

In the City of Riverside,
Riverside County, California.
TRACT NO. 4660

BEING A SUBDIVISION OF PARCEL 4, AS SHOWN BY PARCEL MAP, RECORDED IN BOOK 4
OF PARCEL MAPS AT PAGE 85, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

MAY, 1972

ANACAL ENGINEERING CO.
ANAHEIM, CALIFORNIA.

FILED
on November 24, 1972

AT 2:15 P.M.

W. D. BALOGH
COUNTY RECORDER

BY Ramon B. Vaughn

FEE \$ 7.00

No 156 323

FILED BY City Clerk

SUB G'TEE F. Arto

OWNERSHIP

We hereby certify that we are the owners of, or have some 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 clear title to said land, and we hereby consent to the making and filing of said subdivision and map as shown within the blue-colored border line, and we hereby offer for dedication for street purposes Lot "A", for construction and maintenance of public utilities an easement in, under, upon, over, and along Common Lot 70, and for construction and maintenance of sanitary sewer facilities that easement designated as "10' sewer easement."

UNI-CAL FINANCIAL CORPORATION, a California Corporation.

Roger L. Kringen, President
William M. McNeill, Secretary

STATE OF CALIFORNIA }
ORANGE COUNTY } s.s.

On this 31st day of October, 1972, before me Nancy Freeman a Notary Public in and for said County a State, personally appeared ROGER L. KRINGEN, known to me to be the President and WILLIAM M. McNEILL, known to me to be the Secretary of the Corporation that executed the within instrument and known to me 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 same.

Witness my hand and Official Seal.

My Commission expires October 15, 1976

Nancy A. Freeman
Notary Public in and for said County and State

SIGNATURE OMISSIONS

In accordance with the provisions of Section 11587 (a) of the Business and Professions Code, the signatures of the following easement holders have been omitted since their interest can not ripen into fee:

Southern California Telephone Company by an easement in Instrument recorded February 3, 1944 in Book 613, Page 133 of Official Records of Riverside County, California.

City of Riverside by an easement in Instrument recorded March 24, 1972 as Instrument No 39182 of Official Records of said Riverside County.

SOIL REPORT

A preliminary soil report was prepared by H. V. LAWMASTER & CO., INC. on FEBRUARY 25, 1971, as required by the Health and Safety Code, Section 17953.

WATER FACILITIES

I hereby certify that the subdivider named on this map deposited with the Southwest Water Company, sufficient funds or made acceptable arrangements to cover the applicable charges for installing all necessary fire hydrants, water mains and service laterals on all streets shown on this map; and that easements shown are sufficient for all requirements of water distribution.

Dated Sept 25, 1972. by J. W. Fawcett
Southwest Water Company

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. 4660 which was approved by the Riverside City Planning Commission at its meeting held JUNE 8, 1972, and any approved alterations thereof; that all provisions of Chapter 12B (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.

Date: November 16, 1972. By James F. Martinek
Director of Public Works

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 has made the required arrangements and provisions for the installation of electrical 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 Division of the Department of Public Utilities of the City of Riverside.

Date: November 9, 1972. By Everett C. Ross
Director of Public Utilities.

USE OF COMMON AREAS

UNI-CAL FINANCIAL CORPORATION in recording this plat of the subdivision shown on the annexed map does hereby designate Common lot 70 land as recreational areas intended for use by the homeowners in said subdivision for recreation and other related activities.

The designated areas are not dedicated hereby for use by the general public and are solely for the common use, benefit and enjoyment of the homeowners in said subdivision as more fully provided in the Declaration of Covenants, Conditions and Restrictions applicable to said subdivision. Said Declaration of Covenants, Conditions and Restrictions is hereby incorporated and made a part of this plat.

UNI-CAL FINANCIAL CORPORATION, a California Corporation.
Roger L. Kringen, President
William M. McNeill, Secretary

SURVEYOR

I hereby certify that I am a Licensed Land Surveyor of the State of California, and that this map, consisting of 2 sheets, correctly represents a survey made under my supervision during MAY, 1972; that all monuments shown hereon actually exist and their positions are correctly shown or will be in place within one (1) year from the recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Date: JUNE 26, 1972. By C. J. Queyrel
C. J. Queyrel, A.S. No. 2988

CITY CLERK

RESOLVED: That this map, consisting of 2 sheets, be, and the same is hereby accepted as the official map of TRACT No. 4660, 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, California, and to affix the seal of said City thereto.

I hereby certify that the foregoing resolution was adopted by the Mayor and Council of the City of Riverside this 21st day of Nov, 1972.

By Virginia J. Stroecker
Virginia J. Stroecker, City Clerk
of the City of Riverside, California

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.

DONNA BOUER BABCOCK,
COUNTY TAX COLLECTOR.

Dated NOVEMBER 8, 1972. By Harold M. Larson
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 County, 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. By 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. 6, 1972. By H. E. Brewer
H. E. Brewer,
City Treasurer.

TR. 4660 sht. 1 of 2
M.B. 74/46

TR. 4660 sht 1 of 2
M.B. 74/46

74/47
47
TR. 4660
M.B. 74/47
skt. 2 of 2

BASIS OF BEARINGS :

THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF POLK STREET BEARING NORTH 33°59'15" WEST AS SHOWN ON A PARCEL MAP FILED IN BOOK 4 OF PARCEL MAPS AT PAGE 85, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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ANACAL ENGINEERING CO.
ANAHEIM, CALIFORNIA.

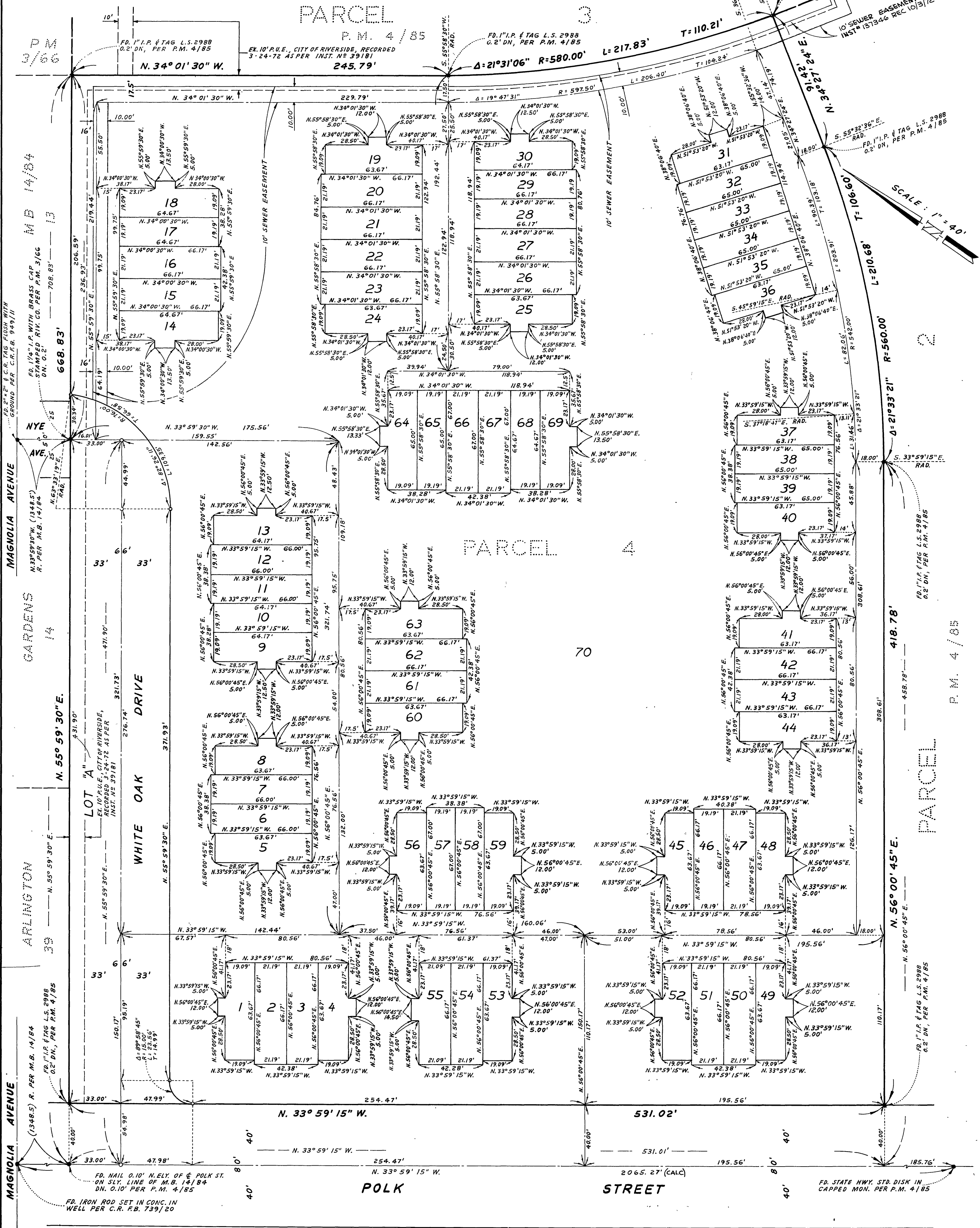
MAY, 1972

PARCEL 1
P.M. 4/85

MB 74/47

MONUMENT NOTES:

- INDICATES SET 1" IRON PIPE TAGGED "L.S. 2988", 0.2' DN., UNLESS NOTED OTHERWISE.
- INDICATES FOUND MONUMENT AS NOTED.
- LOT 70 IS COMMON LOT AND LOTS 1-69 INCLUSIVE, RESIDENTIAL LOTS.
- IN LIEU OF LOT CORNERS BEING SET FOR LOTS 1-69 INCLUSIVE, CALCULATED TIES FROM THE PERIMETER OF LOT 70, SUFFICIENT TO ESTABLISH SAID CORNERS, ARE SHOWN.



SCALE: 1" = 40'

P.M. 4/85

M.B. 74/47
TR. 4660 SKT. 2 of 2