

IN THE CITY OF RIVERSIDE  
**TRACT NO. 4342**

BEING A RE-SUBDIVISION OF TRACT NO. 3075 PER MAP BOOK 52  
PAGES 97 AND 98. RECORDS OF RIVERSIDE, CALIFORNIA.

RONALD D. HOGAN & ASSOCIATES

LA MESA, CALIFORNIA  
SEPTEMBER 1971

SHEET 1 OF 3 SHEETS

FILED

ON OCTOBER 15 1971

AT 1:45 P.M.:

W. D. BALOGH  
COUNTY RECORDER

BY Caron B. Vaughn

FEE 89.00

NO 117999

FILED BY CITY CLERK

Sub Gtec By - S.T.I.C.O.

SIGNATURE OMISSIONS

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 11587(a) OF THE  
BUSINESS AND PROFESSIONS CODE, THE SIGNATURES OF THE FOLLOWING  
EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT  
RIPEN INTO FEE:

THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CALIFORNIA  
CORPORATION, BY DEED RECORDED JULY 2, 1965 AS INSTRUMENT NO. 76872,  
O.R., RIVERSIDE COUNTY, CALIFORNIA.  
THE CITY OF RIVERSIDE PER MAP BOOK 52, PAGES 97 & 98, O.R.,  
RIVERSIDE COUNTY, CALIFORNIA.

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 EXCEPT FOR LOTS "A" TO "C" INCLUSIVE WHICH HAVE  
BEEN DEDICATED TO AND ACCEPTED BY THE CITY OF RIVERSIDE FOR STREET  
PURPOSES PER TRACT NO. 3075, AS SHOWN BY MAP ON FILE IN BOOK 52,  
PAGES 97 AND 98 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;  
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  
CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES AND ELECTRICAL  
FACILITIES, AN EASEMENT IN, UNDER, UPON, OVER AND ALONG LOTS 57 TO  
59 INCLUSIVE.

GREAT WESTERN SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION.

Lloyd V. Coker Linda C. Williams  
VICE-PRESIDENT ASST. SECRETARY

ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) S.S.

ON Sept. 20 1971, BEFORE ME THE UNDERSIGNED, A  
NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
Lloyd V. Coker AND Linda C. Williams  
KNOWN TO ME TO BE THE Vice PRESIDENT AND  
Asst. 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 CORPOR-  
ATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH COR-  
PORATION EXECUTED THE SAME.  
WITNESS MY HAND AND OFFICIAL SEAL.

Jaques A. Sumner  
NOTARY PUBLIC IN AND FOR SAID STATE

May 27, 1975  
MY COMMISSION EXPIRES

ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) S.S.

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KNOWN TO ME TO BE THE Vice PRESIDENT AND  
Asst. 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 CORPOR-  
ATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH COR-  
PORATION EXECUTED THE SAME.  
WITNESS MY HAND AND OFFICIAL SEAL.

Jaques A. Sumner  
NOTARY PUBLIC IN AND FOR SAID STATE

May 27, 1975  
MY COMMISSION EXPIRES

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 4342  
WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION  
AT ITS MEETING HELD JULY 8 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 AMEND-  
MENTS THERETO HAVE BEEN COMPLIED WITH; AND I AM SATISFIED  
THAT THIS MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS, IF  
ANY, FOR 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 IMPROVE-  
MENTS 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.

JAMES F. MARTINEK  
By William D. Gardner, P.E.  
FOR DIRECTOR OF PUBLIC WORKS

DATED SEPT. 29, 1971

UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS  
DEPOSITED WITH CITY OF RIVERSIDE PUBLIC UTILITIES DEPART-  
MENT 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.

EVERETT C. ROSS  
Everett C. Ross  
DIRECTOR OF PUBLIC UTILITIES

DATED Sept. 29, 1971

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 Sept. 23, 1971 H.E. Brewer  
CITY TREASURER

SOIL REPORT

THE PRELIMINARY SOIL REPORT WAS WAIVED BY THE CITY BUILDING  
OFFICIAL PURSUANT TO SECTION 18.20.080 (a)(1) OF TITLE 18 OF  
THE RIVERSIDE MUNICIPAL CODE.

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP, CONSISTING OF THREE (3) SHEETS BE,  
AND THE SAME IS HEREBY ACCEPTED AS THE OFFICIAL MAP OF TRACT  
NO. 4342 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  
5<sup>th</sup> DAY OF October, 1971. VIRGINIA STROHECKER  
Virginia Strohecker  
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 \$7,250.00

DONNA BOVER BRADCOCK  
COUNTY TAX COLLECTOR

DATED SEPT. 24, 1971

BY Harold M. Larson DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$7,250.00 HAS BEEN  
EXECUTED AND FILED WITH 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.

DONALD D. SULLIVAN  
COUNTY CLERK AND EX-OFFICIO  
CLERK OF THE BOARD OF SUPERVISORS

DATED OCTOBER 12, 1971

BY Caron B. Vaughn DEPUTY

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE  
STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF THREE (3)  
SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE  
UNDER MY SUPERVISION DURING August 71 & September 71  
THAT ALL MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HERE-  
ON ARE IN PLACE OR WILL BE IN PLACE WITHIN ONE YEAR FROM THE  
RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUF-  
FICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED September 24, 1971

Ronald D. Hogan (R.C.E. 11025)  
SIGNED & SEALED

REGISTERED CIVIL ENGINEER NO. 18095

70/3  
M.B. 70/3  
T.R. 4342

M.B. 70/3  
T.R. 4342

MR 70/3

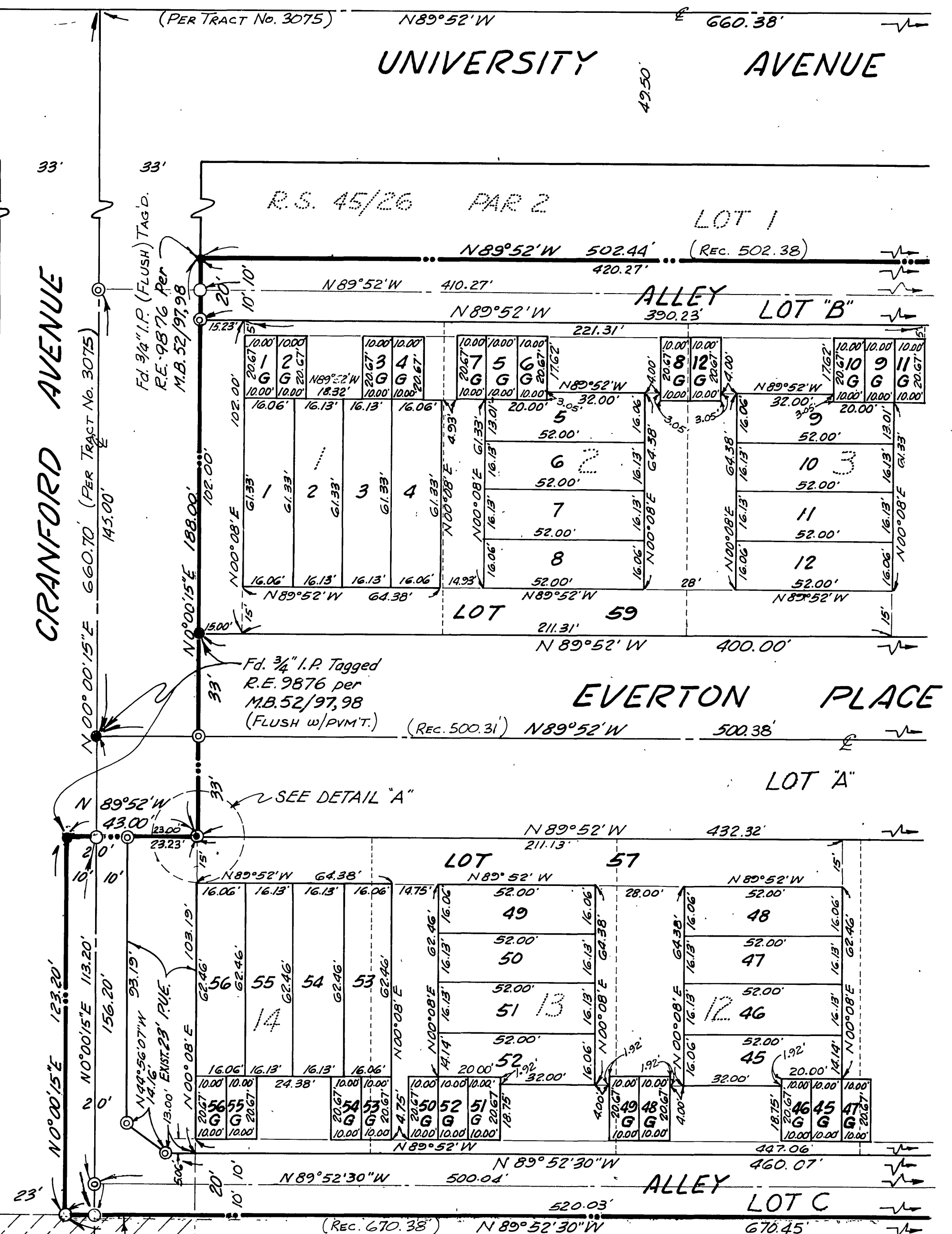
IN THE CITY OF RIVERSIDE  
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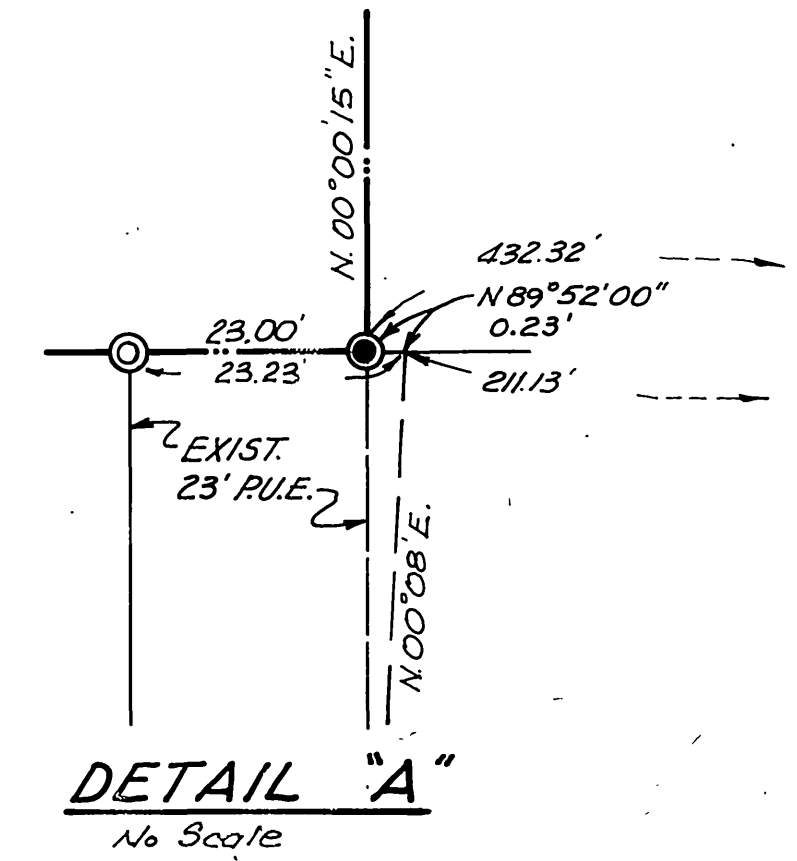
SEPTEMBER 1971

**NOTES:**

1. BASIS OF BEARING IS THE CENTERLINE OF EVERTON PLACE TAKEN AS N 89° 52' 00" W AS SHOWN ON THE MAP OF TRACT NO. 3075.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●
3. SET 2" PIPE TAGGED R.C.E. 18095 AT ALL POINTS SHOWN THUS ⊙
4. ALL LOT LINES ARE AT RIGHT ANGLES TO ONE ANOTHER.
5. LOTS 57-59 INCLUSIVE ARE COMMON LOTS AND LOTS 1-56 INCLUSIVE ARE RESIDENTIAL LOTS WITH CORRESPONDING GARAGE LOTS 1G-56G INCLUSIVE.
6. IN LIEU OF LOT CORNERS BEING SET FOR LOTS 1 THRU 56 INCLUSIVE AND 1G THRU 56G INCLUSIVE, CALCULATED TIES FROM THE PERIMETERS OF LOTS 57, 58 AND 59, SUFFICIENT TO ESTABLISH SAID CORNERS, ARE SHOWN.
7. ALL POINTS SET FLUSH WITH GROUND.
8. SET 3/4" I.P. TAGGED R.C.E. 18095 AT ALL POINTS SHOWN THUS ⊙
9. SET LEAD AND TACK TAGGED R.C.E. 18095 AT ALL POINTS SHOWN THUS ○



SEE SHEET 3



M.B. 70/4  
TR. 4342

70/4  
TR. 4342  
M.B. 70/4

CRANFORD AVE. (FORMERLY MCKINLEY AVE.)  
HAS BEEN VACATED SOUTH OF THIS LINE PER  
RESOLUTION OF THE BOARD OF SUPERVISORS  
RECORDED NOV. 13, 1958 AS INST. NO. 81895.

LOT 4  
SUB OF SEC 30 T2S R4W  
MB 2/37

J.N. 604.

MB 70/4

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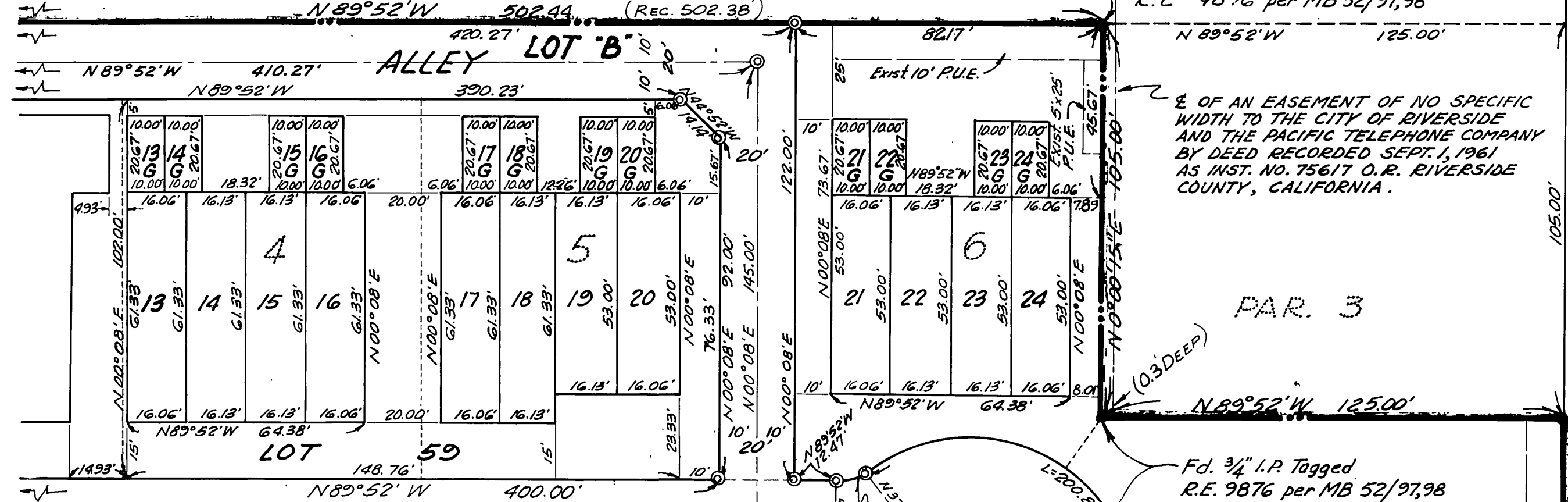
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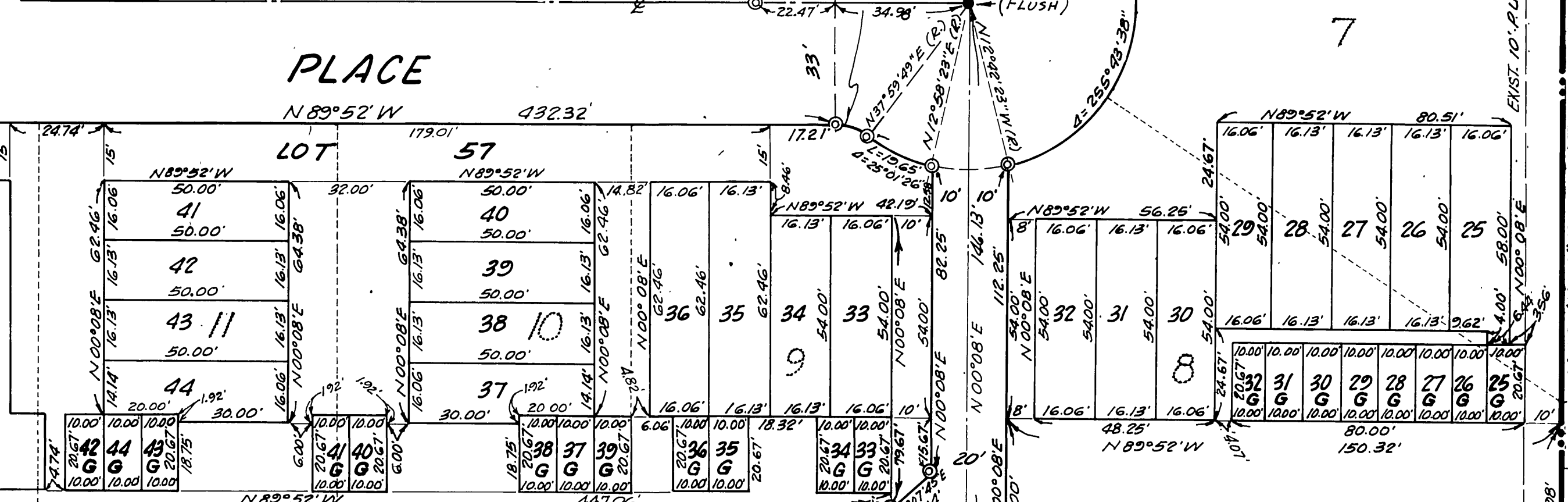
M.B. 70/5  
T.R. 4342

UNIVERSITY AVENUE  
N 89° 52' W 660.38' (PER TRACT NO. 3075)

R.S. 45/26 PAR. 2 LOT 1  
N 89° 52' W 420.27' (REC. 502.38)  
ALLEY LOT 'B'  
N 89° 52' W 410.27'  
N 89° 52' W 390.23'

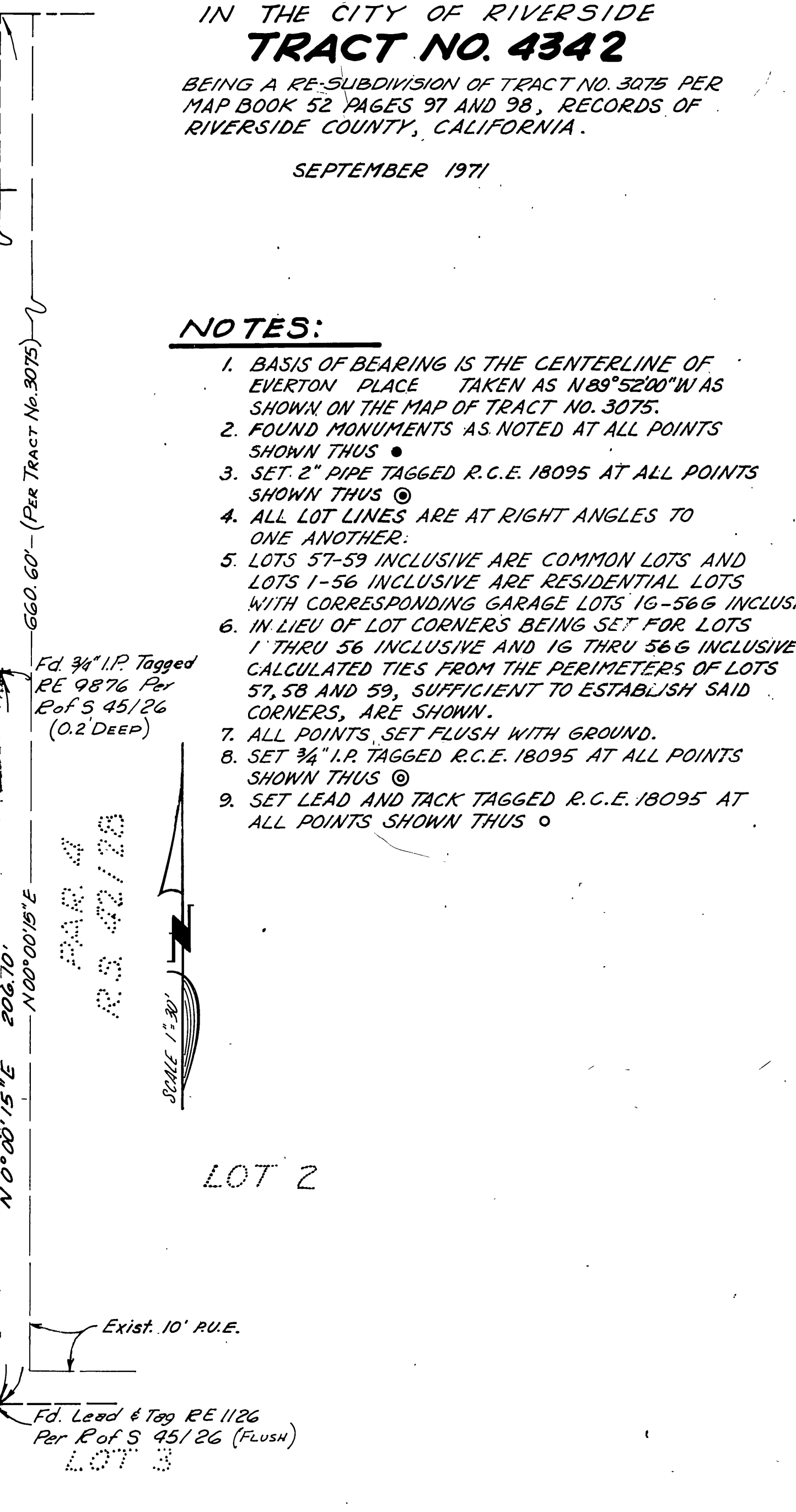


EVERTON LOT 'A'  
N 89° 52' W 500.38' (REC. 500.31)  
PLACE



ALLEY LOT 'C'  
N 89° 52' 30\"/>

LOT 4  
SUB OF SEC 30 T2S R4W  
MB 2/37



**NOTES:**

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2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●
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7. ALL POINTS SET FLUSH WITH GROUND.
8. SET 3/4\"/>
9. SET LEAD AND TACK TAGGED R.C.E. 18095 AT ALL POINTS SHOWN THUS ○



SHEET 2

SEE

BLOCK 2

M.B. 70/5  
T.R. 4342