

IN THE CITY OF RIVERSIDE

TRACT NO. 4234

SHEET 1 OF 5 SHEETS

BEING A SUBDIVISION OF PORTIONS OF LOTS B, 10 AND D OF THE BIXMILL TRACT ON FILE IN BOOK 18 OF MAPS, PAGES 28, 29 AND 30, AND OF LOT J OF LA GRANADA ON FILE IN BOOK 12 OF MAPS, PAGES 42 THRU 51, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

R.M. GALLOWAY & ASSOCIATES, INC.
NEWPORT BEACH, CALIFORNIA

JANUARY, 1972

FILED
ON January 11, 1972
AT _____ M.
W. D. BALOGH
COUNTY RECORDER
BY Harold C. Beale
DEPUTY
FEE \$ 13.00
NO. 4888
FILED BY F.A.T. Co.
SUBDIVISION GUARANTEE

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 public use for street purposes Lots A to G, inclusive, for construction and maintenance of storm drains that easement designated as 10' storm drain easement, and further the undersigned owners, our successors and assigns in interest, hereby release and relinquish to the City of Riverside, a Municipal Corporation, all vehicular and pedestrian access rights appurtenant to Lots 15 to 31, inclusive, as shown on the annexed map, on, over and across Tyler Street, adjoining said Lots 15 to 31, inclusive.

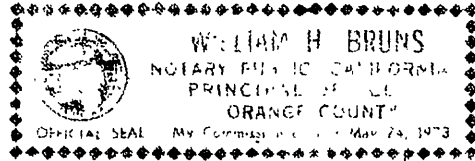
CREST DEVELOPMENT COMPANY, A LIMITED PARTNERSHIP; J. A. ANDREWS DEVELOPMENT CO., GENERAL PARTNER, BY: Joyce L. Lawrence PRESIDENT AND GENERAL PARTNER

ACKNOWLEDGMENT

STATE OF CALIFORNIA } ss
COUNTY OF ORANGE

On this 8th day of NOVEMBER, 1972, before me, WILLIAM H. BRUNS, a Notary Public in and for said County and State, personally appeared JAY A. ANDREWS, President of J.A. Andrews Development Co., known to me to be the general partner of CREST DEVELOPMENT COMPANY, the Limited Partnership that executed the within instrument and known to me to be the person who executed the within instrument on behalf of the Limited Partnership herein named and acknowledged to me that such Limited Partnership executed the same.

WITNESS my hand and official seal.



William H. Bruns
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

CIVIL ENGINEER

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map, consisting of 5 sheets, correctly represents a survey made under my supervision during August, 1970; 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.

Dated Nov 13th, 1972.

John K. Mandrell, REGISTERED CIVIL ENGINEER #13703

CITY CLERK

RESOLVED: That this map consisting of 5 sheets, be, and the same is hereby accepted, as the official map of Tract No. 4234 and the streets and easements are hereby accepted as public streets and easements, except Lots F and G which are accepted as "Barrier Strips" to deny access from adjoining private property to Lot A; 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 9th day of January, 1972.

Virginia J. Strohecker
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: Virginia J. Strohecker

SIGNATURE OMISSIONS

In accordance with the provisions of Section 11587 (a) of the Business and Professions Code, the signatures of the following easement holder has been omitted since their interest 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 of Official Records.

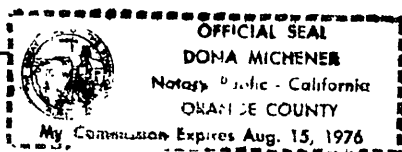
CRODDY ESCROW COMPANY, a California Corporation, Trustee

STATE OF CALIFORNIA } ss
COUNTY OF ORANGE

On DECEMBER 12, 1972, before me, the undersigned, a Notary Public in and for said State, personally appeared C. H. WALTON known to me to be the VICE PRESIDENT President, and _____ known to me to be the SECRETARY Secretary 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.

Witness my hand and official seal

Signature Dona Michener



SOILS REPORT

A preliminary soils report was prepared by C. H. J. MATERIALS LAB, INC., on the 31st day of August, 1970, as required by Section 17,953 of the Health and Safety Code.

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. 4054, which was approved by the Riverside City Planning Commission at its meeting held August 20, 1970, 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 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 Jan 4, 1972

JAMES F. MARTINEK, DIRECTOR OF PUBLIC WORKS
BY: J. F. Martinek

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 Nov 28, 1972.

EVERETT C. ROSS, DIRECTOR OF PUBLIC UTILITIES
BY: Everett C. Ross

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.

Dated NOVEMBER 28, 1972.

DANNA BAKER ANDRICK, COUNTY TAX COLLECTOR
BY: Harold M. Larson, 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, bond 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 15, 1972.

H.E. BREWER, CITY TREASURER
BY: H.E. Brewer

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 and 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~~

MB 75/1

M.B.

SCALE 1" = 100'

IN THE CITY OF RIVERSIDE

TRACT NO. 4234

SHEET 2 OF 5 SHEETS

BEING A SUBDIVISION OF PORTIONS OF LOTS B, 10 AND D OF THE BIXMILL TRACT ON FILE IN BOOK 12 OF MAPS, PAGES 28, 29 AND 30, AND OF LOT J OF LA GRANADA ON FILE IN BOOK 12 OF MAPS, PAGES 42 THRU 51, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

R.M. GALLAGHER & ASSOCIATES, INC.
NEWPORT BEACH, CALIFORNIA.

JANUARY, 1972

BASIS OF BEARINGS :

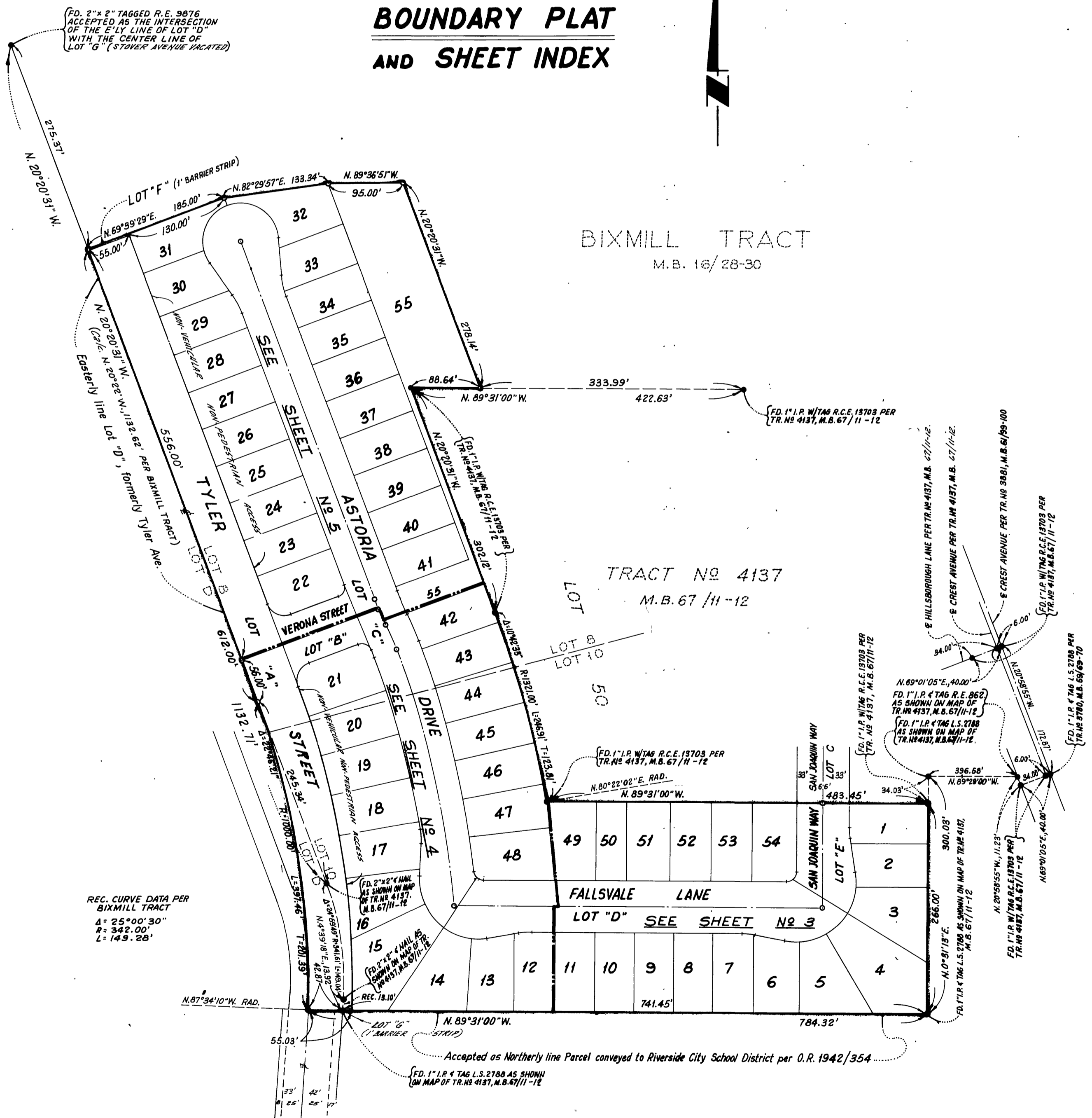
THE BEARING OF N. 89° 31' 00" W., ALONG THE MOST SOUTHERLY BOUNDARY LINE OF TRACT NO. 4137, AS PER MAP ON FILE IN BOOK 67, PAGES 11 AND 12 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

MONUMENT NOTES :

2" x 2" REDWOOD STAKES TAGGED R.C.E. 13703 SET AT ALL LOT CORNERS, B.C.'s & E.C.'s IN LOT LINES, FLUSH, UNLESS OTHERWISE SHOWN.

- INDICATES MONUMENT FOUND FLUSH, UNLESS OTHERWISE NOTED.
- INDICATES SET 1" I.P. & TAG R.C.E. 13703, FLUSH.

BOUNDARY PLAT AND SHEET INDEX



MB 75/2

SCALE 1" = 40'

IN THE CITY OF RIVERSIDE

TRACT NO. 4234

SHEET 3 OF 5 SHEETS

BEING A SUBDIVISION OF PORTIONS OF LOTS B, 10 AND D OF THE BIXMILL TRACT,
ON FILE IN BOOK 12 OF MAPS, PAGES 28, 29 AND 30, AND OF LOT W OF LA GRANADA,
ON FILE IN BOOK 12 OF MAPS, PAGES 42 THRU 51, BOTH RECORDS OF RIVERSIDE
COUNTY, CALIFORNIA.

R.M. GALLOWAY & ASSOCIATES, INC.
NEWPORT BEACH, CALIFORNIA.

JANUARY, 1972

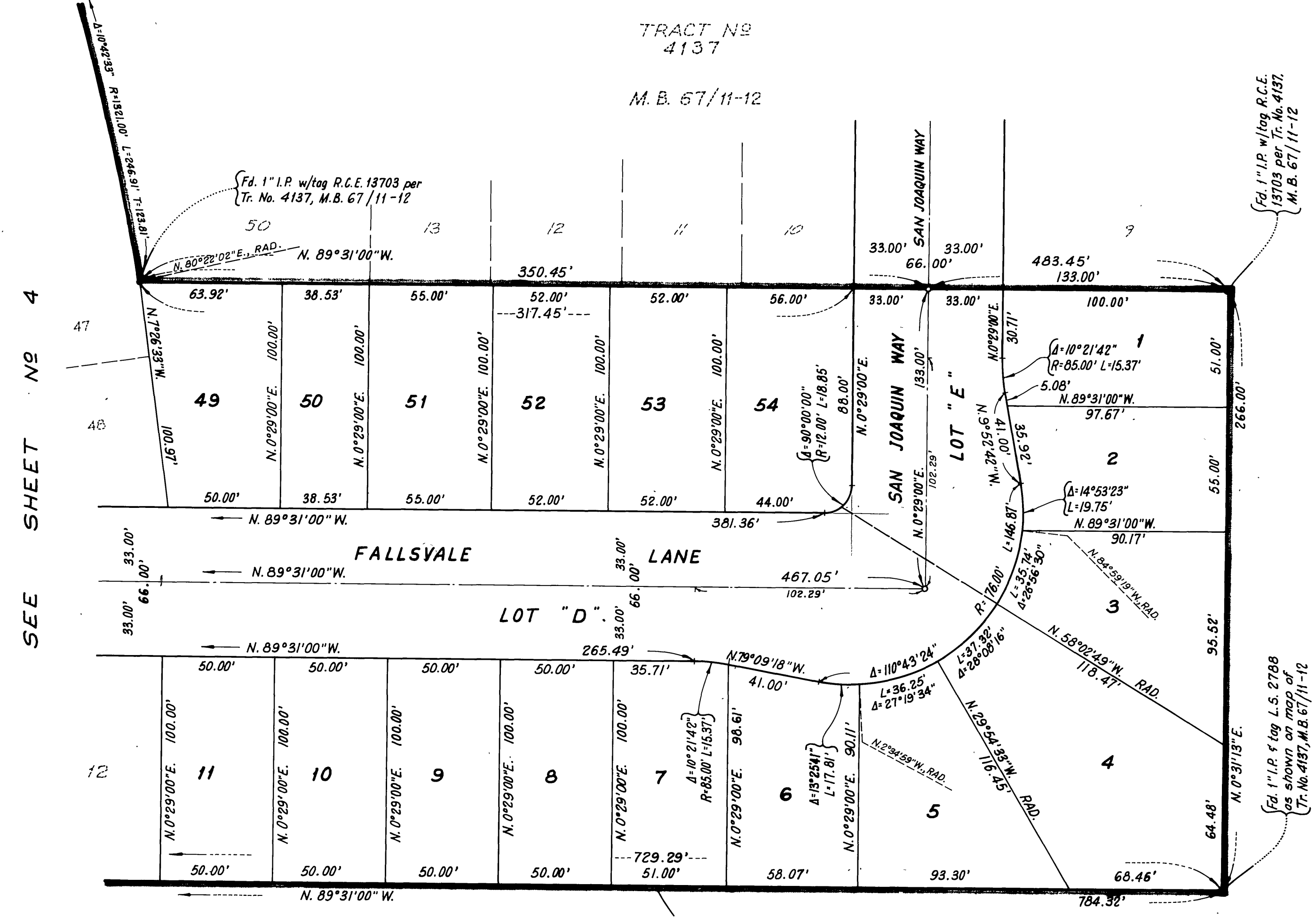
BASIS OF BEARINGS:

THE BEARING OF N. 89° 31' 00" W., ALONG THE MOST SOUTHERLY BOUNDARY LINE
OF TRACT NO. 4137, AS PER MAP ON FILE IN BOOK 17, PAGES 11 AND 12 OF MAPS,
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF
BEARINGS FOR THIS MAP.

MONUMENT NOTES:

2" x 2" REDWOOD STAKES TAGGED R.C.E. 13703 SET AT ALL LOT CORNERS, B.C.'S
& E.C.'S IN LOT LINES, FLUSH, UNLESS OTHERWISE SHOWN.

- INDICATES MONUMENT FOUND FLUSH, UNLESS OTHERWISE NOTED.
- INDICATES SET 1" I.R. & TAG R.C.E. 13703, FLUSH.



SEE SHEET NO 4

Fd. 1" I.P. w/tag R.C.E. 13703 per Tr. No. 4137, M.B. 67/11-12

Fd. 1" I.P. w/tag R.C.E. 13703 per Tr. No. 4137, M.B. 67/11-12

Fd. 1" I.P. & tag L.S. 2788 as shown on map of Tr. No. 4137, M.B. 67/11-12

Accepted as Northernly line Parcel conveyed to Riverside City School District per O.R. 1942/354

LOT 10, BIXMILL TRACT, M.B. 16/28-30

M.B. 75/3

SCALE 1" = 40'

IN THE CITY OF RIVERSIDE

SHEET 4 OF 5 SHEETS

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R.M. GALLOWAY & ASSOCIATES, INC.
NEWPORT BEACH, CALIFORNIA

JANUARY, 1972

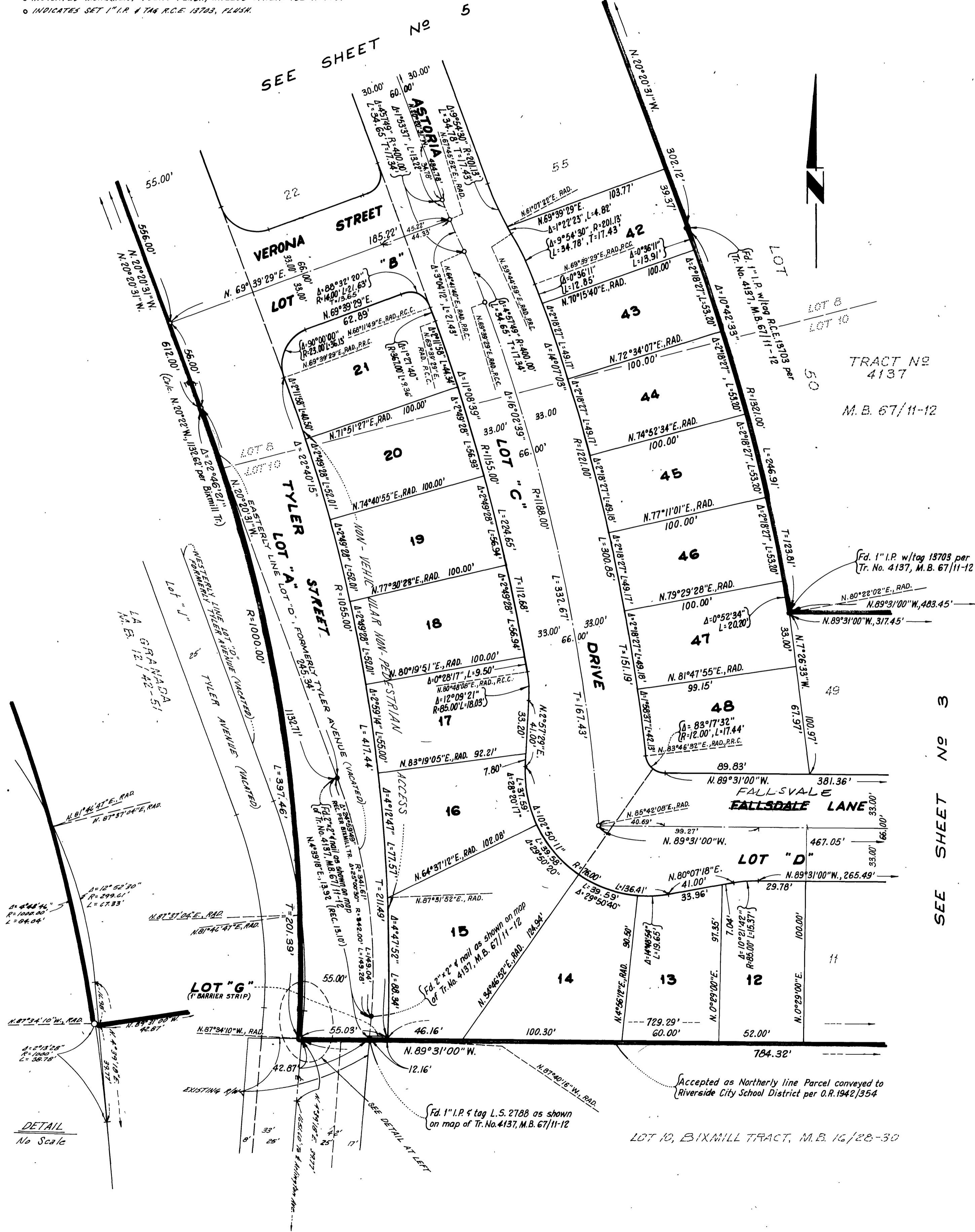
BASIS OF BEARINGS:

THE BEARING OF N. 69° 31' 00" W. ALONG THE MOST SOUTHERLY BOUNDARY LINE OF TRACT NO. 4137, AS PER MAP ON FILE IN BOOK 17, PAGES 11 AND 12 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

MONUMENT NOTES:

2" x 2" REDWOOD STAKES TAGGED R.C.E. 13703 SET AT ALL LOT CORNERS, B.C.'S & E.C.'S IN LOT LINES, FLASH, UNLESS OTHERWISE SHOWN.

- INDICATES MONUMENT FOUND FLASH, UNLESS OTHERWISE NOTED.
- INDICATES SET 1" I.P. & TAG R.C.E. 13703, FLASH.



M.B. 75/4

SCALE 1" = 40'

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SHEET 5 OF 5 SHEETS

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A.M. GALLOWAY & ASSOCIATES, INC.
NEWPORT BEACH, CALIFORNIA.

JANUARY, 1972

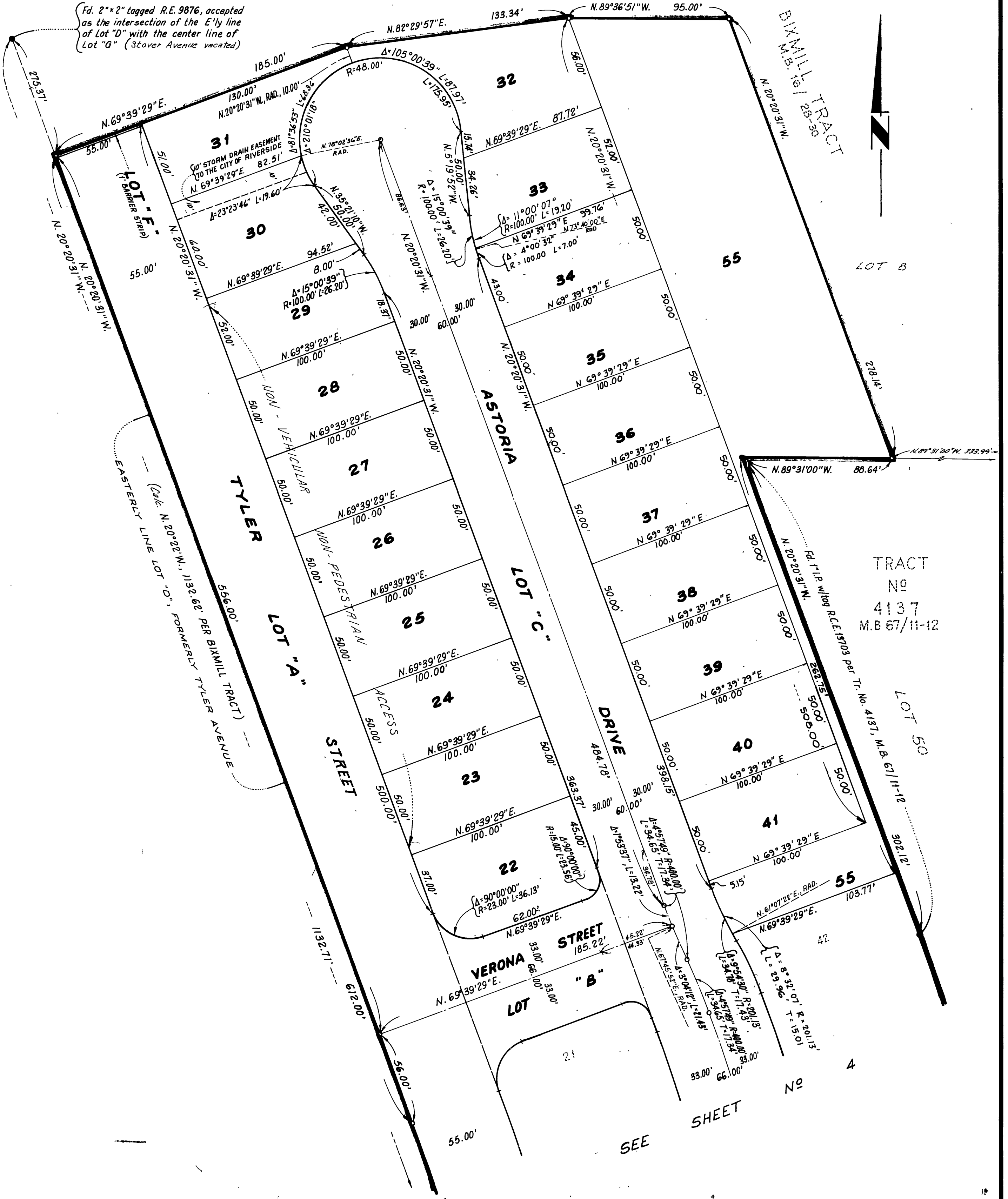
BASIS OF BEARINGS:

THE BEARING OF N. 89° 31' 00" W., ALONG THE MOST SOUTHERLY BOUNDARY LINE OF TRACT NO. 4187, AS PER MAP ON FILE IN BOOK 17, PAGES 11 AND 12 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

MONUMENT NOTES:

2" x 2" REDWOOD STAKES TAGGED R.C.E. 18703 SET AT ALL LOT CORNERS, B.C.'S & E.C.'S IN LOT LINES, FLUSH, UNLESS OTHERWISE SHOWN.

- INDICATES MONUMENT FOUND FLUSH, UNLESS OTHERWISE NOTED.
- INDICATES SET 1" I.P. & TAG R.C.E. 18703, FLUSH.



M.B. 75/5