

MB 74/5
TR 4528
Sht. 1 of 2

IN THE CITY OF RIVERSIDE, CALIFORNIA

TRACT No 4528

FOR CONDOMINIUM PURPOSES ONLY

BEING A SUBDIVISION OF PORTIONS OF LOTS 5 AND OF LOT 6 IN SECTION 19, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN OF THE LANDS OF THE EAST RIVERSIDE LAND COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 44 OF MAPS SAN BERNARDINO COUNTY RECORDS, STATE OF CALIFORNIA.

Sheet 1 of 2 Sheets

FILED
On Oct. 25, 1972

At 1:00 P. M.
W.D. Balogh
County Recorder
By Harold C. Beale
Deputy
Fee \$7.00
No 142534
Filed by City Clerk
Sub G' tee F.A.T.C.

TARIQ M. SHAMMA ASSOCIATES INC.
ANAHEIM

CIVIL ENGINEERS
CALIFORNIA

AUGUST 1972

OWNERS CERTIFICATE

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 FOR PUBLIC USE FOR STREET PURPOSES LOTS "A" TO "C" INCLUSIVE, FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AN EASEMENT IN, UNDER, UPON, OVER, AND ALONG LOTS 1 TO 4, INCLUSIVE, AND FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES THAT EASEMENT DESIGNATED AS "15" DRAINAGE EASEMENT."

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF 2 SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING June, 1972 THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN ONE (1) YEAR FROM THE RECORDING DATE OF THIS MAP, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED

TARIQ M. SHAMMA
REG. CIVIL ENG NO. 12818
DATED AUGUST 4, 1972
BY T.M. Shamma

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 NO. 4528, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD APRIL 6, 1972, 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 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 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.

JAMES F. MARTINEK
DIRECTOR OF PUBLIC WORKS
DATED October 10, 1972
BY J. Martinek

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. 4528 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 10th DAY OF October, 1972.

VIRGINIA J. STROHECKER
CITY CLERK OF THE CITY
OF RIVERSIDE, CALIFORNIA.

BY Alise A. Howe
Asst. City Clerk

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 Oct 10, 1972

H.E. BREWER
CITY TREASURER

BY H.E. Brewer

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 OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS CALLED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED AT

DATE ~~October 17~~ 1972

DONNA BOUER BABCOCK
COUNTY TAX COLLECTOR

BY Harold M. Larson DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ HAS BEEN EXECUTED AND FILED WITH THE 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

DATED _____, 1972

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

BY _____ DEPUTY

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 5th DAY OF MAY, 1972 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953 BY: PACIFIC FOUNDATION ENGINEERS, INC.

KAISER AETNA
A PARTNERSHIP

Dwight W. Mize
AUTHORIZED AGENT

NOTARY ACKNOWLEDGMENT

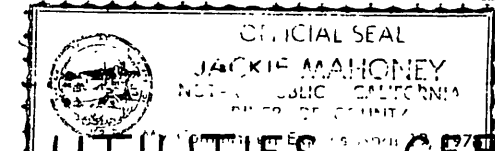
STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } S.S.

ON October 10, 1972, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND 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 SAID AUTHORIZED AGENT FOR THE 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



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 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.

DATED Oct. 10, 1972

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

BY Everett C. Ross

SIGNATURE OMISSIONS

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 11587(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:

CITY OF RIVERSIDE, SUCCESSOR TO RIGHT OF WAY RESERVED TO EAST, RIVERSIDE LAND COMPANY FOR ALL DITCHES, PIPELINES AND OTHER APPLIANCES FOR THE DISTRIBUTION OF WATER FOR DOMESTIC AND IRRIGATING PURPOSES, THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY RECORDS.

CITY OF RIVERSIDE BY DEED RECORDED MAY 28, 1965 AS INSTRUMENT No. 62803 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

MB 74/5

TR. 4528 Sht. 1 of 2
M.B. 74/5

TR 4528 Sht. 2 of 2
MB 74/6

SCALE: 1"=100'

IN THE CITY OF RIVERSIDE CALIFORNIA

TRACT No 4528

FOR CONDOMINIUM PURPOSES ONLY

BEING A SUBDIVISION PORTIONS OF LOT 5 AND OF LOT 6 IN SECTION 19, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN OF THE LANDS OF THE EAST RIVERSIDE LAND COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 44 OF MAPS, SAN BERNARDINO COUNTY RECORDS, STATE OF CALIFORNIA.

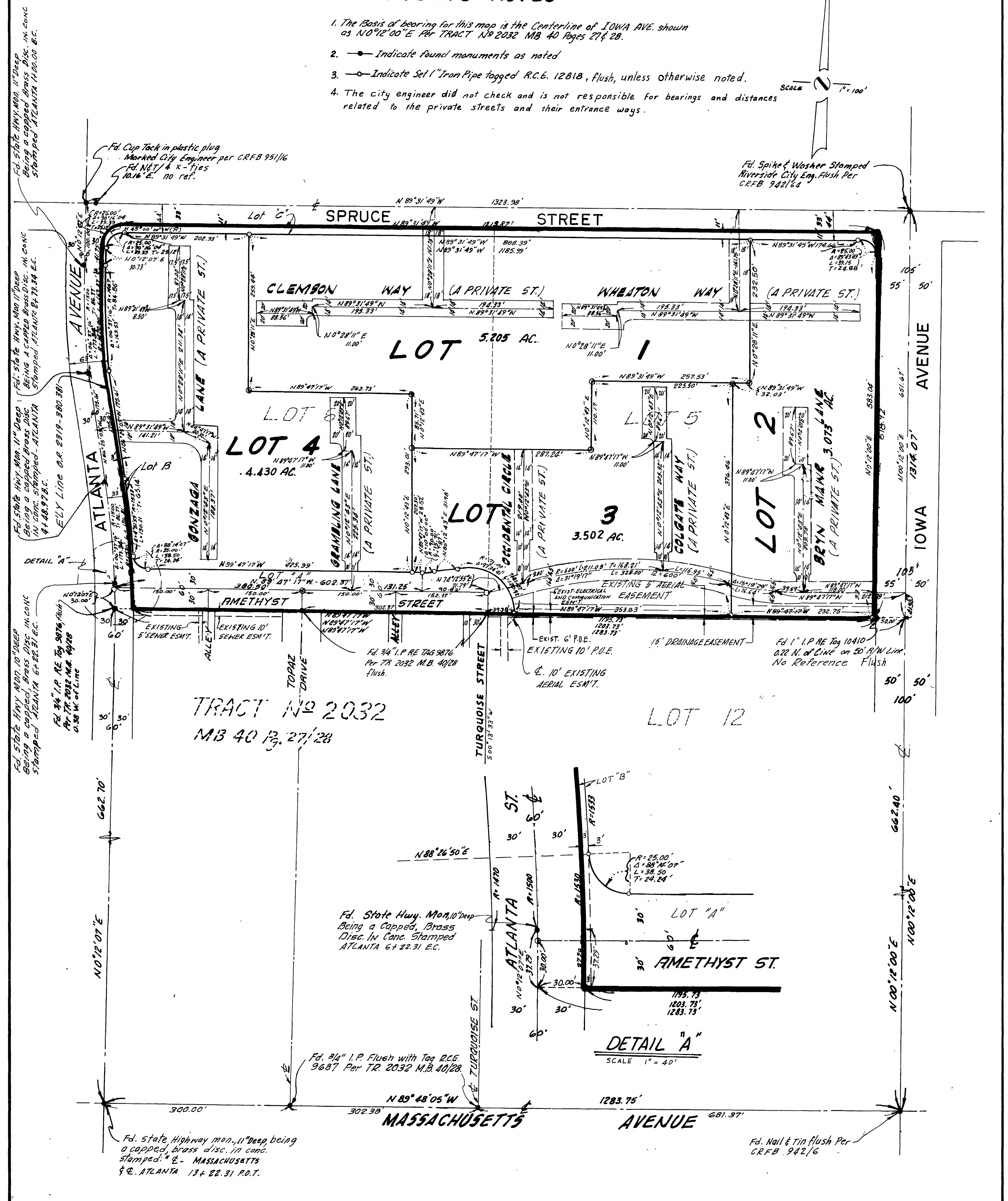
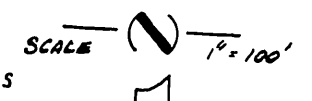
TARIQ M. SHAMMA ASSOCIATES INC.
ANAHEIM

CIVIL ENGINEERS
CALIFORNIA

AUGUST 1972

ENGINEER'S NOTES:

1. The Basis of bearing for this map is the Centerline of IOWA AVE. shown as N0°12'00"E Per TRACT No 2032 MB 40 Pages 27 & 28.
2. —●— Indicate found monuments as noted
3. —○— Indicate Set 1" Iron Pipe tagged R.C.E. 12818, flush, unless otherwise noted.
4. The city engineer did not check and is not responsible for bearings and distances related to the private streets and their entrance ways.



TRACT No 2032
MB 40 P. 27, 28

DETAIL "A"
SCALE 1"=40'

Fd. State Hwy. Mon. 11" Deep Being a capped Brass Disc. in conc. Stamped ATLANTA 6+22.31 E.C.
 Fd. State Hwy. Mon. 11" Deep Being a capped Brass Disc. in conc. Stamped ATLANTA 6+22.31 E.C.
 Fd. 3/4" I.P. RE Tag 9876 (flush) Per TR. 2032 MB. 40/28 0.28 W. of Line
 Fd. State Hwy. Mon. 11" Deep Being a capped Brass Disc. in conc. Stamped ATLANTA 6+22.31 E.C.

MB 74/6