

sheet 1 of 3 sheets

TRACT No 4835

IN THE CITY OF RIVERSIDE

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER
OF THE SOUTHEAST QUARTER OF SECTION 35, T2S, R5W, SBB & M.

SEVERA — GUSTAFSON
ARCHITECTS & ENGINEERS
FULLERTON CALIFORNIA.
FEBRUARY 1973

FILED

ON August 31 1973, AT 3:00
P.M.

W.D. BALOGH

COUNTY RECORDER

BY Harold C. Beale

DEPUTY

FEE. \$ 9.00

NO. 115988

FILED BY city clerk

SUBDN G'TEE. S.T.I.C.

OWNER'S CERTIFICATE

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 CONSISTING OF THREE (3) SHEETS; 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 FOR PUBLIC USE LOTS A AND B FOR STREET PURPOSES, AND FOR CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES, WATERLINE FACILITIES AND PUBLIC UTILITIES FACILITIES AN EASEMENT IN, UNDER, UPON, OVER AND ALONG LOT 91, FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES FACILITIES THOSE EASEMENTS DESIGNATED AS 6' P.U.E., 4' P.U.E. AND SPECIAL P.U.E., AND FURTHER, THE UNDERSIGNED OWNERS, OUR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOTS 2 TO 6 INCLUSIVE, 8 TO 28 INCLUSIVE, 49 AND 91 AS SHOWN ON THE ANNEXED MAP, ON, OVER AND ACROSS VICTORIA AVENUE, CENTRAL AVENUE, PINKERTON PLACE, AND ABILENE ROAD ADJOINING SAID LOTS 2 TO 6 INCLUSIVE, 8 TO 28 INCLUSIVE, 49 AND 91.

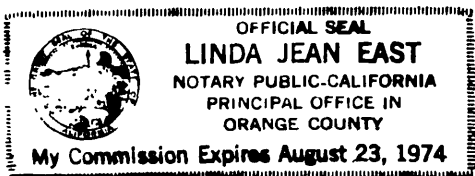
FREDRICKS DEVELOPMENT CORPORATION BY Henry A. Fredricks
A CALIFORNIA CORPORATION PRESIDENT

BY Shane Hennessey
ASSISTANT SECRETARY

STATE OF CALIFORNIA) S.S.
COUNTY OF ORANGE)

ON THIS 15th DAY OF August, 1973, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED HENRY A. FREDRICKS KNOWN TO ME TO BE THE PRESIDENT, AND IRENE HENNESSY KNOWN TO ME TO BE THE ASSISTANT SECRETARY OF FREDRICKS DEVELOPMENT CORPORATION, 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 SAID CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



Linda Jean East

Linda Jean East
NOTARY PUBLIC IN AND FOR THE COUNTY
OF ORANGE, STATE OF CALIFORNIA. MY
COMMISSION EXPIRES 8-23-74

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. 4835, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD JANUARY 4, 1973, 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 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 15, 1973

JAMES F. MARTINEK, R.C.E. 8134
DIRECTOR OF PUBLIC WORKS

BY William D. Gardner
R.C.E. 11405

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$9725.00 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 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 August 28, 1973

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

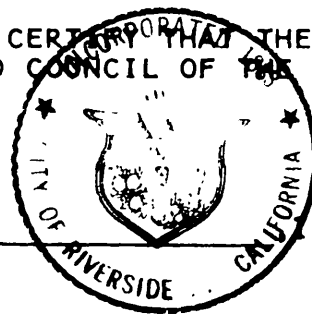
BY Steve Moldenhauer
DEPUTY

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF THREE (3) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 4835 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, 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 21st DAY OF August 1973.

DATED August 21, 1973



VIRGINIA J. STROHECKER
CITY CLERK OF THE CITY OF
RIVERSIDE, CALIFORNIA

BY Virginia J. Strohecker

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 UTILITIES 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 Aug. 13, 1973

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

BY Everett C. Ross

CITY TREASURER'S CERTIFICATE

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 AGAINST SAID PROPERTY.

DATED Aug 14, 1973

H. E. BREWER
CITY TREASURER

BY H. E. Brewer
H.E.B.

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 3RD DAY OF APRIL 1973 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953 BY H.V. LAWMASTER & CO., INC.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF THREE (3) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING JANUARY, 1973, 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 2 Aug, 1973

Philip A. Gustafson
PHILIP A. GUSTAFSON, R.C.E. 13875

TAX COLLECTOR'S CERTIFICATE

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 \$9725.00.

DATED AUGUST 13, 1973

DONNA BOUER BABCOCK
COUNTY TAX COLLECTOR

BY Robin J. Dauber
DEPUTY

M.B. 78/63

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TRACT N° 4835

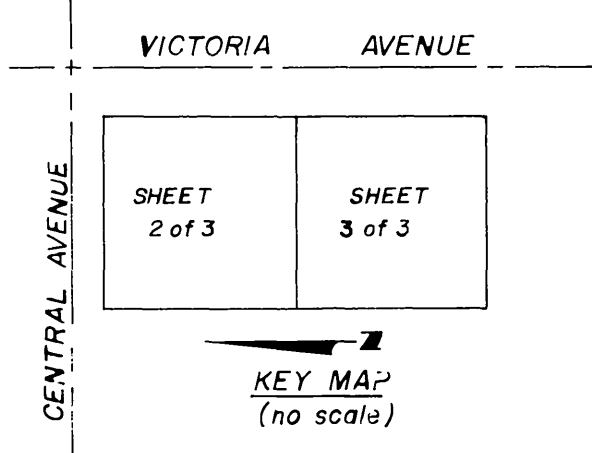
IN THE CITY OF RIVERSIDE

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, T2S, R5W, SBB & M.

FEBRUARY 1973
18.316 ACRES

SEVERA - GUSTAFSON
ARCHITECTS & ENGINEERS
FULLERTON CALIFORNIA

SCALE 1" = 60'
91 LOTS



MONUMENT NOTES:

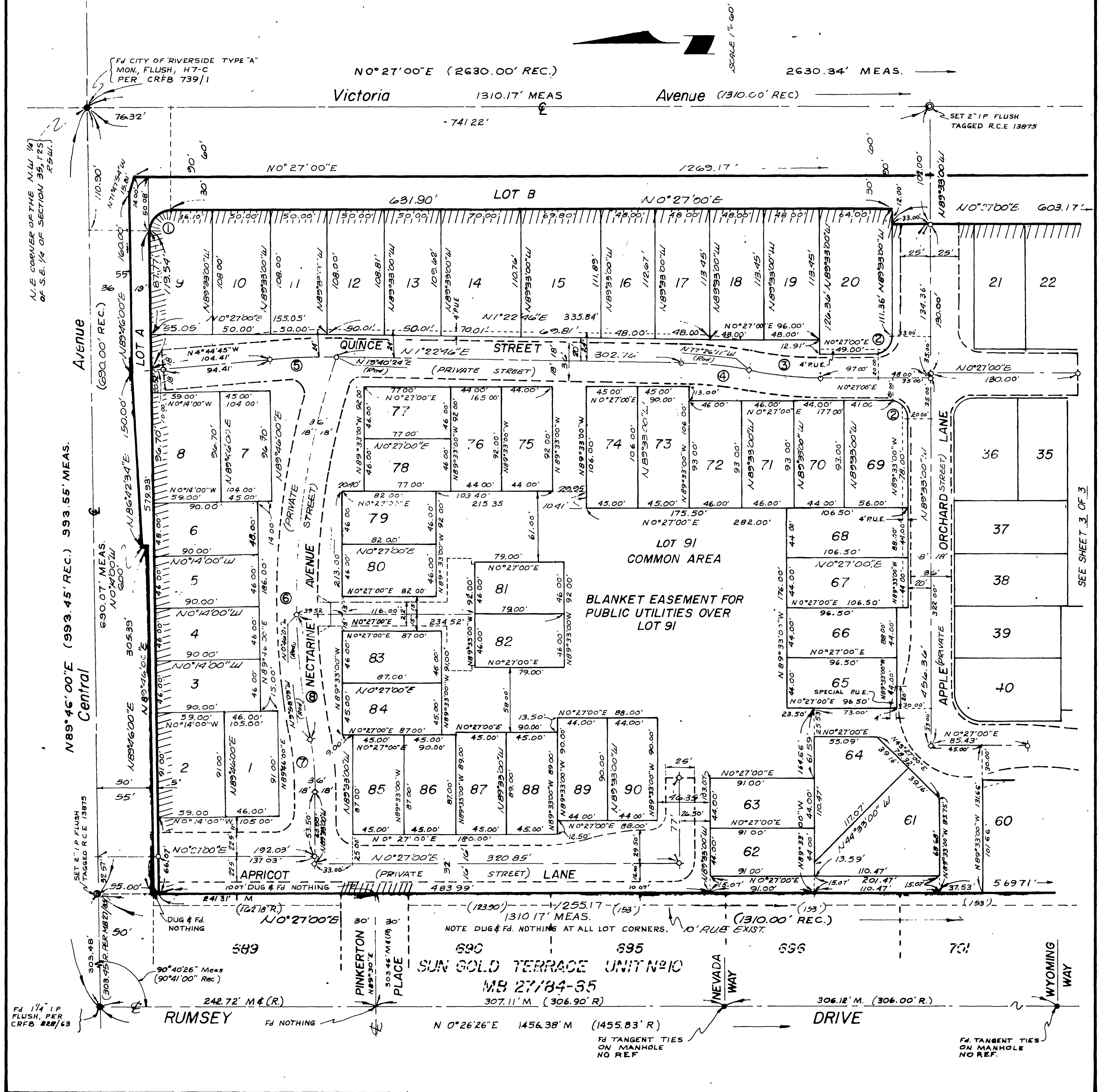
1. ● INDICATES MONUMENTS FOUND AS NOTED.
2. 2" I.P. TAGGED R.C.E 13875 SET AT ALL TRACT CORNERS. (FLUSH)
3. 1" I.P. TAGGED R.C.E 13875 SET AT ALL LOT CORNERS. (FLUSH)
4. ○ INDICATES "P.K" NAIL & TIN SET.
5. // // // INDICATES PEDESTRIAN AND VEHICULAR ACCESS RIGHTS HAVE BEEN WAIVED.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE CENTERLINE OF CENTRAL AVENUE BEING N89°46'00"E AS PER MAP OF SUN GOLD TERRACE UNIT N°10, M.B. 27/84-85, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CURVE DATA

| | R | Δ | L | T |
|---|---------|-----------|---------|---------|
| 1 | 20.00' | 90°41'00" | 31.65' | 20.24' |
| 2 | 15.00' | 90°00'00" | 23.56' | 15.00' |
| 3 | 300.00' | 12°06'49" | 63.43' | 31.83' |
| 4 | 300.00' | 11°11'03" | 58.56' | 29.37' |
| 5 | 55.00' | 6°37'31" | 58.80' | 29.43' |
| 6 | 650.00' | 2°38'33" | 356.28' | 172.00' |
| 7 | 300.00' | 10°25'09" | 54.55' | 27.35' |
| 8 | 650.00' | 9°2'08" | 104.40' | 52.31' |



M.B. 78/64

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TRACT N^o 4835

IN THE CITY OF RIVERSIDE

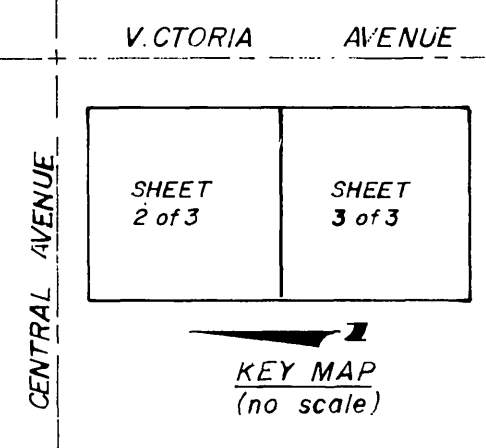
BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, T2S, R5W, SBB & M FEBRUARY 1973.

18.316 ACRES

SEVERA — GUSTAFSON
ARCHITECTS & ENGINEERS
FULLERTON CALIFORNIA.

SCALE 1"=60'

91 LOTS



CURVE DATA

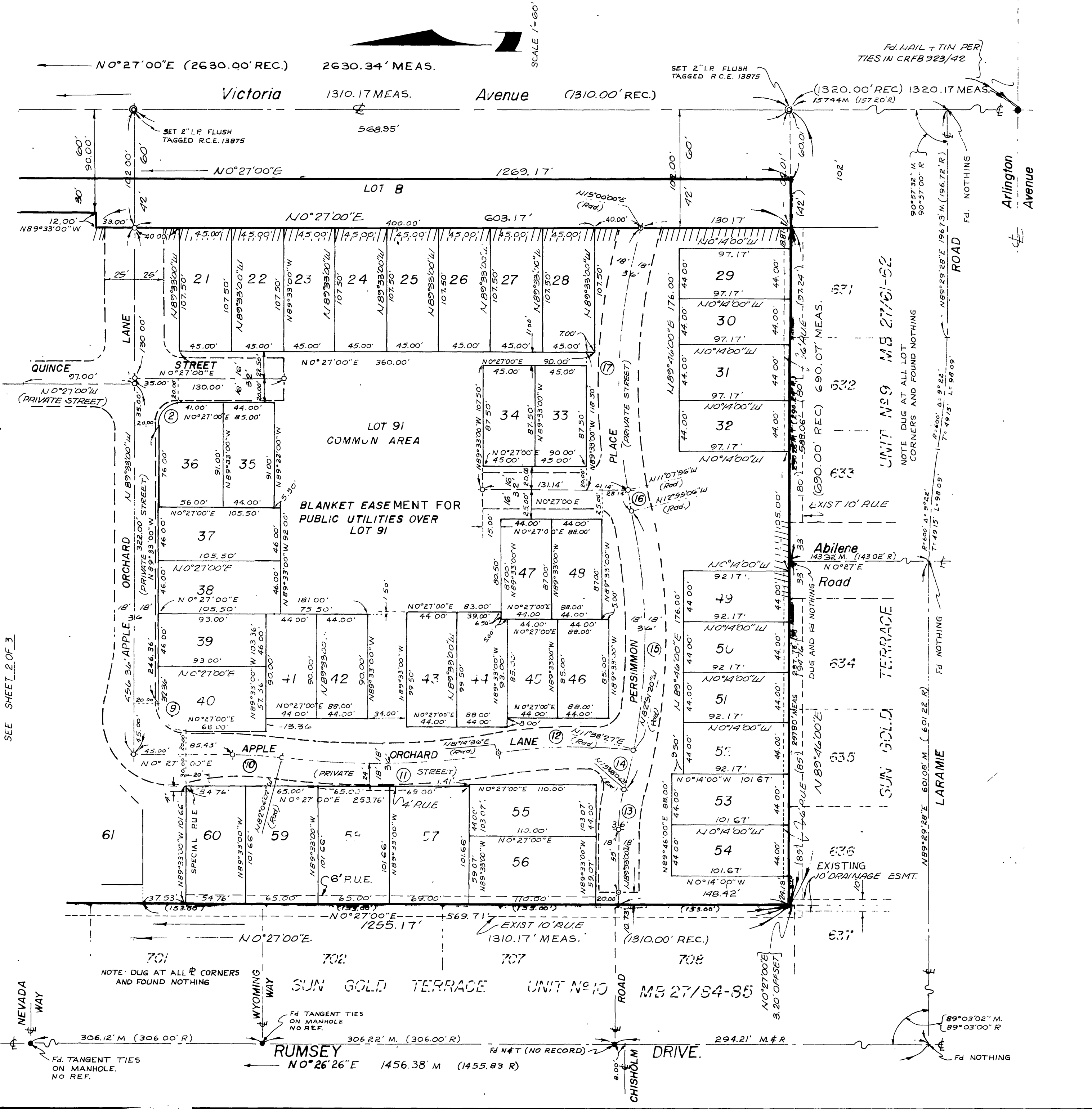
| | R | Δ | L | T |
|----|---------|-----------|---------|---------|
| 2 | 15.00' | 90°00'00" | 23.56' | 15.00' |
| 9 | 15.00' | 90°00'00" | 39.27' | 25.00' |
| 10 | 35.00' | 7°28'58" | 46.71' | 22.89' |
| 11 | 665.00' | 16°41'22" | 193.70' | 97.54' |
| 12 | 425.00' | 16°54'54" | 117.95' | 59.36' |
| 13 | 125.00' | 16°15'06" | 35.46' | 17.85' |
| 14 | 500.00' | 4°09'39" | 36.31' | 18.16' |
| 15 | 500.00' | 28°43'12" | 250.63' | 128.01' |
| 16 | 500.00' | 1°47'10" | 15.59' | 7.79' |
| 17 | 500.00' | 27°55'06" | 243.63' | 124.28' |

MONUMENT NOTES:

- INDICATES MONUMENTS FOUND AS NOTED.
- 2" I.P. TAGGED P.C.E. 13875 SET AT ALL TRACT CORNERS. (FLUSH)
- 1" I.P. TAGGED P.C.E. 13875 SET AT ALL LOT CORNERS. (FLUSH)
- INDICATES "PK" NAIL & TIN SET.
- ||||| INDICATES PEDESTRIAN AND VEHICULAR ACCESS RIGHTS HAVE BEEN WAIVED.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE CENTERLINE OF CENTRAL AVENUE BEING N89°46'00"E AS PER MAP OF SUN GOLD TERRACE, UNIT N^o 10 M.B. 27/84-85, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



SEE SHEET 2 OF 3

M.B. 78/65

M.B. 78/65

TR. 4835
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