

M.B. 69/83  
T.R. 4187

FILED  
ON Sept. 24 1971

AT 12:15 P.M.

W.D. BALOGH  
COUNTY RECORDER

BY Harold C. Bede  
DEPUTY

FEE \$ 7.00

NO. 108763

FILED BY City Clerk  
Sub. Gtec. F.A.T.co.

IN THE CITY OF RIVERSIDE

# TRACT NO. 4187

BEING A SUBDIVISION OF LOTS 16, 17 AND PORTIONS OF LOTS 15, 18, 47 AND "A" AND EATON STREET VACATED AND PORTION OF DELAWARE AVENUE VACATED PER MAP OF MISSISSINEWA TRACT, PER MAP BOOK 8, PAGE 22 RECORDS OF RIVERSIDE COUNTY CALIFORNIA, IN SECTION 31, T.2S., R.5W., S.B.B. & M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA  
DECEMBER, 1970

### 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 LOT "A"

Fred Jennings, Inc. a California Corporation  
[Signature]  
PRESIDENT

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

ON THIS 24th DAY OF September 1971, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Fred C. Jennings AND [Signature] KNOWN TO ME TO BE THE PRESIDENT AND [Signature] RESPECTIVELY OF FRED JENNINGS, INC. 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 July 26, 1972  
[Signature]  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

### SIGNATURE OMISSION

IN ACCORDANCE WITH SECTION 11587 (4) OF THE BUSINESS AND PROFESSIONS CODE THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED.

- 1. CITY OF RIVERSIDE BY DEED RECORDED JANUARY 30, 1970 AS INSTRUMENT NO 9799 OF 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 4187 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD Nov. 12, 1970 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF CHAPTER 128 (SUB-DIVISION 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 Sept. 8, 1971  
[Signature]  
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 Sept. 7, 1971  
[Signature]  
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 December 1966; 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 March 2nd, 1971  
[Signature]  
REG. CIVIL ENG. NO 9876

### SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY GALLAHER AND BOVEY ON THE 2nd DAY OF APRIL, 1971, AS REQUIRED BY THE HEALTH AND SAFETY CODE, SECTION 17953.

### 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 4187, 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 FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 14th DAY OF Sept, 1971.  
[Signature]  
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 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 AS TAXES NOW A LIEN BUT NOT YET PAYABLE WHICH ARE ESTIMATED TO BE \$ 1400.00

DATED SEPTEMBER 3, 1971  
DONNA BOUER BABCOCK  
COUNTY TAX COLLECTOR  
[Signature] DEPUTY

### TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 1,600.00 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 THE BOARD OF SUPERVISORS.

DATED SEPT. 21, 1971  
DONALD D. SULLIVAN  
COUNTY CLERK AND EX-OFFICIO  
CLERK OF THE BOARD OF SUPERVISORS  
BY [Signature] 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 May 7, 1971  
H.E. BREWER  
CITY TREASURER  
BY [Signature]

M.B. 69/83  
T.R. 4187

MB 69/83

TR. 4187  
M.B. 69/84

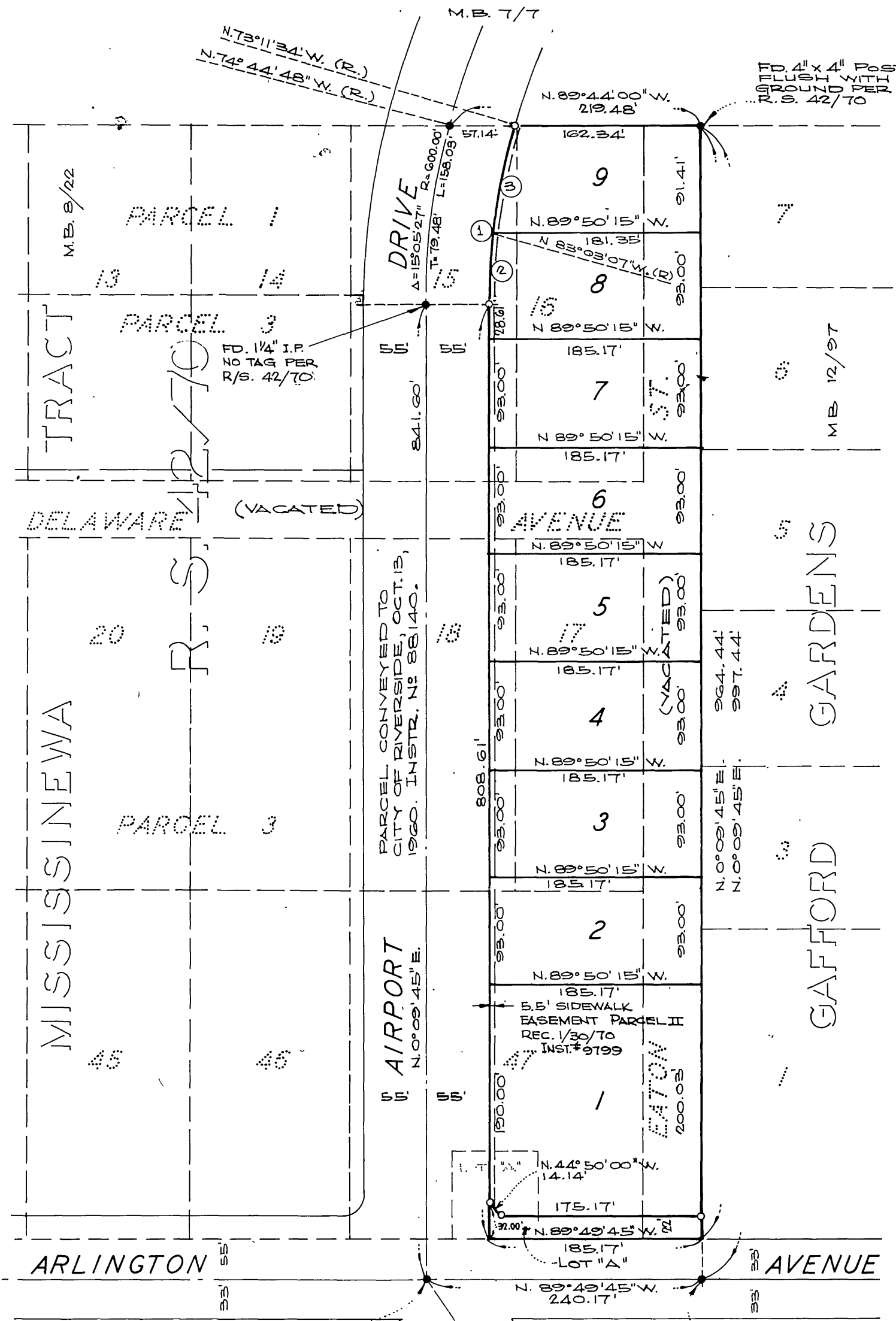
RIVERVIEW ADDITION  
TRACT NO. 5

IN THE CITY OF RIVERSIDE  
**TRACT NO. 4187**

BEING A SUBDIVISION OF LOTS 16, 17 AND PORTIONS OF LOTS 15, 18, 47 AND "A" AND EATON STREET VACATED AND PORTION OF DELAWARE AVENUE VACATED PER MAP OF MISSISSINEWA TRACT, PER MAP BOOK 8, PAGE 22 RECORDS OF RIVERSIDE COUNTY CALIFORNIA, IN SECTION 31, T.2 S., R.5 W., S.B.B. & M.

ALBERT A. WEBB ASSOCIATES  
Civil Engineers  
Riverside California  
DECEMBER 1970

Scale: 1" = 100'



1. BASIS OF BEARINGS IS THE CENTERLINE OF ARLINGTON AVENUE TAKEN AS N. 89° 49' 45" W. AS SHOWN BY MAP ON FILE IN BOOK 42 OF RECORDS OF SURVEY, PAGE 70, RIVERSIDE COUNTY RECORDS.
2. FOUND 3/4" I.P. TAGGED R.E. 9876 PER R.S. 42/70 AT ALL POINTS SHOWN THUS • UNLESS OTHERWISE NOTED.
3. SET 1" I.P. TAGGED R.E. 9876 AT ALL POINTS SHOWN THUS O UNLESS OTHERWISE NOTED.
4. SET 1" I.P. TAGGED R.E. 9876 AT ALL REAR LOT CORNERS, ANGLE POINTS IN SIDE LOT LINE, AND B.C.'S AND E.C.'S IN FRONT LOT LINES.
5. SET "SURE-FIRE" STUDS IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. ALL MONUMENTS FOUND ARE PER R.S. 42/70 UNLESS OTHERWISE NOTED.

No.	Δ	R.	T.	L.
1	16° 38' 41"	545.00'	70.72'	158.33'
2	02° 47' 06"	545.00'	32.31'	64.55'
3	09° 51' 33"	545.00'	47.01'	93.78'

M.B. 69/84 TR. 4187

PEMBROKE MANOR  
PEMBROKE AVE.  
M.B. 37/57

MB 69/84