

# TRACT NO. 4149

BEING A SUBDIVISION OF PORTIONS OF LOTS 31, 32, 36, G, H, BB, AND JJ OF ALGAZAR TRACT PER MAP BOOK 16, PAGES 31-34 AND A PORTION OF LOT "A" TRACT NO. 4147 PER MAP BOOK 72, PAGES 53, 54+55 BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

MARCH, 1972

ALBERT A. WEBB ASSOCIATES—CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

**FILED**  
on June 15, 1972

At 2:35 P.M.  
W.D. Balogh  
County Recorder  
By Crown B. Vaughn  
Deputy  
Fee \$ 9.00  
No. 78482  
Filed by City Clerk  
SUB. G.T.E.E. CALIF. LAND TITLE CO.

72/56  
M.B. 72/56  
T.R. 4149

### 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, we hereby offer for dedication to public use, for street purposes, Lots A to E, inclusive, and for construction and maintenance of public utilities those easements designated as "6' R.U.E." and "6' x 50' R.U.E."

KAISER - AETNA, a Partnership.

Dwight W. Mize  
By: Dwight W. Mize, Authorized Agent

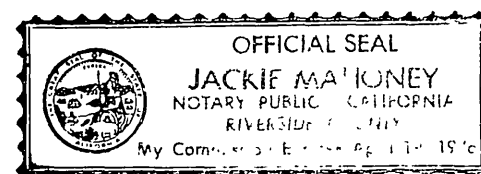
### ACKNOWLEDGEMENT

State of California } ss.  
County of Riverside }

On this 8 day of June, 1972, before me the undersigned a Notary Public in and for said State, personally appeared Dwight W. Mize known to me to be the Authorized Agent for the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

WITNESS my hand and Official seal.

My commission expires 4-19-76



Jackie Mahoney  
Notary Public in and for said County and State.

### SIGNATURE OMISSION

In accordance with the provisions of section 11257(a) of the Business and Professions Code, the signatures 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, official records Riverside County, California, the City of Riverside, successor to easements granted to Southern California Edison Company, Ltd., a corporation by deeds recorded September 7, 1940 in Book 1107, page 31 and June 16, 1960 in Book 2715, page 235 both 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. 4077 which was approved by the Riverside City Planning Commission of 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 15 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 June 12, 1972  
J. Martin  
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 June 9, 1972  
Emile C. Galt  
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. The survey is true and complete as shown.

Dated Feb. 17, 1971  
Paul N. Webb  
Reg. Civil Eng. 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. 4149, 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 streets, 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 13th day of June, 1972.  
V.J. Strohecker  
City Clerk of the City of Riverside  
By Dorinda J. Strohecker

### 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, except taxes and special assessments collected as taxes now a lien but not yet payable which are estimated to be \$3,300.00.

Dated JUNE 9, 1972  
Donna Bauer Babcock  
County Tax Collector  
By Harold W. Lane Deputy

### TAX BOND

I hereby certify that a bond in the sum of \$3,300.00 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 JUNE 13, 1972  
Donald D. Sullivan  
County Clerk and ex-officio  
Clerk of the Board of Supervisors  
By Raymond Hughes 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 June 8, 1972  
H.E. Brewer  
City Treasurer  
By H.E. Brewer

M.B. 72/56  
T.R. 4149

M.B. 72/56

72

57

M.B. 72/57  
TR. 4149

# IN THE CITY OF RIVERSIDE TRACT NO. 4149

SHEET 2 OF 3 SHEETS

BEING A SUBDIVISION OF PORTIONS OF LOTS 31, 32, 36, G, H, BB,  
AND JJ OF ALCAZAR TRACT PER MAP BOOK 16, PAGES 31-34, AND  
A PORTION OF LOT "A" TRACT NO. 4147 PER MAP BOOK 72, PAGES  
53, 54 AND 55 BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

MARCH, 1972

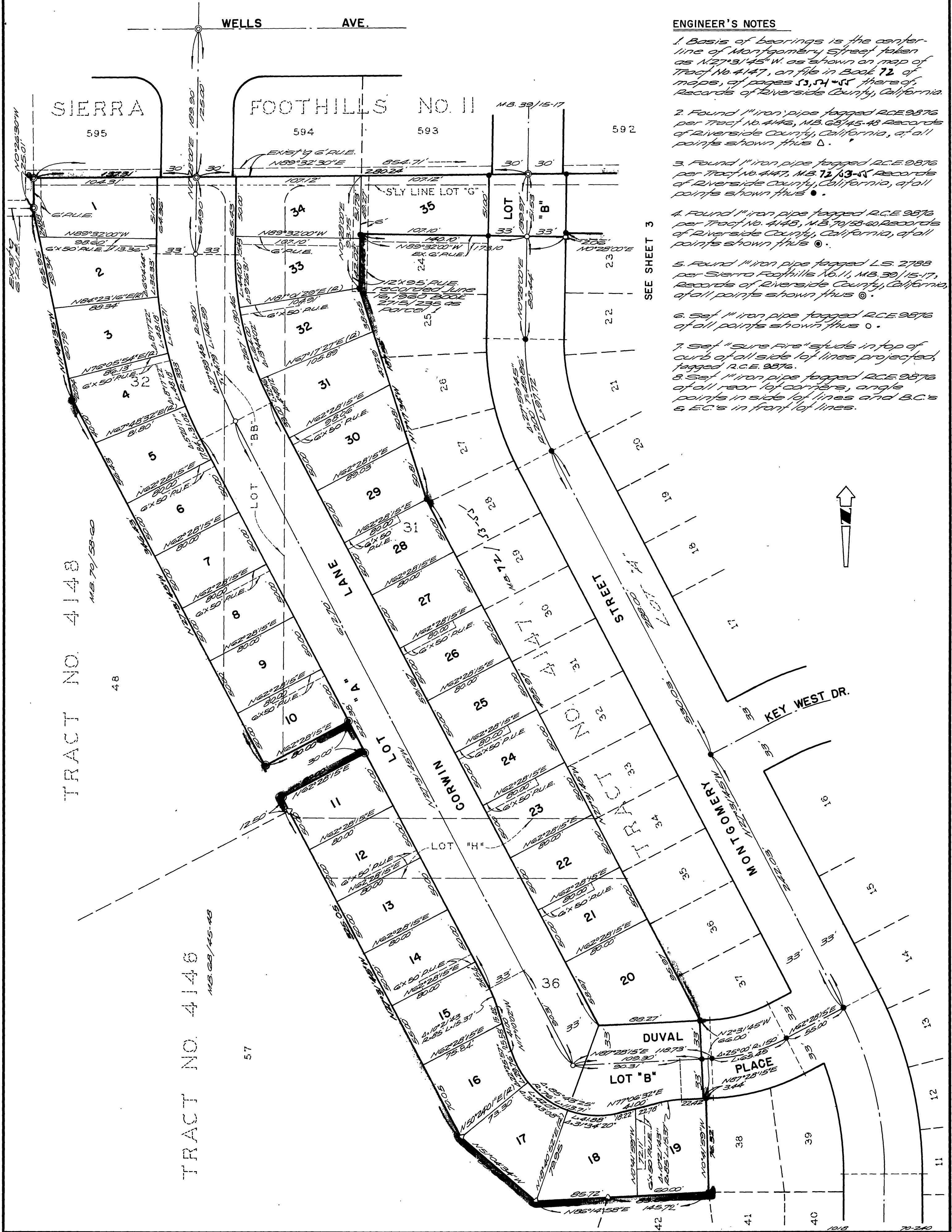
SCALE 1" = 50'

ALBERT A. WEBB ASSOCIATES — CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

### ENGINEER'S NOTES

1. Basis of bearings is the centerline of Montgomery Street taken as N27°31'45"W. as shown on map of Tract No. 4147, on file in Book 72 of maps, of pages 53, 54 and 55 thereof, Records of Riverside County, California.
2. Found 1" iron pipe flagged R.C.E. 9876 per Tract No. 4146, M.B. 65/45-48 Records of Riverside County, California, at all points shown thus  $\Delta$ .
3. Found 1" iron pipe flagged R.C.E. 9876 per Tract No. 4147, M.B. 72/53-55 Records of Riverside County, California, at all points shown thus  $\bullet$ .
4. Found 1" iron pipe flagged R.C.E. 9876 per Tract No. 4148, M.B. 70/58-60 Records of Riverside County, California, at all points shown thus  $\circ$ .
5. Found 1" iron pipe flagged L.S. 2788 per Sierra Foothills No. 11, M.B. 39/15-17, Records of Riverside County, California, at all points shown thus  $\odot$ .
6. Set 1" iron pipe flagged R.C.E. 9876 at all points shown thus  $\circ$ .
7. Set "sure fire" studs in top of curb of all side lot lines projected, flagged R.C.E. 9876.
8. Set 1" iron pipe flagged R.C.E. 9876 at all rear lot corners, angle points in side lot lines and B.C.'s & E.C.'s in front lot lines.

SEE SHEET 3



TRACT NO. 4148

TRACT NO. 4146

M.B. 72/57  
TR. 4149

MB 72/57

57

27

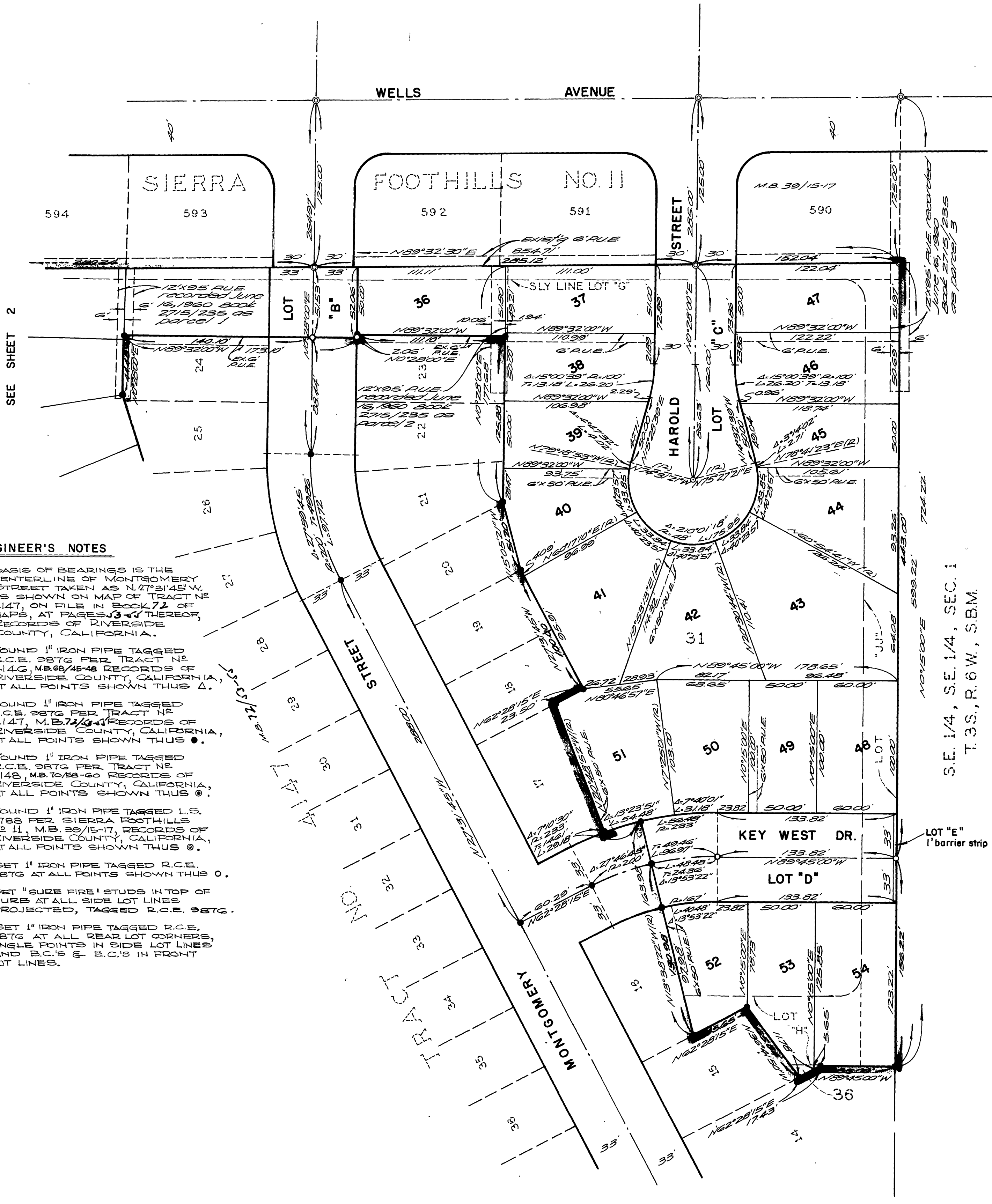
IN THE CITY OF RIVERSIDE  
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A PORTION OF LOT "A" TRACT NO. 4147 PER MAP BOOK 22, PAGES  
33, 34 AND 35 BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

MARCH, 1972

SCALE 1" = 50'

ALBERT A. WEBB ASSOCIATES — CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA



ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF MONTGOMERY STREET TAKEN AS N. 27° 31' 45" W. AS SHOWN ON MAP OF TRACT NO. 4147, ON FILE IN BOOK 72 OF MAPS, AT PAGES 3-4 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND 1" IRON PIPE TAGGED R.C.E. 9876 PER TRACT NO. 4149, M.B. 69/45-48 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AT ALL POINTS SHOWN THUS Δ.
3. FOUND 1" IRON PIPE TAGGED R.C.E. 9876 PER TRACT NO. 4147, M.B. 72/45-48 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AT ALL POINTS SHOWN THUS ●.
4. FOUND 1" IRON PIPE TAGGED R.C.E. 9876 PER TRACT NO. 4148, M.B. 70/58-60 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AT ALL POINTS SHOWN THUS ○.
5. 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 ⊙.
6. SET 1" IRON PIPE TAGGED R.C.E. 9876 AT ALL POINTS SHOWN THUS ○.
7. SET 1" SURVEY STUDS IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, TAGGED R.C.E. 9876.
8. SET 1" IRON PIPE TAGGED R.C.E. 9876 AT ALL REAR LOT CORNERS, ANGLE POINTS IN SIDE LOT LINES AND B.C.'S @ P.O.'S IN FRONT LOT LINES.

S.E. 1/4, S.E. 1/4, SEC. 1  
T. 3S., R. 6W., S.B.M.

LOT "E"  
1" barrier strip