

FILED  
On JAN. 31, 1974  
At 11:30 A.M.

W. D. DALOSH  
County Recorder  
By Harold C. Cook  
Deputy  
Fee \$ 7.00  
No 12608  
Filed by City Clerk  
Sub G'Tee By: T.I. & T. Co.

IN THE CITY OF RIVERSIDE  
RIVERSIDE COUNTY, CALIFORNIA

# TRACT N° 5610

BEING A PORTION OF LOT "A" OF EL PADRO ACRES, M.B. 11/27,  
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA - IN THE SOUTHEAST  
1/4 OF SECTION 33, T.2S., R.5W., S.B.B. & M.  
**FOR CONDOMINIUM PURPOSES**

OCTOBER 1973  
**J. F. DAVIDSON ASSOCIATES**  
RIVERSIDE, CALIFORNIA

### SIGNATURE OMISSION

In accordance with the provisions of Section 11587(A) of the Business and Professions Code, the signature of the following easement holders have been omitted since their interest cannot ripen into fee:  
City of Riverside, successor to Riverside Water Company as holders of an easement for water pipes and incidental purposes recorded August 14, 1885 in Book 42 page 296 of Deeds, Records of San Bernardino County, California.  
Kenneth W. Zimmerman and Glynn Zimmerman, holders of an easement for roadway and utility purposes and incidental purposes recorded July 16, 1970 per Inst. No. 68174 of Official Records, Records of Riverside County, California.

### OWNERSHIP

We hereby certify that we are the owners of or have some 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; that we hereby consent to the making and filing of said map and subdivision as shown within the colored border line and that we hereby offer for dedication for the construction and maintenance of public utilities those easements designated as "10' P.U.E."

FRED J. RUSSELL  
Fred J. Russell  
OWNER  
CONTINENTAL AUXILIARY COMPANY  
A CALIFORNIA CORPORATION  
M. Johnson  
VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } ss.  
ON DECEMBER 18, 1973 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED FRED J. RUSSELL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES JAN. 6, 1974 BY Donna L. Nagel  
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 5610, which was approved by the Riverside City Planning Commission at its meeting held October 4, 1974, 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 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 JANUARY 23, 1974  
JAMES F. MARTINEK, R.C.E. 8134  
Director of Public Works  
By William D. Gardner, R.C.E. 11405

### 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 Dec. 19, 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 Nov. 17, 1973  
H. E. BREWER  
City Treasurer  
By H. E. Brewer

### CITY CLERK'S CERTIFICATE

RESOLVED: That this map consisting of two (2) sheets be, and the same is hereby accepted as the Final map of TRACT NO. 5610 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 29 day of January, 1974  
VIRGINIA J. STROHECKER  
City Clerk of the City of Riverside, California  
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 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 \$                      
DONNA BOUER BABCOCK  
County Tax Collector  
Dated DECEMBER 18, 1973 By Harold M. Larson Deputy

### TAX BOND

I hereby certify that a bond in the sum of \$                     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.  
DONALD D. SULLIVAN  
County Clerk and ex-officio  
Clerk of the Board of Supervisors  
By                      Deputy

### SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of two (2) sheets correctly represents a true and complete survey made under my supervision during Oct & Nov 1973, that all monuments of the character and locations shown hereon are in place or will be in place within one year from the recording date of this map; and that said monuments are sufficient to enable the survey to be retraced

Dated: Nov. 29, 1973  
James F. Davidson Jr.  
JAMES F. DAVIDSON JR., L.S. 3018

### ACKNOWLEDGEMENT

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } ss.  
ON THIS 17 DAY OF DECEMBER, 1973, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED V. M. JOHNSON KNOWN TO ME TO BE THE VICE PRESIDENT AND R. R. GRAY KNOWN TO ME TO BE THE VICE PRESIDENT OF CONTINENTAL AUXILIARY COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN BY ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SAID 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 JUNE 11, 1974  
BY Margie Bennett  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

79  
99  
M.B. 79/99 TR. 5610

TR. 5610  
M.B. 79/99

MB79/99

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1/4 OF SECTION 33, T.2 S., R.5 W., S.B.B. 8 M.

FOR CONDOMINIUM PURPOSES

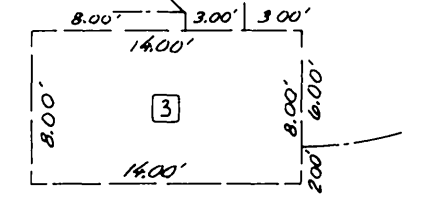
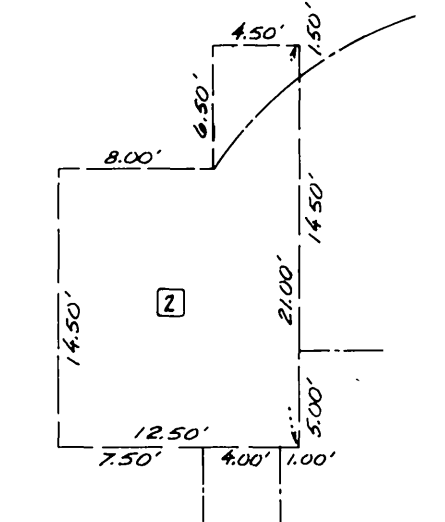
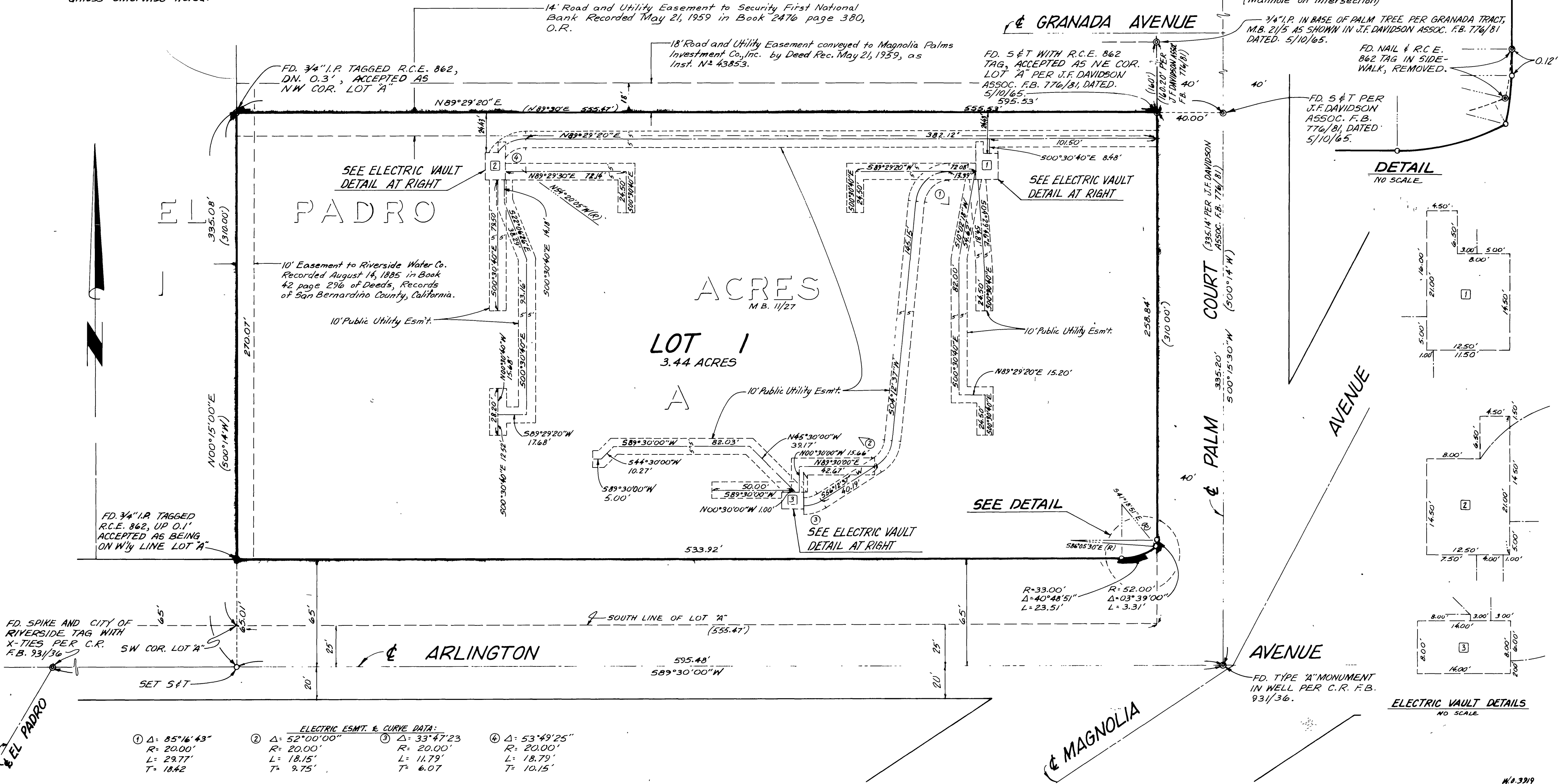
OCTOBER 1973

SCALE: 1" = 40'

J. F. DAVIDSON ASSOCIATES  
RIVERSIDE, CALIFORNIA

**ENGINEER'S NOTE:**  
Bearings are based on the  $\pm$  of Arlington Avenue as being  $589^{\circ}30'W$  per map of El Padro Acres, M.B. 11/27, Records of Riverside County, California.

- Indicates found points as noted.
- Indicates set  $3/4"$  Iron Pipe tagged R.C.E. 862, Flush, unless otherwise noted.
- ( ) Indicates Data per El Padro Acres, M.B. 11/27, Records of Riverside County, California, unless otherwise noted.



ELECTRIC VAULT DETAILS  
NO SCALE

ELECTRIC ESMT. & CURVE DATA:			
① $\Delta = 85^{\circ}16'43"$	② $\Delta = 52^{\circ}00'00"$	③ $\Delta = 33^{\circ}47'23"$	④ $\Delta = 53^{\circ}49'25"$
R = 20.00'	R = 20.00'	R = 20.00'	R = 20.00'
L = 29.77'	L = 18.15'	L = 11.79'	L = 18.79'
T = 18.42	T = 9.75'	T = 6.07	T = 10.15'

M.B. 79/100 TR. 5610

TR. 5610 M.B. 79/100

MB79/100