

TRACT NO. 4111

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,
BEING A SUBDIVISION OF A PORTION OF THE WEST HALF
OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.



JANUARY 1973

FILED
ON Oct. 11, 1973

AT 3:50 P.M.

W. D. BALOGH
COUNTY RECORDER

BY Harold C. Beale
FEE \$ 11.00
NO. 133347
FILED BY City Clerk
SUB. GUAR. BY T. E. St. Co.

OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF, OR HAVE SOME 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 DEDICATE TO THE PUBLIC USE FOR STREET PURPOSES LOTS A, B, D, E AND G; AND FOR CONSTRUCTION AND MAINTENANCE OF THE DRAINAGE EASEMENT, THE EASEMENT DESIGNATED AS "10' DRAINAGE EASEMENT"; AND FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, THE EASEMENT DESIGNATED AS "8' P.U.E."; AND FOR CONSTRUCTION AND MAINTENANCE OF UNDERGROUND ELECTRICAL SERVICES, THE EASEMENT DESIGNATED AS "8' UNDERGROUND ELECTRICAL EASEMENT"; AND FOR THE CONSTRUCTION AND MAINTENANCE OF WATERLINES, THE EASEMENTS DESIGNATED AS "10' WATERLINE EASEMENTS"; AND FOR WALKWAY AND EQUESTRIAN PURPOSES, THE EASEMENT DESIGNATED "HIKING AND EQUESTRIAN TRAIL EASEMENT". WE ALSO OFFER FOR DEDICATION TO THE CITY OF RIVERSIDE LOTS C AND F, BEING 1' BARRIER STRIPS, AND THE EASEMENT DESIGNATED AS "15' SANITARY SEWER EASEMENT."

AVCO COMMUNITY DEVELOPERS, INC., A CALIFORNIA CORPORATION, OWNER

Robert H. Fallett Denis C. Terwey
Asst. Vice Pres. Ass't Secy.

CONTINENTAL AUXILIARY COMPANY, A CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED NOVEMBER 10, 1972, INSTRUMENT NO. 150605, RIVERSIDE COUNTY.

Harold B. Taylor J.A. Mansfield
Asst. Vice Pres. Assistant Secretary

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

ON THIS 7 DAY OF Sept., 1973, BEFORE ME Jean K. Weiss A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Robert H. Fallett KNOWN TO ME TO BE Asst. Vice Pres. AND Denis C. Terwey KNOWN TO ME TO BE Asst. Secy. OF AVCO COMMUNITY DEVELOPERS, INC., A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES
June 13, 1976

Jean K. Weiss
NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

ON THIS 12 DAY OF Sept., 1973, BEFORE ME Jean Sinner A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Harold B. Taylor KNOWN TO ME TO BE Vice President AND J.A. Mansfield KNOWN TO ME TO BE Asst. Secretary OF CONTINENTAL AUXILIARY COMPANY, A CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS TRUSTEE.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES
Sept 14, 1976

Jean Sinner
NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE

LICENSED LAND SURVEYOR

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA; THAT THIS MAP, CONSISTING OF 4 SHEETS, CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING APRIL 1971, THAT ALL MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDING DATE OF THIS MAP AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED April 18, 1973.

Frank W. Richardson
LICENSED LAND SURVEYOR NO. 2921

CITY ENGINEER

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 4111, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD SEPTEMBER 3, 1970, 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 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 Oct. 4, 1973.

William D. Gardner, PCE 11405
for DIRECTOR OF PUBLIC WORKS
JAMES F. MARTINEK PCE 8134

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 9/26, 1973.

Everett C. Ross
DIRECTOR OF PUBLIC UTILITIES
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 AGAINST SAID PROPERTY.

DATED Sept 12, 1973.

H. E. Brown
CITY TREASURER

CITY CLERK

RESOLVED THAT THIS MAP CONSISTING OF 4 SHEETS, BE, AND THE SAME IS HEREBY ACCEPTED, AS THE FINAL MAP OF TRACT NO. 4111 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS C AND F WHICH ARE ACCEPTED AS 1 FOOT BARRIER STRIPS TO DENY ACCESS TO ADJACENT PRIVATE PROPERTY, 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 Oct., 1973.

VIRGINIA J. STROHECKER
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Virginia J. Strohecker

TAX COLLECTORS 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 AND 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 \$2500~~

DATED 10-10-73, 1973.

COUNTY TAX COLLECTOR
DONNA BOVER BABCOCK
BY: Donna Bover Babcock DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ 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 SAID BOARD OF SUPERVISORS.

DATED _____, 1973

COUNTY CLERK AND EX-OFFICIO CLERK
OF THE BOARD OF SUPERVISORS

BY _____
DEPUTY

A PRELIMINARY SOIL REPORT WAS PREPARED BY REX P. KETTER, R.C.E. 15251, ON THE 30TH DAY OF MARCH, 1971 AS REQUIRED BY THE HEALTH AND SAFETY CODE, SECTION 17953.

MB 79/13

SCALE 1"=50'
ACREAGE: 29.070 ACRES
No. LOTS: 77

SHEET 2 OF 4 SHEETS

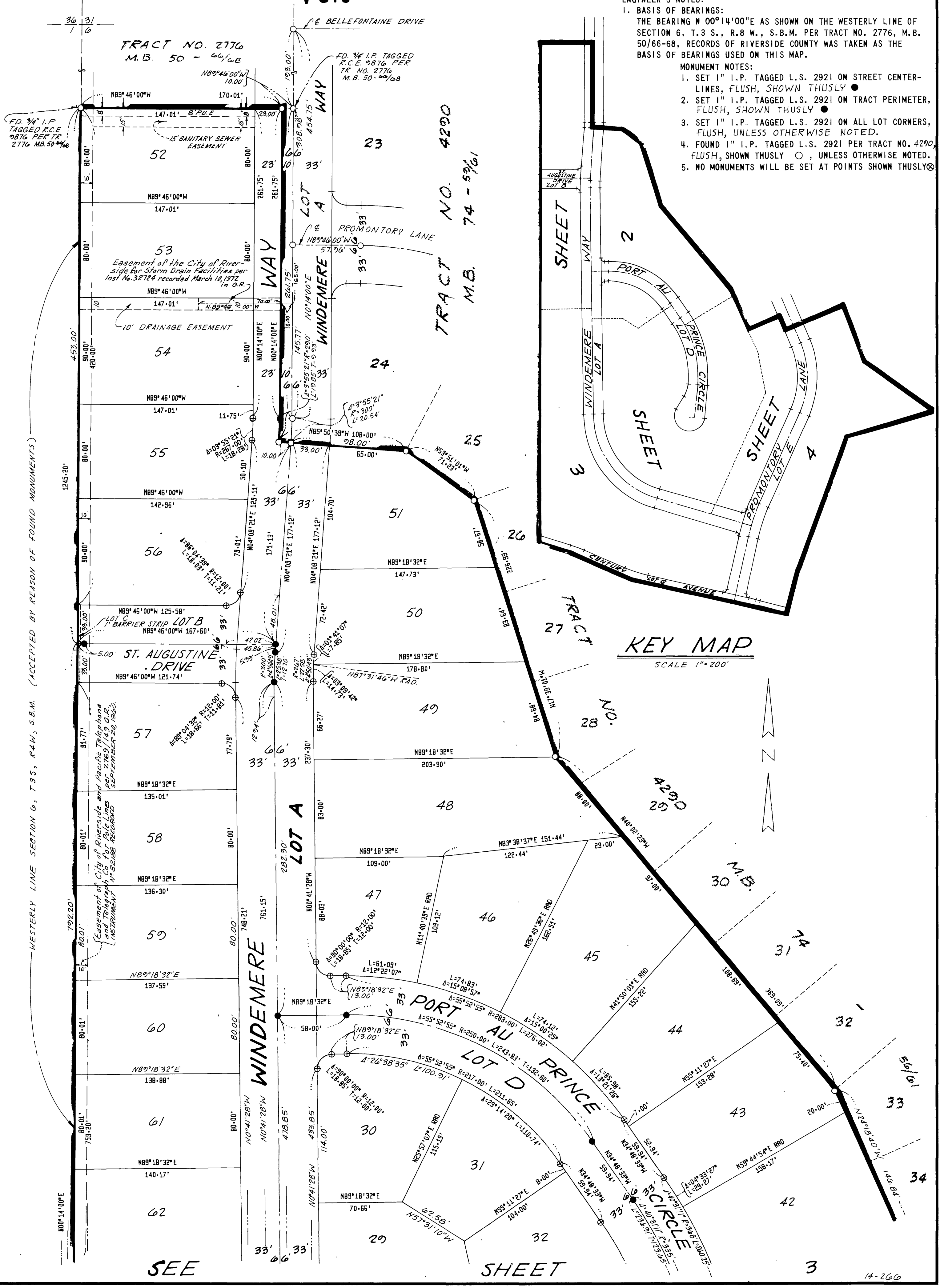
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JANUARY 1973

- ENGINEER'S NOTES:
1. BASIS OF BEARINGS: THE BEARING N 00°14'00"E AS SHOWN ON THE WESTERLY LINE OF SECTION 6, T.3 S., R.8 W., S.B.M. PER TRACT NO. 2776, M.B. 50/66-68, RECORDS OF RIVERSIDE COUNTY WAS TAKEN AS THE BASIS OF BEARINGS USED ON THIS MAP.
 2. MONUMENT NOTES:
 1. SET 1" I.P. TAGGED L.S. 2921 ON STREET CENTER-LINES, FLUSH, SHOWN THUSLY ●
 2. SET 1" I.P. TAGGED L.S. 2921 ON TRACT PERIMETER, FLUSH, SHOWN THUSLY ●
 3. SET 1" I.P. TAGGED L.S. 2921 ON ALL LOT CORNERS, FLUSH, UNLESS OTHERWISE NOTED.
 4. FOUND 1" I.P. TAGGED L.S. 2921 PER TRACT NO. 4290, FLUSH, SHOWN THUSLY ○, UNLESS OTHERWISE NOTED.
 5. NO MONUMENTS WILL BE SET AT POINTS SHOWN THUSLY ○



MB 79/14

SEE

SHEET

3

14-266

SCALE 1" = 50'
ACREAGE: 29.070 Acres
NO. LOTS: 77

SHEET 3 OF 4 SHEETS

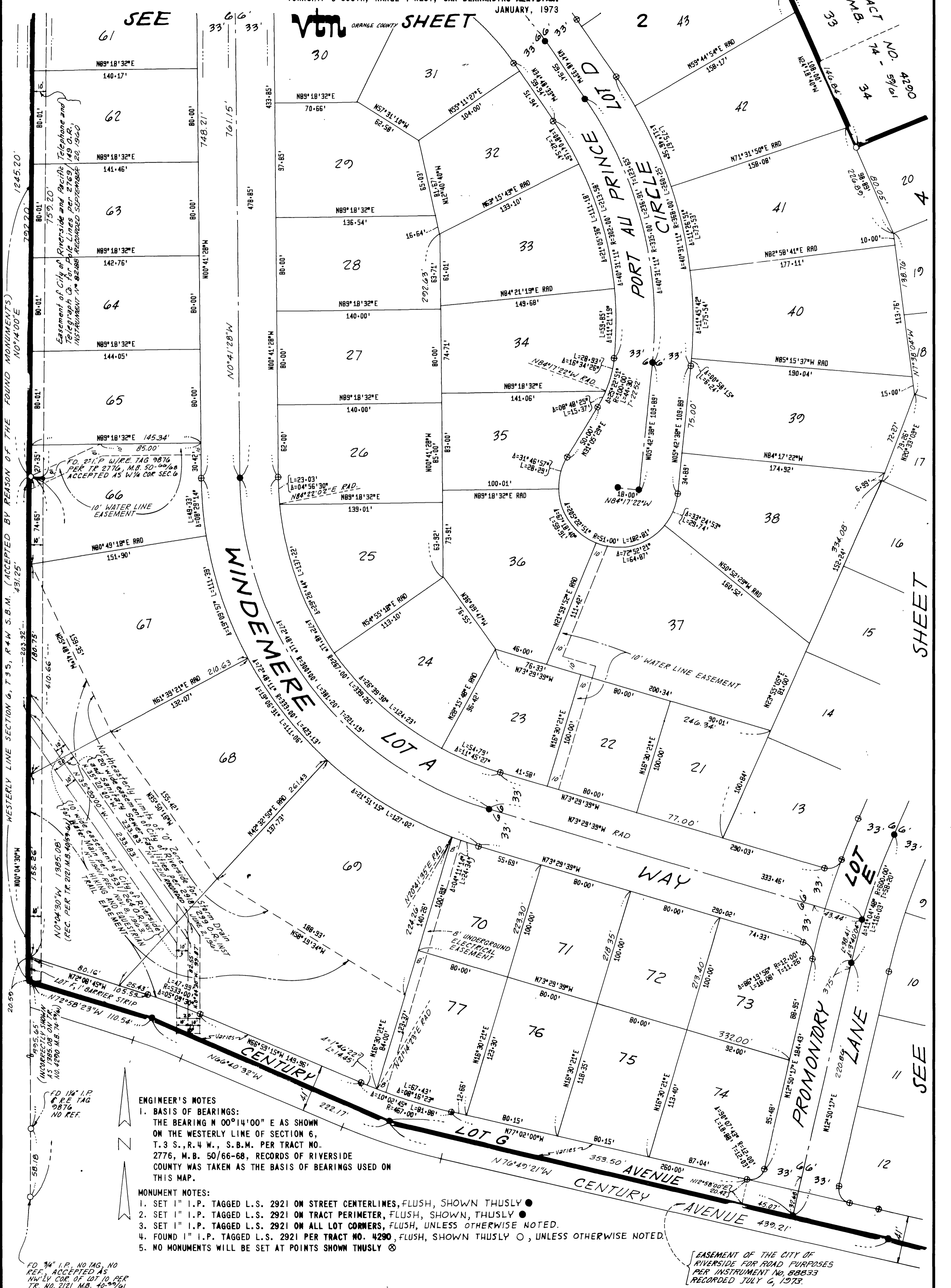
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JANUARY, 1973

SEE SHEET 2 FOR KEY MAP

ORANGE COUNTY SHEET 2 43



ENGINEER'S NOTES

1. BASIS OF BEARINGS: THE BEARING N 00°14'00" E AS SHOWN ON THE WESTERLY LINE OF SECTION 6, T. 3 S., R. 4 W., S. B. M. PER TRACT NO. 2776, M. B. 50/66-68, RECORDS OF RIVERSIDE COUNTY WAS TAKEN AS THE BASIS OF BEARINGS USED ON THIS MAP.

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5. NO MONUMENTS WILL BE SET AT POINTS SHOWN THUSLY ⊗

FD 34" I.P. NO TAG, NO REF. ACCEPTED AS NWLY COR. OF LOT 10 PER TR. NO. 2121 M.B. 40-20/61 HELD FOR LINE

EASEMENT OF THE CITY OF RIVERSIDE FOR ROAD PURPOSES PER INSTRUMENT NO. 88833 RECORDED JULY 6, 1973.

14-266

MB79/15

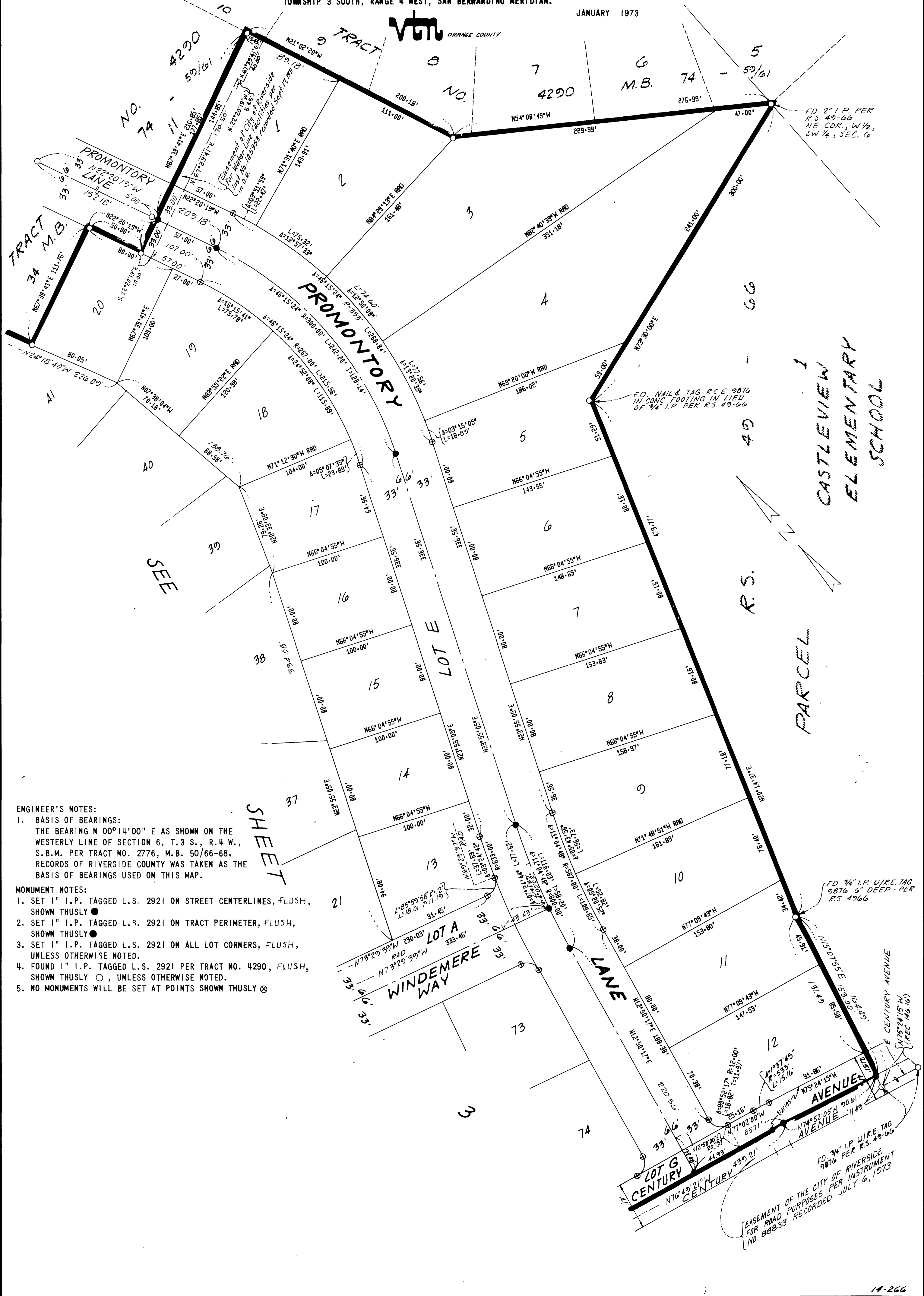
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SHEET 4 OF 4 SHEETS

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SEE SHEET

SHEET

CASTLEVIEW I
ELEMENTARY
SCHOOL

R.S.

PARCEL

FD 3/4" I.P. W/R.E. TAG 9876 6" DEEP - PER R.S. 4966

FD 3/4" I.P. W/R.E. TAG 9876 PER R.S. 49-66

EASEMENT OF THE CITY OF RIVERSIDE FOR ROAD PURPOSES PER INSTRUMENT NO. 88833 RECORDED JULY 6, 1973

MB79/16