

DENNIS J. BENNETT L.S. 3365
PERRIS, CALIFORNIA

IN THE CITY OF RIVERSIDE

TRACT NO. 4603-1

BEING A SUBDIVISION OF PORTIONS OF LOTS 7, 8 & 9 IN
BLOCK 37 OF THE LANDS OF THE RIVERSIDE
LAND AND IRRIGATING COMPANY PER MAP ON FILE IN BOOK
1 PAGE 70 OF MAPS RECORDS OF SAN BERNADINO COUNTY
STATE OF CALIFORNIA.

FEBRUARY, 1973

SHEET 1 OF 2 SHEETS

FILED
On MARCH 30 1973

At 10:55 A.M.

W.D. Balogh
County Recorder

By Dean B. Hughes
Deputy

Fee \$ 729

No 40766

Filed by City Clerk

Sub. G tee J.I. & Tr. Co

76

TR. 4603-1
M.B. 76/1

OWNERSHIP

We hereby certify that we are the owners, 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 lines; we hereby offer for dedication to public use, for street purposes, Lots "a" to "e" inclusive, and lots "f" to "i" inclusive (barrier strips) are hereby dedicated to the City of Riverside,

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 1 and 54 To 61 inclusive as shown on the annexed map, on, over and across Tyler Street adjoining said Lots 1 and 54 To 61 inclusive, except the owners of said lots shall have the general public right of easement right to travel on Tyler Street. Any change in alignment or width that results in the vacation thereof shall terminate this condition of access rights as to the part vacated.

TYLER MALL HOMES INC., a corporation

By James M. Maurer, Pres By Robert W. Sweaney, Sec.

ACKNOWLEDGEMENTS

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

On this 13th day of November, 1972, before me, the undersigned a Notary Public in and for said State, personally appeared James M. Maurer and Robert W. Sweaney known to me to be the President and Secretary respectively of the corporation that executed the within instrument, 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 within instrument pursuant to its by-laws or a resolution of its Board of Directors.
WITNESS my hand and official seal:

My commission expires Aug. 16, 1976

D. Earl Roberts
Notary Public in and
for said State

SIGNATURE OMISSIONS

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 since its interest cannot ripen into fee: The City of Riverside, successor to an easement in favor of the Riverside Water Company recorded January 14, 1909 in Book 277, page 90 of Deeds records of Riverside County, Calif.

DIRECTOR OF PUBLIC WORKS

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. 4603 which was approved by the Riverside City Planning Commission at its meeting held May 18, 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, if any, 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 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 MARCH 16, 1973

James F. Martinek
Director of Public Works

By William D. Gardner, P.E.

DIRECTOR OF PUBLIC UTILITIES

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 March 15, 1973

Everett C. Ross
Director of Public Utilities

By Everett C. Ross

SOIL REPORT

A preliminary soil report was prepared on the 21 of July, 1972 as required by the Health and Safety Code of California, Section 17953 by:
C.H.J. Materials Laboratory, Inc., 1526 No. "E" Street,
San Bernardino, Calif.

LAND SURVEYOR

I hereby certify that I am a Licensed Land Surveyor 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 NOVEMBER 15, 1972

Dennis J. Bennett
Licensed Land Surveyor No. 3365

By Dennis J. Bennett

CITY CLERK

RESOLVED: that this map consisting of two (2) sheets be and the same is hereby accepted as the final map of Tract No. 4603-1 and the streets, Lots "a" to "g" and easements are hereby accepted as public streets and easements except Lots "f" thru "i" inclusive which are accepted as Barrier Strips to deny access from adjoining private property to Lot "a", "b", "c", "e" 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 adopted by the Mayor and Council of the City of Riverside this 20th 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 \$ 2,450.00

Dated MARCH 7, 1973

Donna Bower Babcock
County Tax Collector

By: Arnold M. Larsen Deputy

TAX BOND CERTIFICATE:

I hereby certify that a bond in the sum of \$ 2,450.00 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.

Date MARCH 27, 1973

DONALD D. SULLIVAN
County Clerk and Ex-Officio Clerk
of the Board of Supervisors

By: Dean B. Hughes
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. 30, 1972.

H. E. Brewer
City Treasurer

By H. E. Brewer

M.B. 76/1

TR. 4603-1
M.B. 76/1

SCALE 1" = 50'

FEB, 1973

IN THE CITY OF RIVERSIDE
TRACT NO. 4603-1

SHEET 2 OF 2 SHEETS

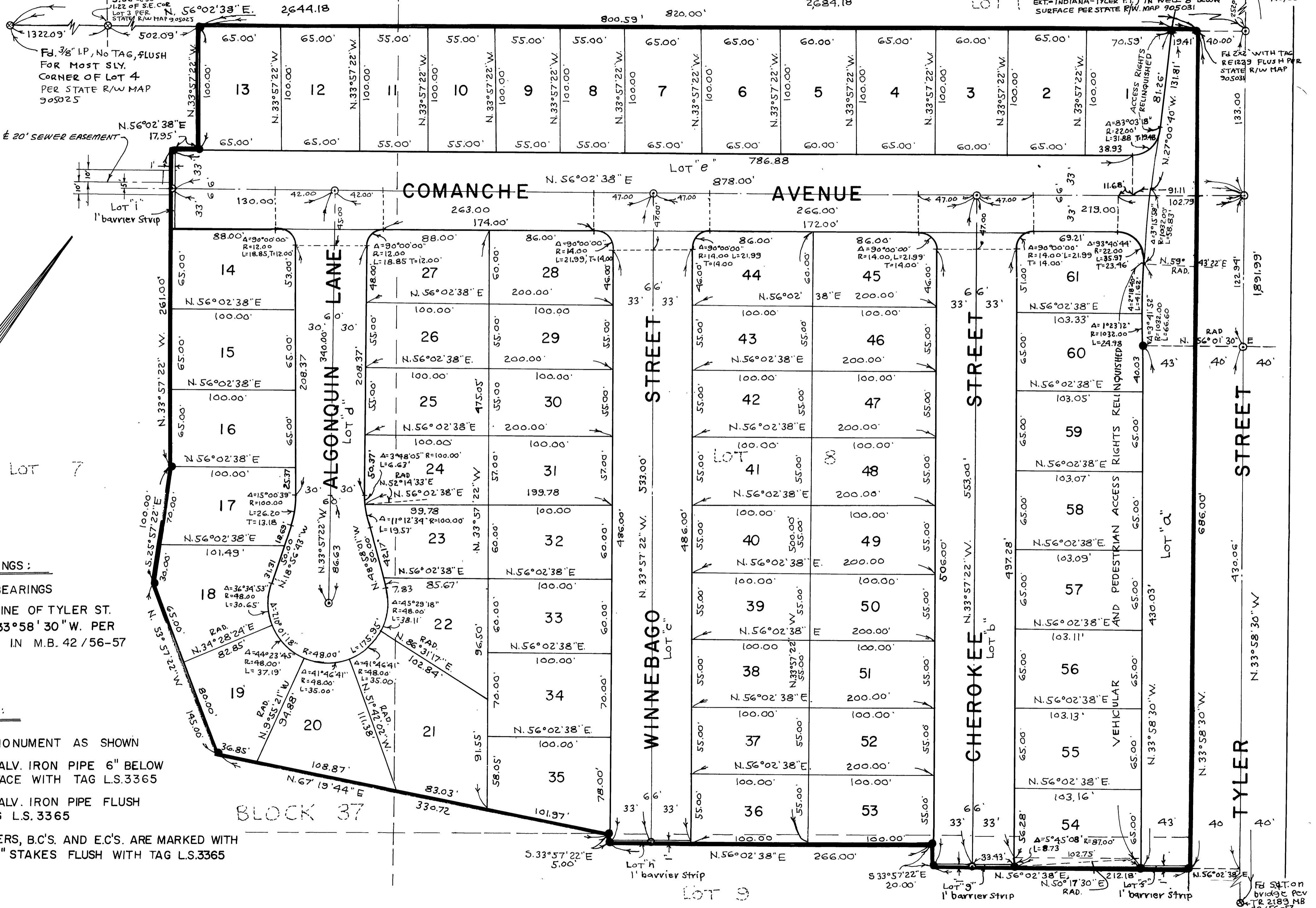
INDIANA AVE. 1/2" I.P. IN WELL
3' BELOW SURFACE PER CITY OF RIVERSIDE FB. 940/53'

DENNIS J. BENNETT LOT 3
L.S. 3365
PERRIS, CALIF.

Lot 2
N. 56°02'38" E
2,644.18

BEING A SUBDIVISION OF PORTIONS OF LOTS 7, 8 & 9 IN BLOCK 37 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY PER MAP ON FILE IN BOOK 1 PAGE 70 OF MAPS, SAN BERNARDINO COUNTY RECORDS.

FD. STD. DISK STAMPED (707+7710) FOR 4 IND. EXT. INDIANA-TYLER P.L. IN WELL 5' BELOW SURFACE PER STATE R/W MAP 905031



BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS THE CENTERLINE OF TYLER ST. TAKEN AS N. 33°58'30" W. PER TRACT NO. 2189 IN M.B. 42/56-57

MONUMENT NOTE:

- ⊙ FOUND MONUMENT AS SHOWN
- SET 2" GALV. IRON PIPE 6" BELOW THE SURFACE WITH TAG L.S.3365
- SET 1" GALV. IRON PIPE FLUSH WITH TAG L.S.3365

ALL LOT CORNERS, B.C.'S. AND E.C.'S. ARE MARKED WITH REDWOOD 2"X2" STAKES FLUSH WITH TAG L.S.3365

M.B. 76/12

76

2

M.B. 76/2

M.B. 76/12

FD. STATION on bridge PCV TR 2189 MB 42/56-57