

IN THE CITY OF RIVERSIDE, CALIFORNIA TRACT No. 4739

BEING A SUBDIVISION OF A PORTION OF LOT 30 OF CASTLEMAN'S
ADDITION ON FILE IN BOOK 3 OF MAPS, PAGE 19, RECORDS OF
SAN BERNARDINO COUNTY, CALIFORNIA
SEPTEMBER 1972

LOCKWOOD ENGINEERING & SURVEYING COMPANY, INC.
RIALTO, CALIFORNIA

FILED
On Oct. 25, 1973

AT 10:10 A.M.

W.D. BALOGH
COUNTY RECORDER
By Hazel C. Beale

FEE \$ 7.00

No. 139632

FILED BY City Clerk

SUB. G'TEE. F.A.T.G.

TR. 4739
M.B. 79/25

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" & "B", and for construction and maintenance of sanitary sewer facilities those easements designated as 5' sewer easement, and 7.5' sewer easement.

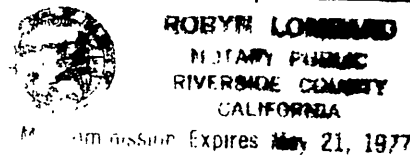
MALIBU INVESTMENTS INCORPORATED

George J. Lanam, Pres.

ACKNOWLEDGEMENT

State of California) ss:
County of Riverside)
On this 18th day of July, 1972, before me, the undersigned a Notary Public in and for said State, personally appeared George J. Lanam known to me to be the president, and Robyn Lombard known to me to be the secretary 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 5/21/77



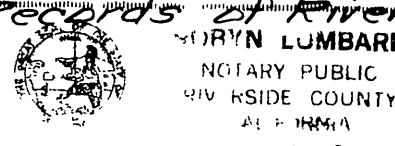
Robyn Lombard
Notary Public in and for said
County and State.

SIGNATURE OMISSION

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 right of way reserved to the Riverside Water Company, and the City of Riverside by deeds recorded April 12, 1963 as instrument No. 37198 and May 17, 1963 as instrument No. 51542 both of Official Records of Riverside County, California.

ACKNOWLEDGEMENT

State of California) ss:
County of Riverside)
On this 30 day of July, 1973, before me the undersigned a Notary Public in and for said County and State, personally appeared Robyn Lombard known to me to be the Pres. & Sec. and Lee Bruce known to me to be the Trustee of First American Title Insurance Company, a California Corporation, as Trustee, 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 within instrument pursuant to its by-laws or a resolution of its Board of Directors.
Witness my hand and official seal.



Robyn Lombard
NOTARY PUBLIC IN AND FOR THE COUNTY OF
RIVERSIDE STATE OF CALIFORNIA

My Commission expires 5/21/77

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. 4739 which was approved by the Riverside City Planning Commission at the meeting held September 7, 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.

JAMES F. MARTINEK, R.C.E. 8134
Director of Public Works

Dated Sept. 17, 1973

By J. Martinek

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.

EVERETT C. ROSS
Director of Public Utilities

Dated Sept 14, 1973

By Everett C. Ross

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 September, 1972; that all monuments shown hereon actually exist and their positions are correctly shown or will be in place within one (1) year of re-creation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Reg. Civil Eng. No. 9101
CARLETON W. LOCKWOOD

Dated Nov. 30, 1972

SOIL REPORT

A preliminary soil report was prepared by J.L. RIDDELL, R.C.E. No. 13146 on September 25, 1972 as required by the Health and Safety Code of California, Section 17953.

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. 4739, and the street and easements are hereby accepted as public street and easements, except Lot "B", 1' barrier strip which is accepted as a BARRIER STRIP to deny access from adjoining private property to Lot "A"; 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 25th day of Sept, 1973
V.J. Strohecker
City Clerk of the City of Riverside

Virginia J. Strohecker

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 4-13-73

H.E. BREWER
City Treasurer

By H.E. Brewer

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 or special assessments collected as taxes now a lien but not yet payable, which are estimated to be, \$ 1775.00.

Dated 7-25-73

Donna Bauer Babcock
County Tax Collector

By Donna M. Kappel, Deputy

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ 1775.00 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 and 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 10-2-73

Donald D. Sullivan, County Clerk
and ex-officio Clerk of the Board of Supervisors.

By Agnes Hughes, Deputy

FIRST AMERICAN TITLE INSURANCE COMPANY, A
CALIFORNIA CORPORATION, AS TRUSTEE

Caroline J. ...
Asst. V.P.

MB 79/25

M.B. 79/25

TR. 4739
M.B. 79/25

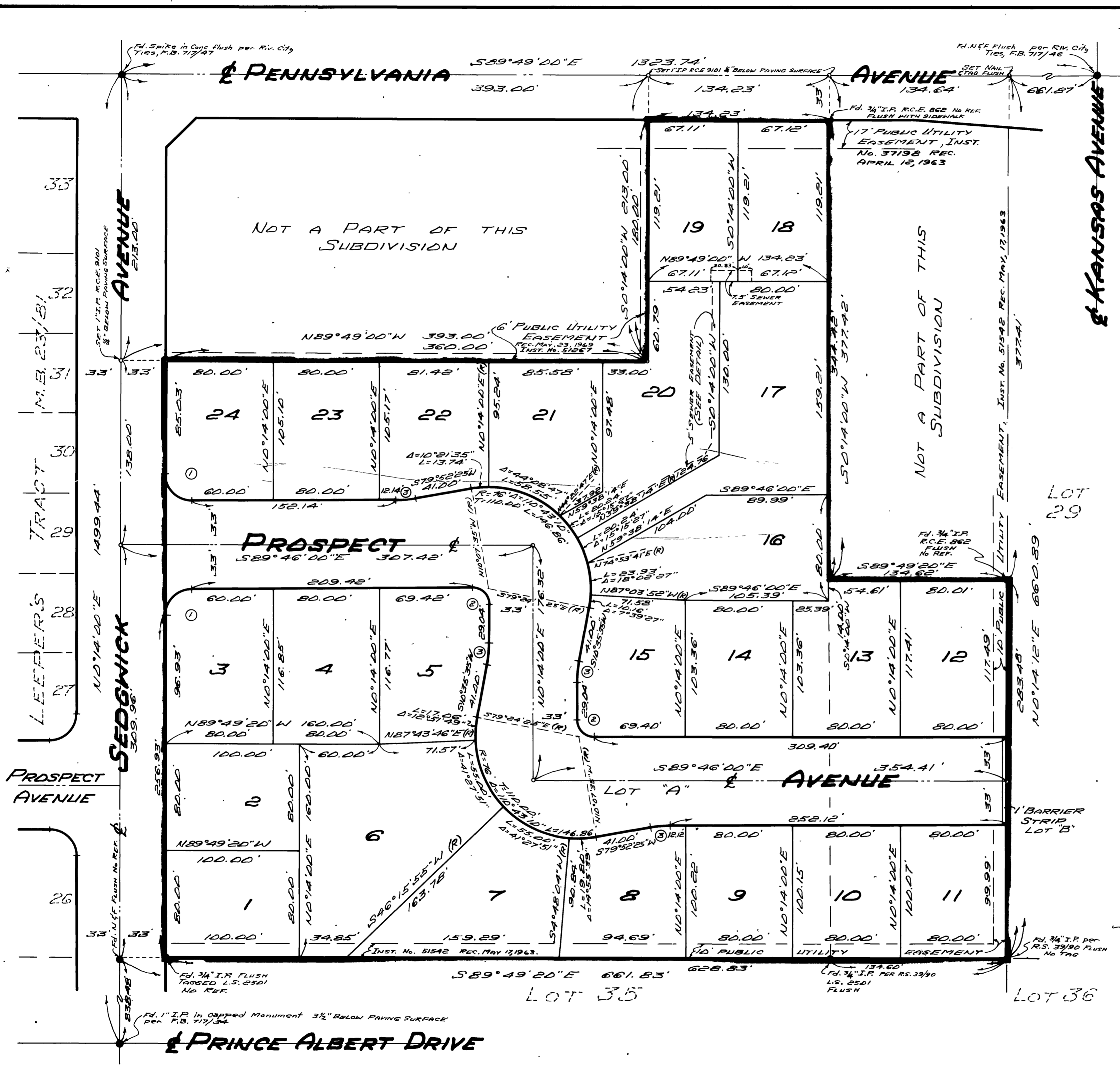
IN THE CITY OF RIVERSIDE, CALIFORNIA

TRACT No. 4739

BEING A SUBDIVISION OF A PORTION OF LOT 3D OF CASTLEMAN'S ADDITION ON FILE IN BOOK 3 OF MAPS, PAGE 19, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

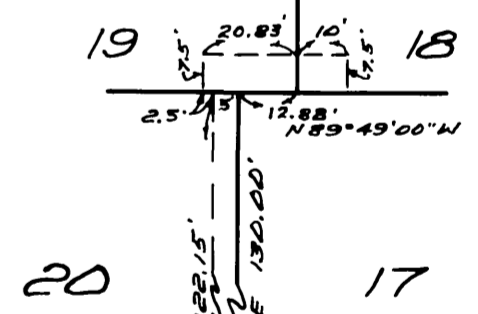
SEPTEMBER 1972

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RIALTO, CALIFORNIA

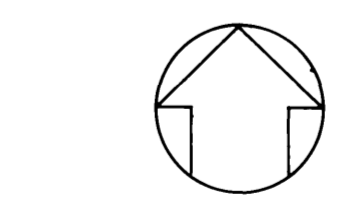


ENGINEER'S NOTES :

1. BASIS OF BEARINGS : THE CENTERLINE OF PENNSYLVANIA AVENUE (S89°49'00"E) AS SHOWN ON RECORD OF SURVEY, ON FILE IN BOOK 39, PAGE 90 RECORDS OF RIVERSIDE CO. CALIFORNIA.
2. ○ INDICATES MONUMENT FOUND, TYPE & SIZE AS NOTED.
3. ° INDICATES 1" IRON PIPE SET FLUSH, TAGGED R.C.E. 9101, UNLESS OTHERWISE NOTED.
4. SET NAIL & TAG R.C.E. 9101 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
5. SET 2"x12" REDWOOD STAKE FLUSH, PAINTED WHITE, & TAGGED R.C.E. 9101, AT ALL REAR LOT CORNERS, UNLESS OTHERWISE SHOWN.



DETAIL OF SEWER EASEMENT
SCALE 1"=40'



SCALE 1"=50'

- ① R=20'
Δ=90°
T=20.00'
L=31.42'
- ② R=12'
Δ=90°
T=12.00'
L=18.85'
- ③ R=25'
Δ=10°21'35"
T=7.71'
L=15.37'