

# TRACT NO. 4270

BEING A SUBDIVISION OF PORTIONS OF LOTS 3, 5-11 INCLUSIVE, & 13 OF TEQUESQUITE HEIGHTS PER MAP BOOK 10, PAGE 31, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 1, T.3 S., R.5 W., S.B.M.

**ALBERT A. WEBB ASSOCIATES --- CIVIL ENGINEERS**  
RIVERSIDE CALIFORNIA

JUNE, 1973

**FILED**  
On Aug 17, 1973

At 10:40 A.M.  
W.D. Balogh  
County Recorder  
By Harold C. Beale  
Deputy  
Fee \$11.00  
No. 108565  
Filed by City Clerk  
Subst. fees F.A.T.C.

TR-4270  
M.B. 78/27

### 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 to I inclusive, 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 1-15 inclusive, as shown on the annexed map, on, over and across Arlington Avenue and Alessandro Boulevard adjoining Lots 1-15 inclusive, and for construction and maintenance of public utilities those easements designated as special sewer easement, 10' storm drain easement, and special storm drain easement.

THE PRESLEY COMPANIES, a Corporation.

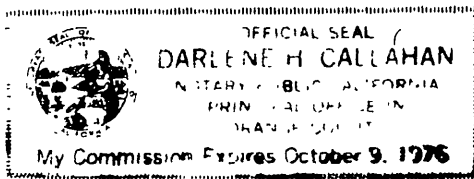
Kenneth D. Stark VICE President  
Barbara H. Davis Secretary

### ACKNOWLEDGEMENT

State of California } s.s.  
County of Orange }

On this 30 day of July, 1973, before me, the undersigned, a Notary Public in and for said State, personally appeared Kenneth D. Stark and Barbara H. Davis known to me to be the Vice President and Secretary respectively, 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, 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 10/9/76  
Darlene H. Callahan  
Notary Public in and for said State



### 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. 4270, which was approved by the Riverside City Planning Commission at its meeting held April 22, 1971, and any approved alterations thereof; that all provisions of Chapter 125 (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.

Dated August 2, 1973  
James F. Martinek, R.C.E. 8134  
Director of Public Works  
By Jim 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 July 31, 1973  
Everett C. Ross  
Director of Public Utilities  
By Everett C. Ross

### CITY TREASURER

I hereby certify that according to the records of this office as of this date, the real 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 upon said property.

Dated July 27, 1973  
H.E. Brewer, City Treasurer  
By H.E. Brewer By S.A.O.

### SOIL REPORT

A preliminary soil report was prepared on the 30th day of March, 1973, as required by the Health and Safety Code of California, Section 17953, by H.V. Lawmaster & Co., Inc.

### CITY CLERK'S CERTIFICATE

RESOLVED: that this map consisting of four (4) sheets be and the same is hereby accepted as the final map of Tract No. 4270 and the streets and easements are hereby accepted as public streets and easements, ~~except Lots 1-15~~ (Subdivision Map Act) which are accepted as private streets and easements and improvements of streets, 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 7 day of August, 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 real property shown on the annexed 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 \$7,100.00.

Dated JULY 27, 1973  
Dana Bauer Babcock  
County Tax Collector  
By Arnold M. Larson  
Deputy

### TAX BOND

I hereby certify that a bond in the sum of \$7,100.00 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.

Dated Aug 14, 1973  
Donald D. Sullivan  
County Clerk and ex-officio Clerk of the Board of Supervisors  
By James H. Henson  
Deputy

### ENGINEER'S CERTIFICATE

I hereby certify that I am a Registered Civil Engineer of the State of California, and that this map consisting of four (4) sheets correctly represents a true and complete survey made under my supervision during July, 1971, that all monuments of the character and location shown hereon are in place or will be in place within one (1) year from the recording date of this map; and that said monuments are sufficient to enable the survey to be retraced.

Dated JUNE 4, 1973  
Ernest N. Webb, R.C.E. 9979  
By Ernest N. Webb

TR-4270  
M.B. 78/27

M.B. 78/27

MB 78/27

SEE SHEET NO. 4

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

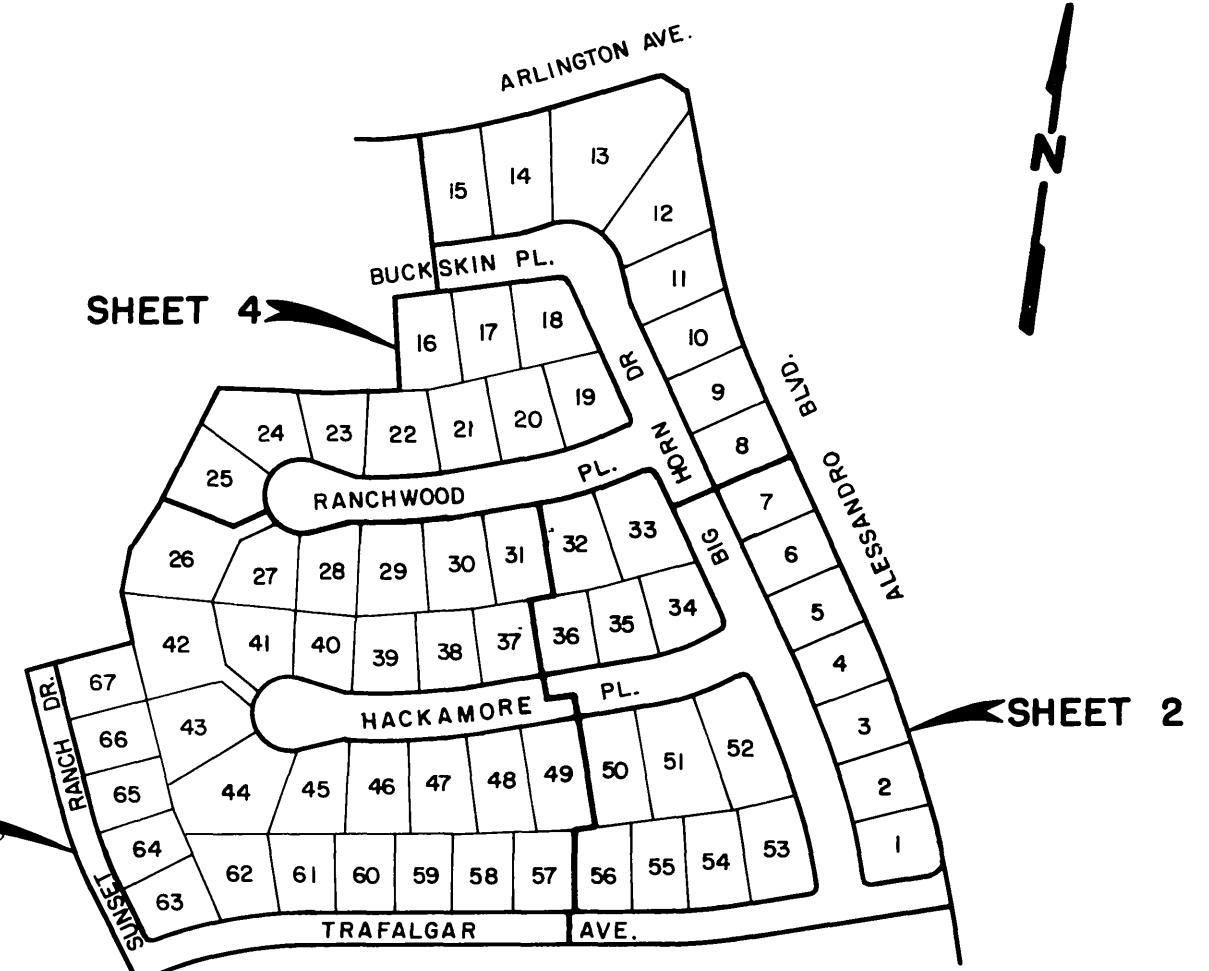
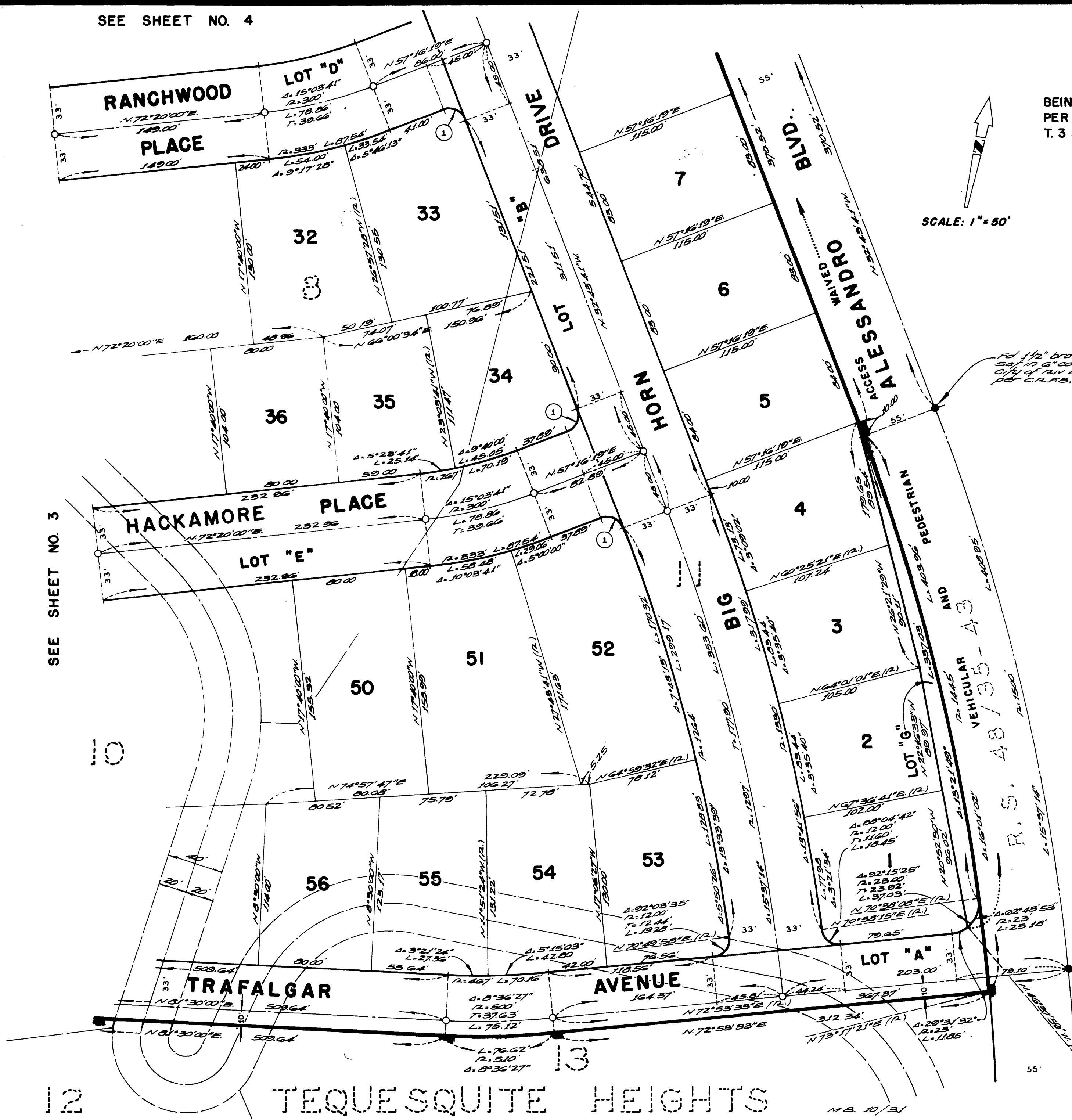
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JUNE, 1973

ALBERT A. WEBB ASSOCIATES—CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

SCALE: 1" = 50'



SEE SHEET NO. 3

### ENGINEER'S NOTES

1. Basis of bearings is the centerline of Sunset Ranch Drive taken as  $N67^{\circ}56'10''E$ , as shown on map of Tract No. 4413, on file in Map Book 76, of pages 78 & 79 thereof, Records of Riverside County, California.
2. Found 1" iron pipe flagged N.C.E. 9876, flush, of all points shown thus ●, unless otherwise noted, per M.B. 76/178-79.
3. Set 1" iron pipe flagged N.C.E. 9876, flush, of all points shown thus ○.
4. Set 1" iron pipe flagged N.C.E. 9876, flush, of all rear lot corners and angle points in lot lines.
5. Set steel pin & flag N.C.E. 9876 in top of curb of all side lot lines projected.
6. This tract contains 22.04 acres.

### CURVE DATA

No.	$\Delta$	R	T	L
1	$90^{\circ}00'00''$	12.00'	12.00'	18.85'

Set 1 1/2" brass disk  
Set in 1 3/4" O.D. iron  
pipe, City of Riv.  
Eng. flush, per  
C.A.F.B. 620/170

Set 1 1/2" iron pipe  
flagged N.C.E. 9876,  
flush, per 1789,  
No. 2405, M.B. 44/49-51.

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TEQUESQUITE HEIGHTS

M.B. 10/31

MB78/28

TR-4270  
M.B. 78/28



**ENGINEER'S NOTES**

1. Basis of bearings is the centerline of Sunset Ranch Drive taken as N 6° 52' 10" E. as shown on map of Tract No. 4413, on file in Map Book 76, of pages 78 & 79 thereof, Records of Riverside County, California.
2. Found 1" iron pipe flagged R.C.E. 9876, flush, of all points shown thus ●, unless otherwise noted, per M.B. 76/78-79.
3. Set 1" iron pipe flagged R.C.E. 9876, flush, of all points shown thus ○.
4. Set 1" iron pipe flagged R.C.E. 9876, flush, of all rear lot corners and angle points in lot lines.
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6. The tract contains 22.04 acres.

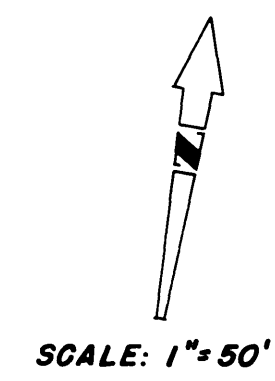
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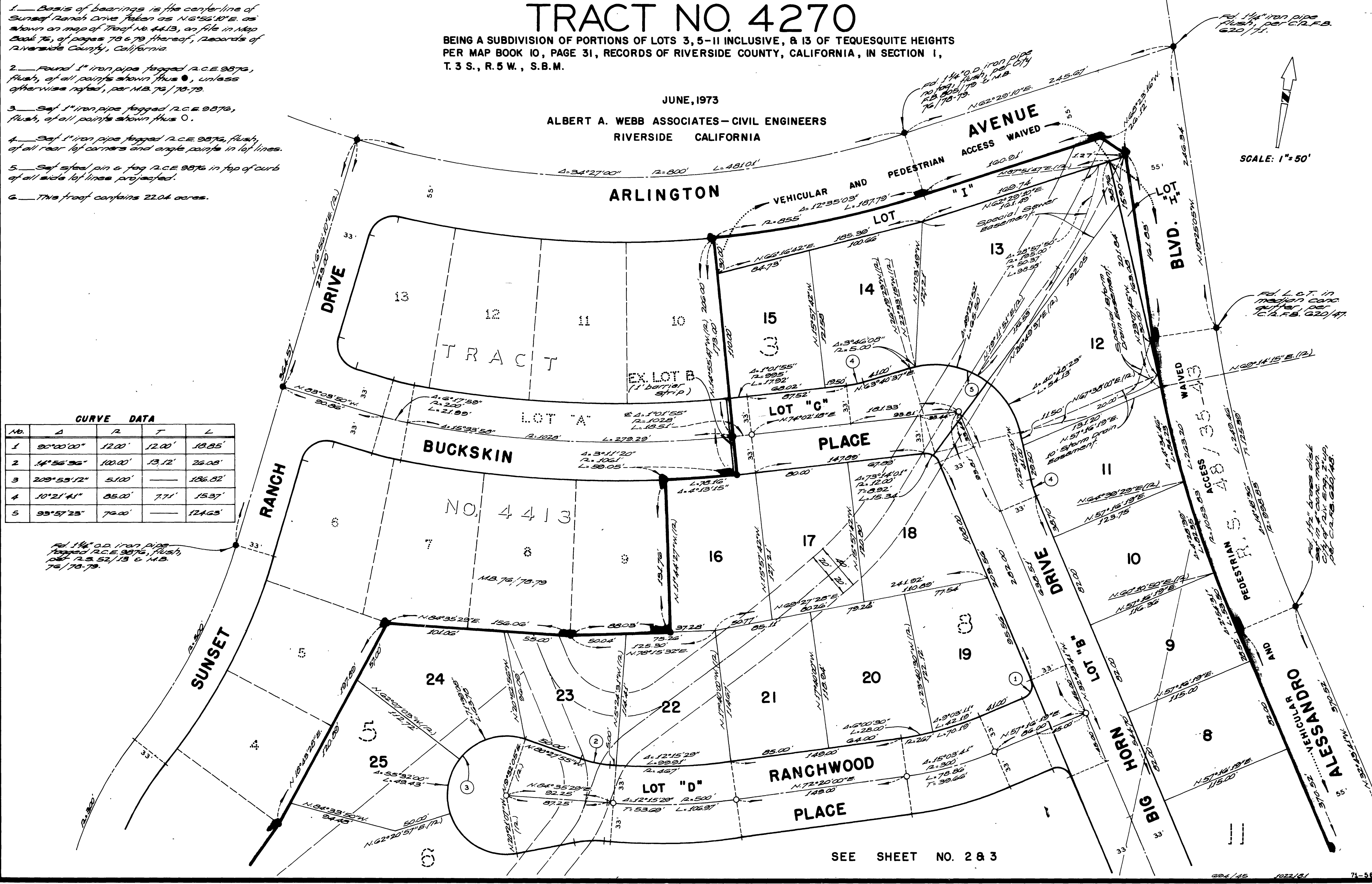
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JUNE, 1973

ALBERT A. WEBB ASSOCIATES—CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA



CURVE DATA				
No.	Δ	R	T	L
1	90°00'00"	12.00'	12.00'	18.85'
2	14°56'36"	100.00'	13.12'	26.08'
3	209°53'12"	51.00'	—	186.82'
4	10°21'41"	85.00'	7.71'	15.37'
5	95°57'25"	76.00'	—	124.63'



SEE SHEET NO. 2 & 3