

IN THE CITY OF RIVERSIDE  
**TRACT NO. 4889**

Being a Subdivision of Lot 10 and portions of Lot 9 and Lot A (Orchard Street) vacated, of Madison Park per Map Book 14, Pages 82 & 83, Riverside County Records.

ALBERT A. WEBB ASSOCIATES  
 CIVIL ENGINEERS  
 RIVERSIDE CALIFORNIA  
 NOVEMBER, 1972

SHEET 1 OF 2 SHEETS

**FILED**  
 ON MAR 16, 1973

AT 2:40 P. M.

W. D. BALOGH  
 COUNTY RECORDER

BY Clara M. Vaughn  
 DEPUTY

FEE \$ 7.00

NO. 33820

FILED BY CITY CLERK

SUBDN G'TEE F.A.T.G.

**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. 4889 which was approved by the Riverside City Planning Commission at its meeting held October 19, 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 any easements 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 MARCH 1, 1973

JAMES F. MARTINEK  
 Director of Public Works

By William D. Gardner, P.E.

**CITY CLERK'S CERTIFICATE:**

RESOLVED: that this map consisting of two (2) sheets be and the same is hereby accepted as the final map of Tract No. 4889, and the streets, easements, and pedestrian way are hereby accepted as public streets, easements, and pedestrian way except Lot "D" (1' Barrier Strip) which is accepted as a "Barrier Strip" 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, 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 6 day of March, 1973.

VIRGINIA J. STROHECKER  
 City Clerk of the City of Riverside

By Virginia 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 \$ 970.00.

Dated FEBRUARY 18, 1973

DONNA BOUER BABCOCK  
 County Tax Collector

By Robert J. Dauter 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 any 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 March 1, 1973

EVERETT C. ROSS  
 Director of Public Utilities

By Everett C. Ross

**TAX BOND:**

I hereby certify that a bond in the sum of \$ 970.00 has been filed with the Board of Supervisors of the County of Riverside, State of 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 the Board of Supervisors.

Dated March 13, 1973

DONALD D. SULLIVAN  
 County Clerk and ex-officio Clerk of the Board of Supervisors

By Gealdine Andrew 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 Feb 28, 1973

H. E. BREWER  
 City Treasurer

By H. E. Brewer

**ENGINEER'S CERTIFICATE:**

I hereby certify that I am a Registered Civil Engineer of the State of California, and that this map consisting of two (2) sheets correctly represents a survey made under my supervision during November, 1972; 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 January 23, 1973

ERNEST N. WEBB  
 Reg. Civil Engr. No. 9876

By Ernest N. Webb

**SOIL REPORT:**

A preliminary soil report was prepared on the 16th day of November, 1972 as required by the Health and Safety Code of California, Section 17953 by: A & D Engineering Inc.

**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, and we hereby offer for dedication to public use for street purposes Lots "A" and "B" and for Pedestrian Way Lot "C" and we also hereby offer for dedication to public use for street purposes Lot "D" (1' Barrier Strip), and for the construction and maintenance of public utilities those public utility easements designated as "10' R.U.E." and "5' R.U.E.", and for planting of trees the easement designated as "10' Tree Planting Easement".

Nicholas E. Tavaglione  
 Nicholas E. Tavaglione

Sallie B. Tavaglione  
 Sallie B. Tavaglione

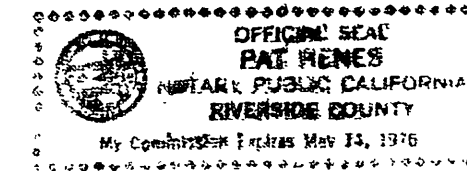
**NOTARY ACKNOWLEDGEMENT:**

State of California } S.S.  
 County of Riverside }

On this 22nd day of February, 1973, before me, the undersigned, a Notary Public in and for said State, personally appeared Nicholas E. Tavaglione and Sallie B. Tavaglione, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.  
 Witness my hand and official seal.

My commission expires May 14, 1976

Pat Jones  
 Notary Public in and for said  
 County and State



75/92  
 TR. 4889 M.B. 75/92

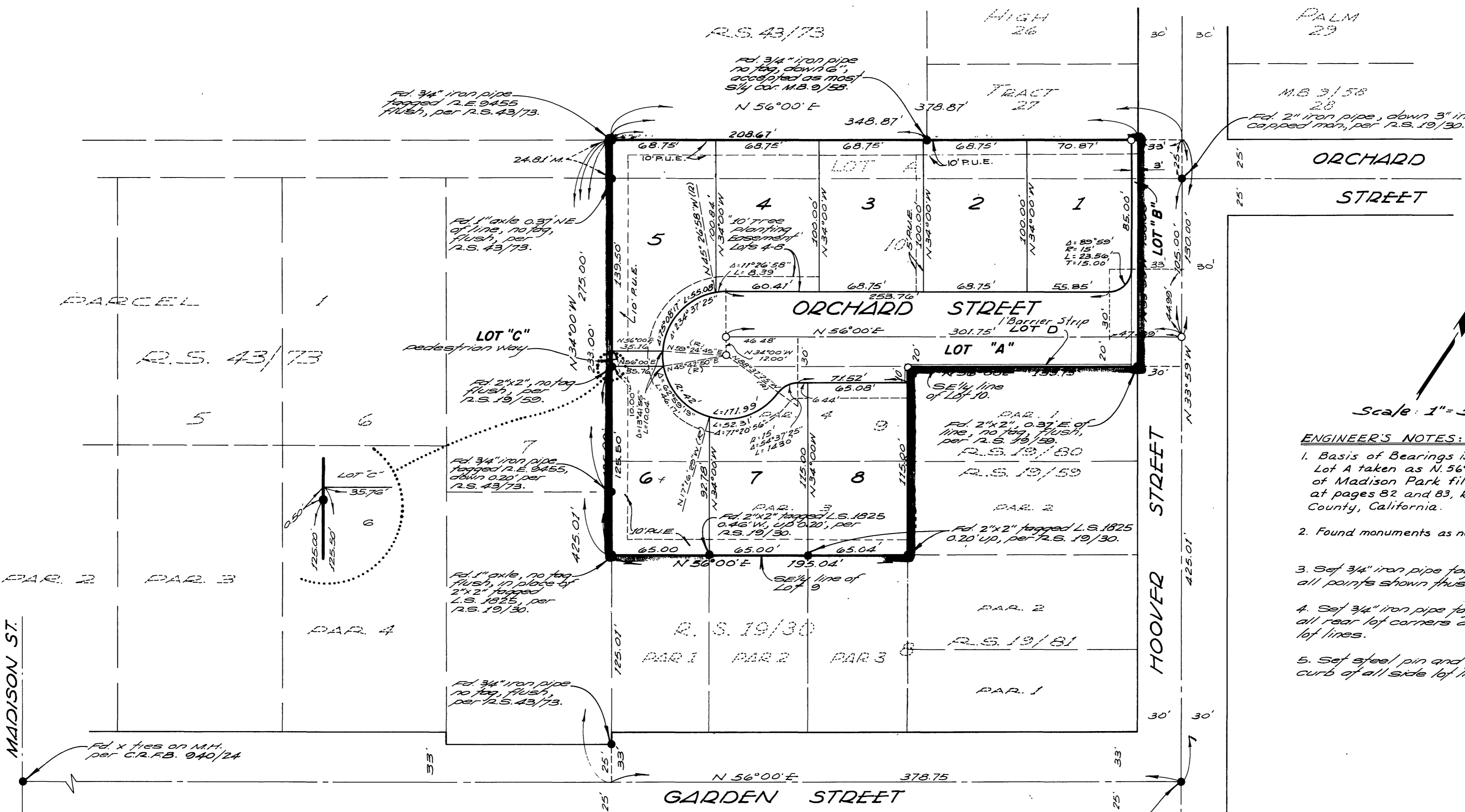
M.B. 75/92 TR. 4889

MB 75/92

# IN THE CITY OF RIVERSIDE TRACT NO. 4889

Being a Subdivision of Lot 10 and portions of Lot 9 and Lot A (Orchard Street) vacated, of Madison Park per Map Book 14, Pages 82 & 83, Riverside County Records.

ALBERT A WEBB ASSOCIATES  
CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA  
NOVEMBER, 1972



**ENGINEER'S NOTES:**

1. Basis of Bearings is the northerly line of Lot A taken as N. 56°00'E. as shown by map of Madison Park filed in Book 14 of Maps at pages 82 and 83, Records of Riverside County, California.
2. Found monuments as noted at all points shown thus ●
3. Set 3/4" iron pipe tagged R.C.E. 9876 flush, of all points shown thus ○.
4. Set 3/4" iron pipe tagged R.C.E. 9876 flush, of all rear lot corners and B.C.'s & E.C.'s in front lot lines.
5. Set steel pin and tag R.C.E. 9876 in top of curb of all side lot lines projected.

TR 4889  
M.B. 75/93

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