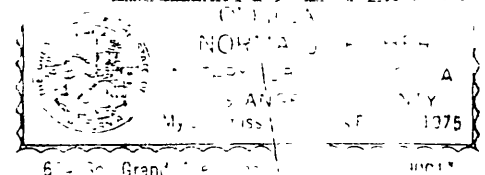
Donald S. Kelly Bonnie A. Saline

### ACKNOWLEDGEMENTS

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } s.s.  
ON THIS 11th DAY OF May, 1971, BEFORE ME the undersigned  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED  
John A. McGinnis, KNOWN TO ME TO BE Vice President AND  
Marietta Ortega, KNOWN TO ME TO BE Assistant Secretary OF  
CALIFORNIA BANKERS TRUST COMPANY, A CALIFORNIA CORPORATION. THE CORPORATION  
THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS THAT  
EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND  
ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS TRUSTEE.

WITNESS MY HAND AND OFFICIAL SEAL

Norma J. Davis  
NOTARY PUBLIC IN AND FOR SAID  
COUNTY AND STATE



### 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 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 DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED June 2, 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 AGAINST SAID PROPERTY.

DATED June 1, 1971

BY: A. E. Brund  
CITY TREASURER

STATE OF CALIFORNIA }  
COUNTY OF Orange } s.s.

ON THIS 11th DAY OF May, 1971, BEFORE ME the undersigned  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED  
Donald S. Kelly, KNOWN TO ME TO BE President AND  
Bonnie A. Saline, KNOWN TO ME TO BE Assistant Secretary OF  
BUILDERS ACCEPTANCE CORPORATION, A CALIFORNIA CORPORATION, THE CORPORATION  
THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS THAT  
EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND  
ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS TRUSTEE.

WITNESS MY HAND AND OFFICIAL SEAL

Jane J. McMillan  
NOTARY PUBLIC IN AND FOR SAID  
COUNTY AND STATE



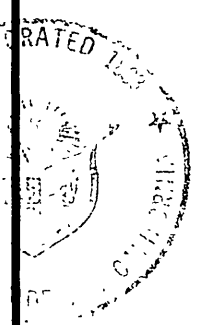
My Commission expires July 17, 1971

### CITY CLERK

RESOLVED: THAT THIS MAP CONSISTING OF 2 SHEETS, BE, AND THE SAME IS HEREBY ACCEPTED, AS THE OFFICIAL MAP OF TRACT NO. 3651, AND THE STREETS, WALKWAYS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS, WALKWAYS AND EASEMENTS, EXCEPT LOT "D", 1' BARRIER STRIP WHICH IS ACCEPTED CONTINGENT UPON EXTENSION AND IMPROVEMENT OF STREET, 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 OF SAID CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 8th DAY OF June, 1971

Virginia J. Stricker  
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA



### WATER FACILITIES

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE SOUTHWEST WATER COMPANY, SUFFICIENT FUNDS OR MADE ACCEPTABLE ARRANGEMENTS TO COVER THE APPLICABLE CHARGES FOR INSTALLING ALL NECESSARY FIRE HYDRANTS, WATER MAINS AND SERVICE LATERALS ON ALL STREETS SHOWN ON THIS MAP; AND THAT EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER DISTRIBUTION.

DATED May 10 1971

J. W. Faussett  
Southwest Water Co

### SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY HUGH M. GALLAHER, INC., ON THE 19TH DAY OF JULY, 1967, AS REQUIRED BY THE HEALTH AND SAFETY CODE SECTION 17953.

### TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$3,000.00 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 June 7, 1971

COUNTY CLERK AND EX-OFFICIO CLERK  
OF THE BOARD OF SUPERVISORS

BY: Agnes Hughes  
DEPUTY

### 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 \$3,000.00

DATED JUNE 2, 1971

BY: Harold M. Larsen  
DEPUTY  
DOROTHY BOWEN BAZCOCK  
COUNTY TAX COLLECTOR

SCALE 1" = 60'  
ACREAGE: 7.956

SHEET 2 OF 2 SHEETS

# TRACT NO. 3651

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF A PORTION OF LOT 14 AND A PORTION OF LOT 15 IN BLOCK 43 OF THE LANDS OF THE RIVERSIDE LAND & IRRIGATING COMPANY PER BOOK 1, PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

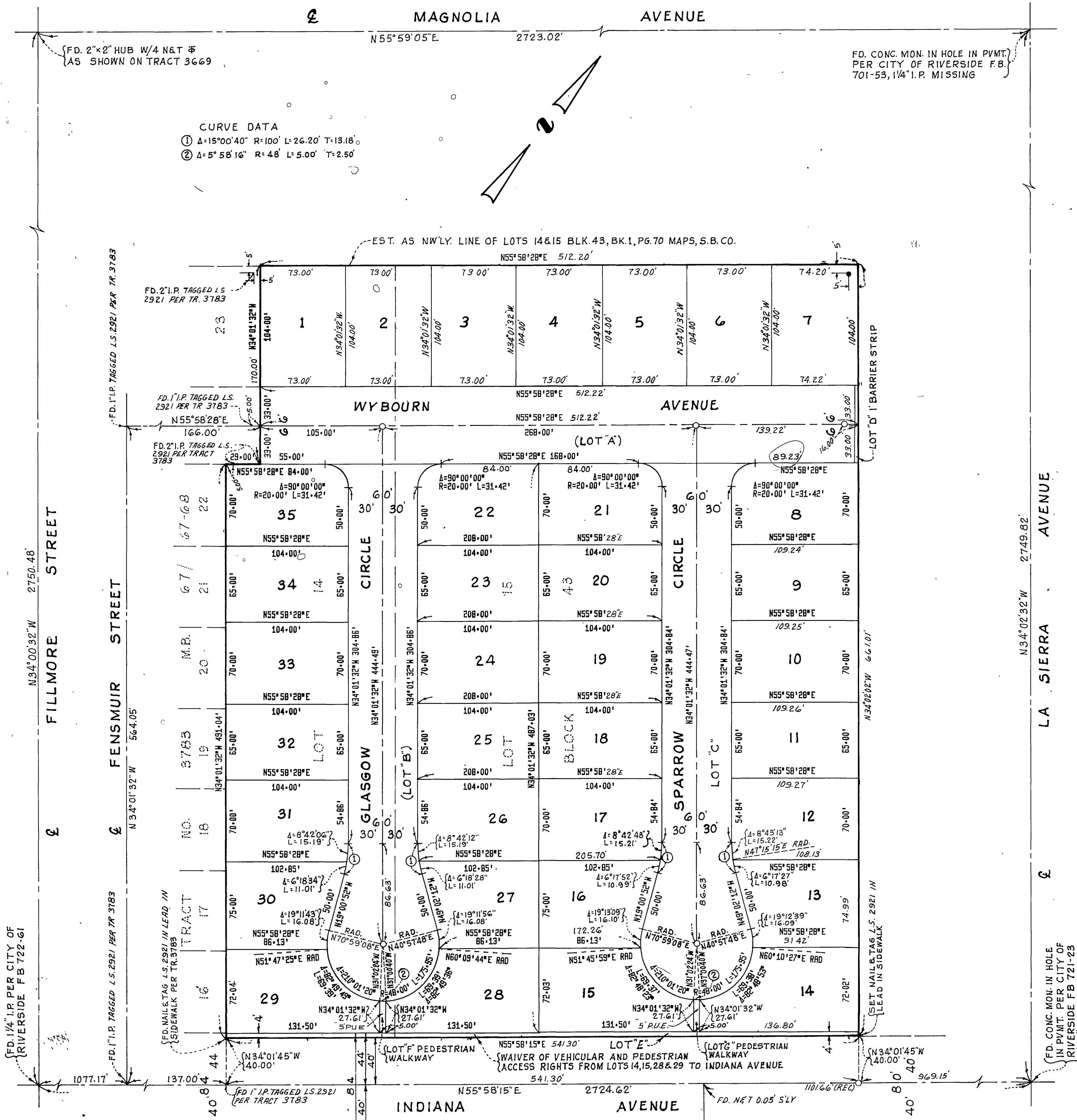


### ENGINEER'S NOTES:

BASIS OF BEARINGS: N 55° 58' 15" E FOR THE CENTERLINE OF INDIANA AVENUE PER TOWN & COUNTRY ESTATES NO. 4, UNIT NO. 2, M.B. 40/36-37, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

### MONUMENT NOTES:

1. SET 2" I.P. TAGGED L.S. 2921, SHOWN THUSLY ●
2. SET 1" I.P. TAGGED L.S. 2921 AT ALL FRONT LOT CORNERS
3. SET 1" I.P. TAGGED L.S. 2921, SHOWN THUSLY ○
4. SET 2"x2" HUBS AT REAR LOT CORNERS.



TOWN & COUNTRY ESTATES NO. 4, UNIT NO. 2  
M.B. 40/36-37

TOWN & COUNTRY ESTATES NO. 4  
UNIT NO. 1, M.B. 39/70-71

346-A-2-A