

# IN THE CITY OF RIVERSIDE TRACT NO. 4906

BEING A SUBDIVISION OF LOTS 1 TO 5 INCLUSIVE OF TRACT NO. 2481 PER MAP BOOK 48, AT PAGES 81 & 82, RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

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

**FILED**  
ON May 4, 1973

AT 2:00 P. M.

W. D. BALOGH  
COUNTY RECORDER

BY Leslie B. Vaughn  
DEPUTY

FEE \$ 7.00

NO. 58106

FILED BY CITY CLERK

SUBD'N G'TEE Calif. Land Title Co.

TR. 4906  
M.B. 76/61

### 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 FURTHER, THE UNDERSIGNED OWNERS, OUR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR ACCESS RIGHTS APPURTENANT TO LOTS 1 TO 12 INCLUSIVE AS SHOWN ON THE ANNEXED MAP, ON, OVER AND ACROSS SAGE AVENUE, JACKSON STREET AND CALIFORNIA AVENUE ADJOINING SAID LOTS 1 TO 12 INCLUSIVE.

HARRY G. HEEDS

Harry G. Heeds

### 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. 4906 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD NOVEMBER 22, 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 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: April 5, 1973

JAMES F. MARTINEK  
DIRECTOR OF PUBLIC WORKS

BY: J. Martinek

### CITY CLERK

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE OFFICIAL MAP OF TRACT NO. 4906. 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 FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 10th DAY OF April, 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 \$1825.00.

DATED: APRIL 4, 1973

DONNA BOUER BABCOCK  
COUNTY TAX COLLECTOR

BY: Robin J. Dauber DEPUTY

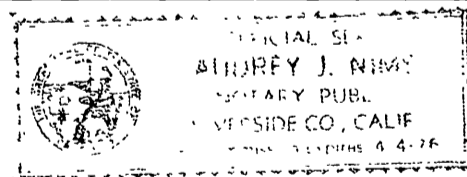
STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE }

ON THIS 3rd DAY OF April, 1973, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Nancy C. Reed 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.

Arthur J. Reed  
NOTARY PUBLIC IN AND FOR SAID STATE.

MY COMMISSION EXPIRES 4-4-76



### 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 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: April 4, 1973

EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES

BY: Everett C. Ross

### SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 6th DAY OF Aug., 1972 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953 BY:

PACIFIC MATERIAL, INC.

### CIVIL ENGINEER

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 DECEMBER, 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: Dec. 12th, 1972

ERNEST N. WEBB  
REG. CIVIL ENG. NO. 9876

BY: Ernest N. Webb

### TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$1825.00 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: MAY 1, 1973

DONALD D. SULLIVAN  
COUNTY CLERK AND EX-OFFICIO  
CLERK OF THE BOARD OF SUPERVISORS

BY: Agnes 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: May 27, 1973

H.E. BREWER  
CITY TREASURER

BY: H.E. Brewer

MB76/61

TR. 4906  
M.B. 76/61

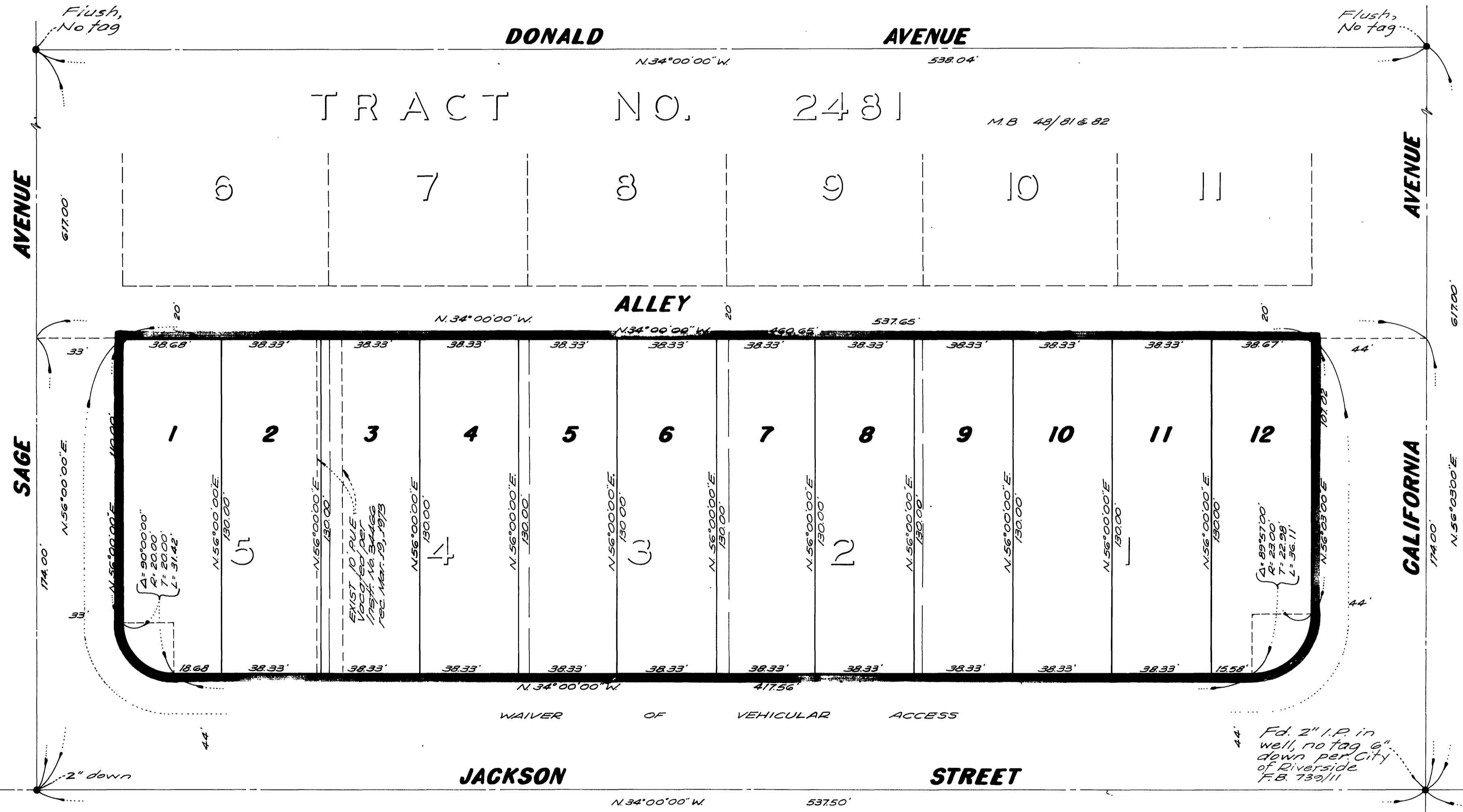
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DECEMBER, 1972

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

TR. 4906  
M.B. 76/62



### ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF JACKSON STREET TAKEN AS N.34°00'00"W AS SHOWN BY MAP OF TRACT NO. 2481 PER MAP BOOK 48, PAGES 81 & 82, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND 3/4" I.P. TAGGED R.E. 9876 AT ALL POINTS SHOWN THUS PER M.B. 48/81-82 UNLESS OTHERWISE NOTED.
3. SET 1" I.P. TAGGED R.C.E. 9876, FLUSH, S. 52°00'00"W, 5.00' FROM ALL REAR LOT CORNERS.
4. SET "SURE FIRE" STUDS TAGGED R.C.E. 9876 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, IN LIEU OF FRONT LOT CORNERS BEING SET.
5. All physical monumentation pertaining to Lots 1 thru 5 inclusive of Tract No. 2481 has been removed except for the most westerly corner of Lot 1 and the most southerly corner of Lot 5.

SCALE 1" = 30'

44' Fd. 2" I.P. in well, no tag 6" down per City of Riverside F.B. 739/11

M.B. 76/62  
TR. 4906

MB 76/62