

TRACT NO. 3942

BEING A SUBDIVISION OF LOT 3 OF DIVISION "A" WASHINGTON SQUARE PER MAP BOOK 4, PAGE 70 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SEPTEMBER, 1971

T. A. SHINN & ASSOCIATES - ENGINEERS
PLACENTIA CALIFORNIA

FILED

on April 7, 1972
At 10:15 A.M.

W. D. Balogh
County Recorder

By Lawrence B. Laugh
Deputy

Fee #700

No 45275

Filed by City Clerk
Subd'n Gtee: T. I. & Tr. Co.

71/89
M.B. 71/89
T.R. 3942

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 Lots "A" thru "C", inclusive, and for construction and maintenance of drainage facilities that easement designated as a "10' Drainage Easement", and for construction and maintenance of public utilities that easement designated as "5' R.U.E."

EASTLAND FINANCIAL CORPORATION a California Banking Corporation

Jo. L. Connaughton John L. Maccabe

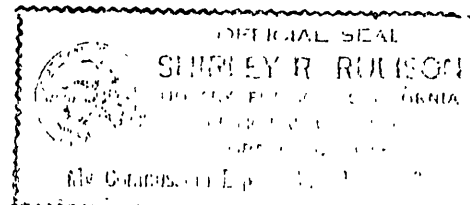
ACKNOWLEDGEMENT

State of California } ss.
County of Riverside }

On this 24th day of November, 1971, before me, the undersigned, a Notary Public in and for said State, personally appeared Jo. L. Connaughton and John L. Maccabe know to me to be the President and Secretary, respectively of the corporation that executed the within instrument, and know same 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 16, 1972.
Shirley R. Rollison
Notary Public in and for said County and State.



SIGNATURE OMISSIONS

In accordance with Section 11587 (a) of the Business and Professions Code the signature of the following easement holder has been omitted.

1- City of Riverside successor to an easement conveyed to Riverside Canal Company for ditches by deed recorded in Book 21, page 379 of Deeds, in the office of the recorder of San Bernardino, Calif.

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 3942, which was approved by the Riverside City Planning Commission at its meeting held June 5, 1969 and any approved alterations thereof; that all provisions of Chapter 128 (Subdivision Map Act) Statutes of California, 1949, and all of Title 18 of the Riverside Municipal Code, and all amendments there to 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 and agreement with the City of Riverside covering completion of all improvements and specifying the time for completing same.

Dated March 23, 1972

James F. Martinek
Director of Public Works
By William D. Hansen, P.E.

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 March 23, 1972

Everett C. Ross
Director of Public Utilities.
Everett C. Ross

ENGINEER'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor 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 September 1971; 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 Nov. 10, 1971

Thurston A. Shinn, Jr.
L.S. 2870
Thurston A. Shinn, Jr.

SOIL REPORT

A preliminary soil report was prepared by Cal-West Engineering Consultants, on the 15th day of March, 1971 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. 3942 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 28th day of March, 1972

Virginia J. Strohecker
City Clerk of the City of Riverside, Calif.
Virginia J. Strohecker

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 a lien but not yet payable, which are estimated to be \$ 1850.00

Dated MARCH 21, 1972

Donna Bower Babcock
County Tax Collector
By Harold M. Lane Deputy

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ 1850.00 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 April 7, 1972

Donald D. Sullivan
County Clerk ex-officio
Clerk of the Board of Supervisors
By Robert Hughes Deputy

CITY TREASURER'S CERTIFICATE

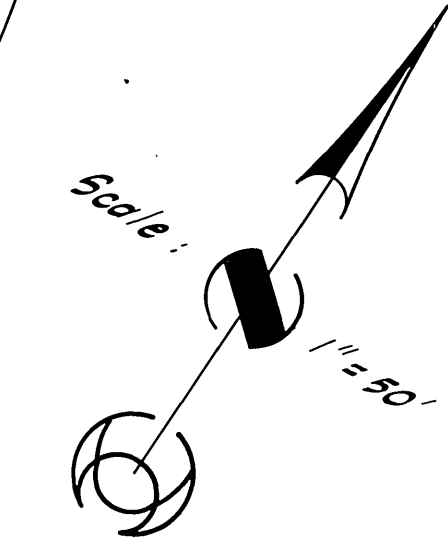
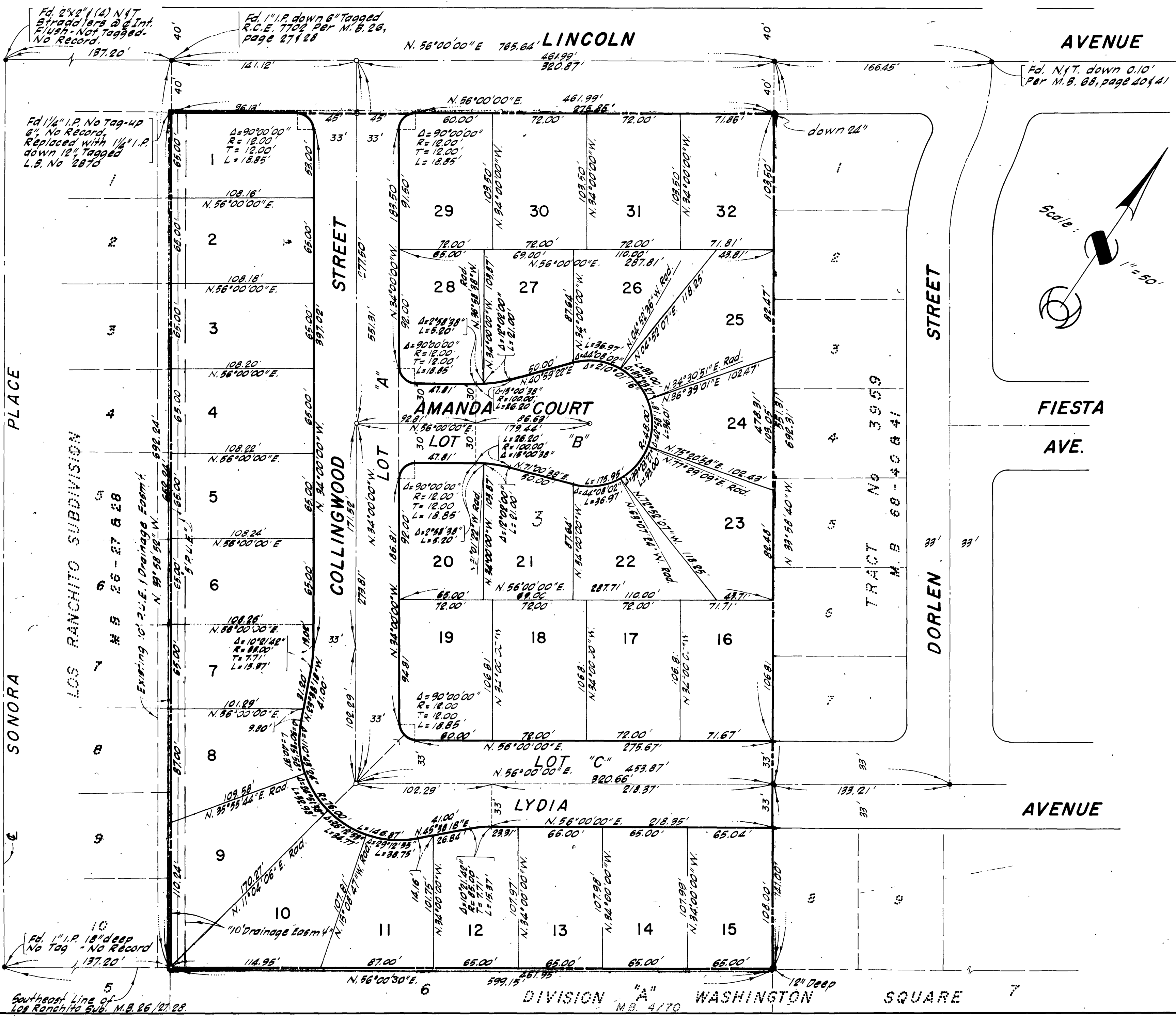
I hereby certify that according to the records of this office as of this date, the real property shown on this map is not subject to any special assessments, bonds and/or liens which have not been paid in full. This certificate does not include any special assessments, the bonds of which have not become a lien against said property

Dated Mar. 15, 1972

H. E. Brewer
City Treasurer
H. E. Brewer

M.B. 71/89
T.R. 3942

MB 71/89



IN THE CITY OF RIVERSIDE
TRACT NO. 3942
 BEING A SUBDIVISION OF LOT 3
 OF DIVISION "A" WASHINGTON SQUARE
 PER MAP BOOK 4, PAGE 70, RECORDS OF
 RIVERSIDE COUNTY, CALIFORNIA

T.A. SHINN & ASSOCIATES - ENGINEERS
 PLACENTIA, CALIF.
 SEPTEMBER 1971

ENGINEER'S NOTES
 Basis of bearings is the centerline of Lincoln Avenue, taken as N. 56°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 1/4" iron pipe tagged R.E. 9876 per M.B. 68 pages 40-41 Records of Riverside County, California at all points shown thus • flush, unless otherwise noted.
 Set 1/4" iron pipe tagged L.S. 2870 at all points shown thus ○, flush, unless otherwise noted.
 Set 1" iron pipe tagged L.S. 2870 at all rear lot corners (Flush).
 Set Lead track tagged L.S. 2870 in top of curb at all side lot line projected.

M.B. 71/90
T.E. 3942