

TRACT 4494

BEING A SUBDIVISION OF A PORTION OF LOTS 7 AND 8 IN BLOCK 3 OF R.L. & I. CO. LANDS AS SHOWN IN MAP BOOK 1 PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

JANUARY 1972

HAWKINS, ROBERTSON AND ASSOCIATES
ENGINEERS & SURVEYORS
RIVERSIDE, CALIFORNIA

FILED
ON Nov 8, 1972

AT 11:00 A.M.

W.D. BALOGH
COUNTY RECORDER
BY Ann B. Nauff
DEPUTY

FEE \$ 7.00

No. 149767

FILED BY City Clerk

Sub. Geo. Calif. Land Title Co.

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED IN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND, THAT WE CONSENT TO THE MAKING AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE COLORED BORDER LINE AND THAT WE HEREBY OFFER FOR DEDICATION FOR PUBLIC USE FOR STREET PURPOSES LOTS "A" AND "B" AND FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, THE PUBLIC UTILITY EASEMENTS DESIGNATED AS G'RUE. AND IO'RUE.

VICTRON DEVELOPMENT CORP.,
a California corporation.

Ronald P. Whittier

RONALD P. WHITTIER, President

CORPORATE ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } ss.

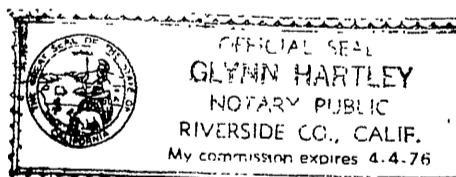
ON THIS 6th DAY OF NOVEMBER 1972, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RONALD P. WHITTIER KNOWN TO ME TO BE THE PRESIDENT

KNOWN TO ME TO BE THE
OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND 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 OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

MY COMMISSION EXPIRES APRIL 4, 1976

Glynn Hartley
NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE



CITY TREASURER'S CERTIFICATE

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 ASSESSMENTS THE BONDS WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED THIS 6th DAY OF NOVEMBER 1972.

H.E. Brewer
CITY TREASURER, CITY OF RIVERSIDE

BY H.E. Brewer

COUNTY 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 PROPERTY SHOWN ON THIS MAP FOR UNPAID STATE, COUNTY, LOCAL OR MUNICIPAL 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 \$

DATED THIS 3rd DAY OF NOVEMBER 1972.

Donna Bouer Babcock
COUNTY TAX COLLECTOR

BY Harold M. Larsen

PRELIMINARY SOILS REPORT

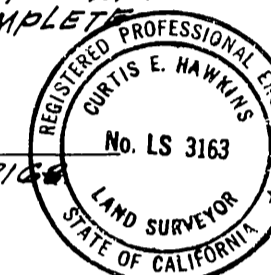
A PRELIMINARY SOILS REPORT WAS PREPARED BY HUGH M. GALLAHER, CIVIL ENGINEER ON AUGUST 3, 1966, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17963.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF 2 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JANUARY 1972 AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN OR SHALL BE IN POSITION NOT LATER THAN ONE YEAR FROM RECORDING DATE OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED THIS 1st DAY OF NOV. 1972.

Curtis E. Hawkins
LICENSED LAND SURVEYOR NO. 3163



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. 4494, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION OF ITS MEETING HELD JANUARY 20, 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, IF ANY 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.

DATED November 6th, 1972.

James F. Martinek
JAMES F. MARTINEK
DIRECTOR OF PUBLIC WORKS

TAX BOND CERTIFICATE

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 _____ 1972.

Donald D. Sullivan
COUNTY CLERK AND EX-OFFICIO
CLERK OF THE BOARD OF SUPERVISORS

BY _____ DEPUTY.

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 November 6, 1972.

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

SIGNATURE OMISSION

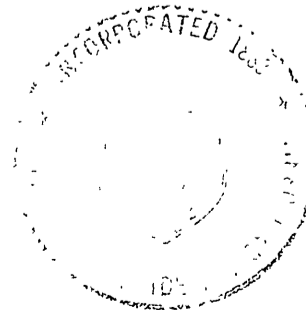
IN ACCORDANCE WITH THE PROVISIONS OF SECTION 11587(A) OF THE BUSINESS AND PROFESSIONS CODE, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDER HAS BEEN OMITTED: CITY OF RIVERSIDE SUCCESSOR TO AN EASEMENT RESERVED TO THE RIVERSIDE WATER COMPANY.

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 2 SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE OFFICIAL MAP OF TRACT 4494, THAT THE STREETS AND EASEMENTS HEREON 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 AND AFFIX THE SEAL OF THE CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 2nd DAY OF NOV., 1972.

Virginia J. Strohecker
VIRGINIA J. STROHECKER
CITY CLERK, CITY OF RIVERSIDE



MB 74/29

74
29
M.B. 74/29
TR 4494 str. 1 of 2

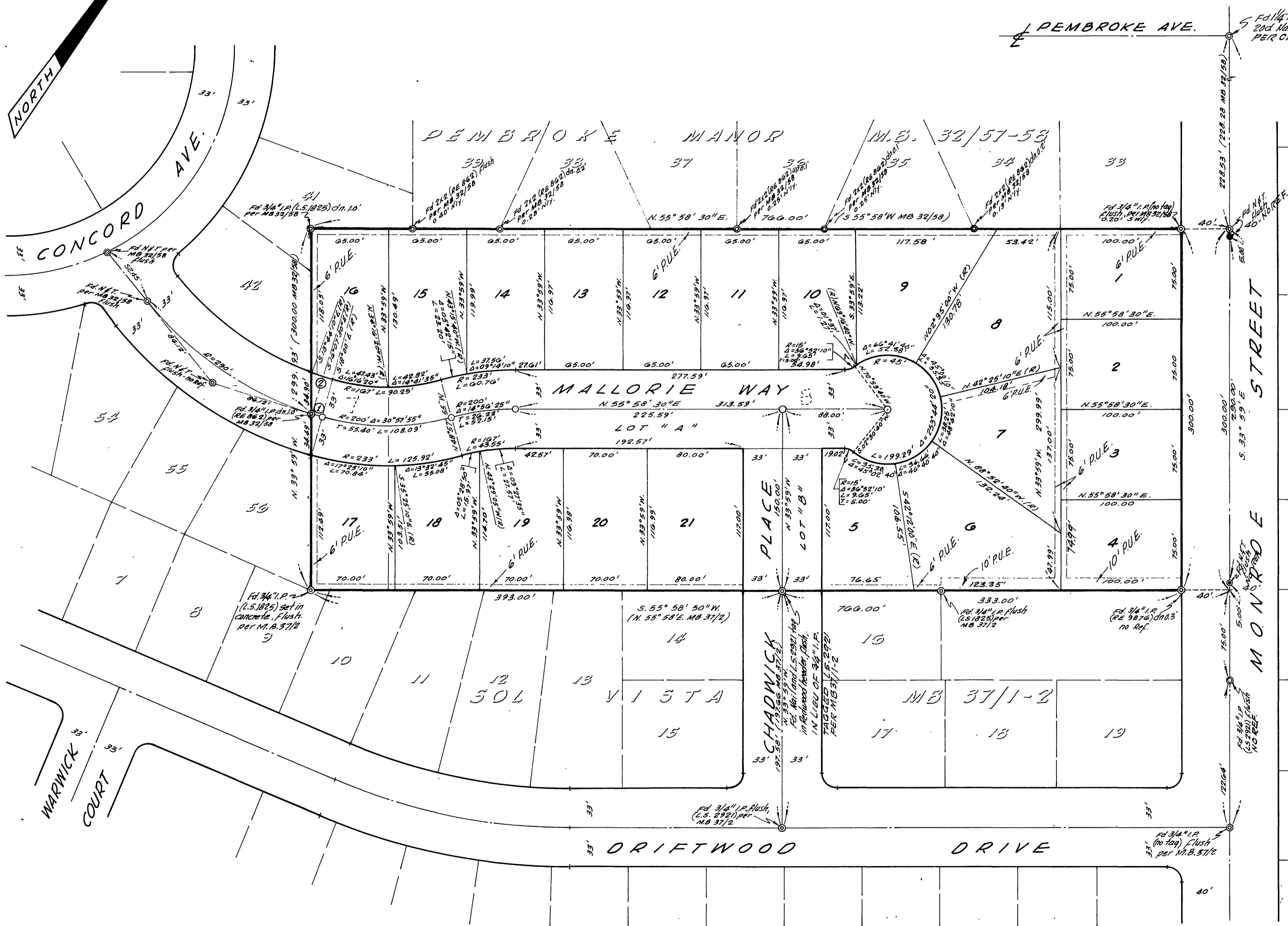
TR. M.B. 74/29 str. 1 of 2

TRACT 4494

BEING A SUBDIVISION OF A PORTION OF LOTS 7 AND 8 IN BLOCK 3 OF R.L. & I. CO. LANDS AS SHOWN IN MAP BOOK 1 PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA
JANUARY, 1972

SCALE: 1"=60'

HAWKINS, ROBERTSON AND ASSOCIATES
ENGINEERS & SURVEYORS
RIVERSIDE, CALIFORNIA



CURVE DATA				
NO.	R	Δ	T	L
1	290'	01°52'30"	4.75'	9.49'
2	257'	04°15'50"	9.57'	19.13'

ENGINEER'S NOTES:
 Bearings are based on the center line of MONRODE STREET being S. 33° 59' E. as shown on map of "PEMBROKE MANOR", M.B. 32/58 of Records of Riverside County California.
 ○ Indicates 3/4" I.R. set tagged L.S. 3163
 ⊙ Indicates monument found as shown.
 2"x2" set at all lot corners and points of curvature unless noted otherwise.

74/1
M.B. 74/30
TR. 4494 skt. 2 of 2

TR. 4494
M.B. 74/30
skt. 2 of 2

M.B. 74/30