

IN THE CITY OF RIVERSIDE

# TRACT NO. 4148

BEING A SUBDIVISION OF PORTIONS OF LOTS 31, 32, 35, G, H, & BB OF ALCAZAR TRACT AS SHOWN BY MAP RECORDED IN BOOK 16, OF MAPS, PAGES 31-34 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

FEBRUARY, 1971

ALBERT A. WEBB ASSOCIATES—CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

SHEET 1 OF 3 SHEETS

**FILED**  
On Nov 24 1971

At 11:15 A.M.

W.D. Bolagh  
County Recorder

By Lawrence B. Vaughn

Fee \$9.00

No 174758

Filed by City Clerk

Sub. Gte. Western Title 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, and we hereby offer for dedication to public use, for street purposes, Lots A to E, inclusive, for construction and maintenance of public utilities those easements designated as "6' R.U.E.", "10' R.U.E.", and "5x30' R.U.E." and for landscaped open space and for recreation purposes Lot 48, and for construction and maintenance of a storm drain that easement designated as "10' drainage easement," and for construction and maintenance of waterlines that easement designated as "15' Waterline easement."

WOODHAVEN DEVELOPERS, INC., a Corporation

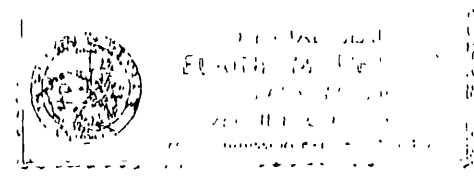
F.W. Yeers Jr.  
VICE President

### ACKNOWLEDGEMENT

State of California } ss  
County of Riverside }

On this 16th day of AUGUST, 1971, before me, the undersigned a Notary Public in and for said State, personally appeared H.W. Heeds 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 and a resolution of its board of directors. Witness my hand and official seal:

My commission expires 6-13-75  
Ellaine M. Bremer  
Notary Public in and for said County and State



### SIGNATURE OMISSION

In accordance with the provisions of section 11857 (a) of the Business and Professions Code, the signature of the following easement holders have been omitted since their interests can not ripen into fee: Southwest Water Company, a California corporation successor to an easement granted to Citizens Domestic Water Company, by deed recorded March 18, 1926, in Book 663, page 591, of Deeds records Riverside County, California, the City of Riverside, successor to an easement granted to Southern California Edison Company, Ltd., a corporation by deed recorded September 7, 1949 in Book 1107, page 31 of official records.

### 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 4022 which was approved by the Riverside City Planning Commission at its meeting held May 7, 1970 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 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 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 Nov. 19, 1971  
William D. Gardner, P.E.  
for 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 Nov. 18, 1971  
Samuel W. Kay  
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 three (3) sheets correctly represents a survey made under my supervision during July, 1970; 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. This survey is true and complete as shown.

Dated Feb. 16, 1971  
Ernest H. Webb  
Reg. Civil No 9876

### 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.

### CITY CLERK

RESOLVED: that this map consisting of three (3) sheets be and the same is hereby accepted as the official map of Tract No 4148, and the streets and easements are hereby accepted as public streets and easements, except Lot E (1' barrier strip) which is accepted contingent upon extension and improvement of street; and Lot 48 is hereby accepted for public use as landscaped open space, and for recreation purposes, 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 23rd day of November, 1971.

Virginia J. Drobek  
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.

Dated November 18, 1971  
Donna Bower Bobcock  
County Tax Collector  
By D. Stode Deputy

### TAX BOND

I hereby certify that a bond in the sum of \$\_\_\_\_\_ 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 \_\_\_\_\_, 1971  
Donald D. Sullivan  
County Clerk and ex-officio  
Clerk of the Board of Supervisors  
By \_\_\_\_\_ 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 Nov. 2, 1971  
H.E. Brewer  
City Treasurer  
By H. E. Brewer

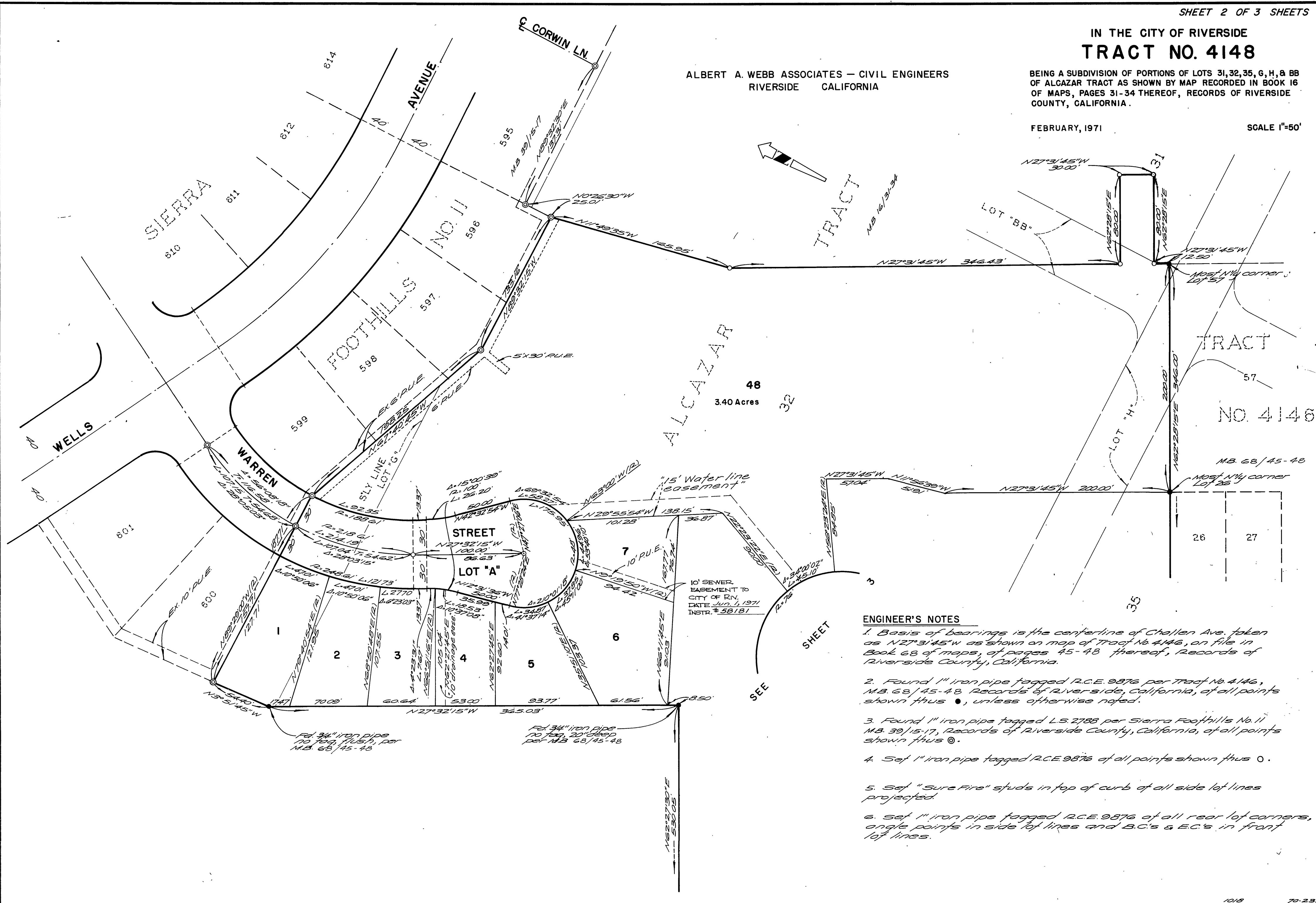
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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

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OF MAPS, PAGES 31-34 THEREOF, RECORDS OF RIVERSIDE  
COUNTY, CALIFORNIA.

FEBRUARY, 1971

SCALE 1"=50'



### ENGINEER'S NOTES

1. Basis of bearings is the centerline of Challen Ave. taken as N27°31'45"W as shown on map of Tract No. 4146, on file in Book 68 of maps, of pages 45-48 thereof, Records of Riverside County, California.
2. Found 1" iron pipe flagged P.C.E. 9876 per Tract No. 4146, M.B. 68/45-48 Records of Riverside, California, at all points shown thus ●, unless otherwise noted.
3. Found 1" iron pipe flagged L.S. 2788 per Sierra Foothills No. II M.B. 39/15-17, Records of Riverside County, California, of all points shown thus ⊙.
4. Set 1" iron pipe flagged P.C.E. 9876 at all points shown thus ○.
5. Set "Sure Fire" studs in top of curb of all side lot lines projected.
6. Set 1" iron pipe flagged P.C.E. 9876 of all rear lot corners, angle points in side lot lines and B.C.'s & E.C.'s in front lot lines.

M.B. 70/59  
68/107  
4148

M.B. 70/59  
TR. 4148

MB 70/59

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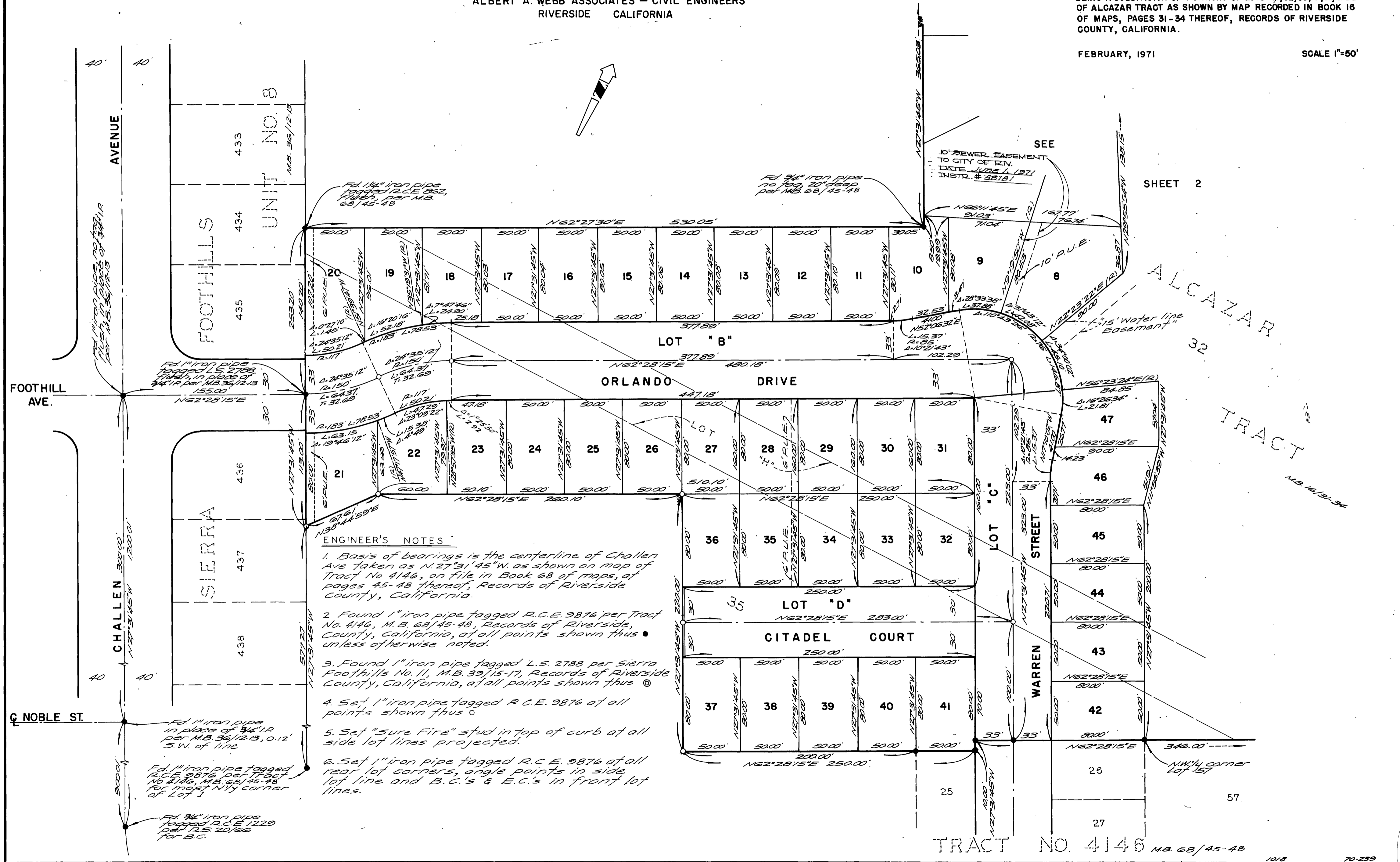
FEBRUARY, 1971

SCALE 1"=50'

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

M.B. 70/60  
TR. 4148

SHEET 2



- ENGINEER'S NOTES**
1. Basis of bearings is the centerline of Challen Ave taken as N. 27° 31' 45" W. as shown on map of Tract No. 4146, on file in Book 68 of maps, of pages 45-48 thereof, Records of Riverside County, California.
  2. Found 1" iron pipe tagged R.C.E. 9876 per Tract No. 4146, M.B. 68/45-48, Records of Riverside County, California, at all points shown thus • unless otherwise noted.
  3. Found 1" iron pipe tagged L.S. 2788 per Sierra Foothills No. 11, M.B. 39/15-17, Records of Riverside County, California, at all points shown thus ©
  4. Set 1" iron pipe tagged R.C.E. 9876 of all points shown thus ○
  5. Set "sure fire" stud in top of curb at all side lot lines projected.
  6. Set 1" iron pipe tagged R.C.E. 9876 of all rear lot corners, angle points in side lot line and B.C.'s & E.C.'s in front lot lines.

M.B. 70/60  
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