

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

SHEET 1 OF 2 SHEETS

TRACT NO. 4783

BEING A SUBDIVISION OF PORTIONS OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 21, T.2S., R.4W., S.B.M.

FILED
on March 29, 1974

At 10:20 A.M.
W.D. Balogh
County Recorder
by Harold C. Beale
Deputy
Fee \$ 7.00
No. 36521
Filed by City Clerk
Sub G fee T.I. & T.CO.

ALBERT A. WEBB ASSOCIATES — CIVIL ENGINEERS
RIVERSIDE CALIFORNIA
APRIL, 1973

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 dedicate to public use for street purposes Lots A and B, and for construction and maintenance of public utilities those easements designated as G.A.U.E.

Gordon R. Bradford Virginia J. Bradford
George M. White Ella C. White
George M. White Ella C. White

Title Insurance and Trust Company, a California Corp. TRUSTEE
Richard J. Segal
ASSISTANT SECRETARY

NOTARY ACKNOWLEDGEMENT

State of California } 55
County of Riverside }

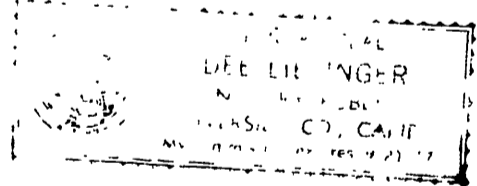
On this 5th day of MARCH, 1974, before me, the undersigned, a Notary Public in and for said State, personally appeared Gordon R. Bradford, Virginia B. Bradford, George M. White and Ella C. White known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.

My commission expires 9-21-77
Neil Lesinger
Notary Public in and for said County and State.

State of California } 55
County of Riverside }

On this 5th day of March, 1974, before me, the undersigned, a Notary Public in and for said State, personally appeared KEITH A. GREGORY known to me to be the Assistant Secretary 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 as trustees.
WITNESS my hand and official seal.

My commission expires 9-21-77
Neil Lesinger
Notary Public in and for said County and 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. 4783, which was approved by the Riverside City Planning Commission at its meeting held August 17, 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 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 March 6, 1974.
James F. Martinek
Director of Public Works
by J. Martinek

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. 4783, and the streets and easements are hereby accepted as public streets and easements, and the City Clerk is hereby authorized and directed to affix 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 12th day of March, 1974.



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 \$ 4606.00.

Dated MARCH 5th, 1974
Donna Bauer Babcock
County Tax Collector
by Demetris C. Symon
Deputy

TAX BOND

I hereby certify that a bond in the sum of \$ 1,000.00 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 MARCH 26, 1974.
Donald D. Sullivan
County Clerk and ex-officio Clerk of the Board of Supervisors
by Rayne Hughes
Deputy

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 Mar. 5, 1974.
H.E. Brewer, City Treasurer
by H.E. Brewer

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 Mar. 5, 1974.
Everett C. Ross
Director of Public Utilities
by J.H. Daphin

SOIL REPORT

A preliminary soil report was prepared on the 25th day of February, 1974, as required by the Health and Safety Code of California, Section 17953, by Pacific Foundation Engineers, 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 two (2) sheets correctly represents a true and complete survey made under my supervision during December, 1972, 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 Feb 25th, 1974.
Ernest N. Webb, 2089976
by Ernest N. Webb

M.B. 80/17

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

SHEET 2 OF 2 SHEETS

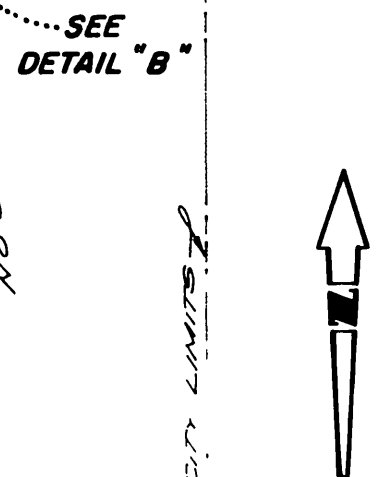
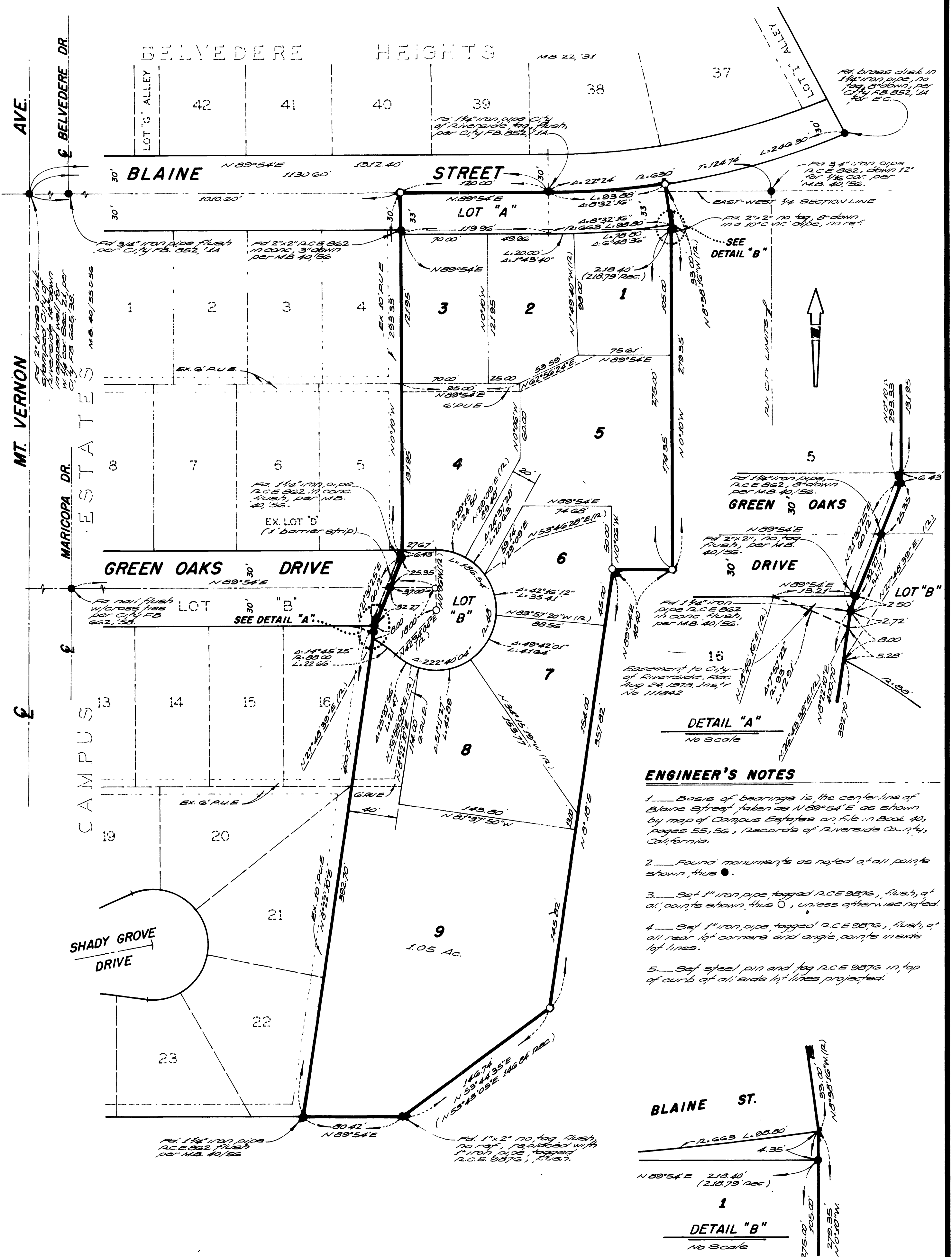
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ALBERT A. WEBB ASSOCIATES --- CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

APRIL, 1973

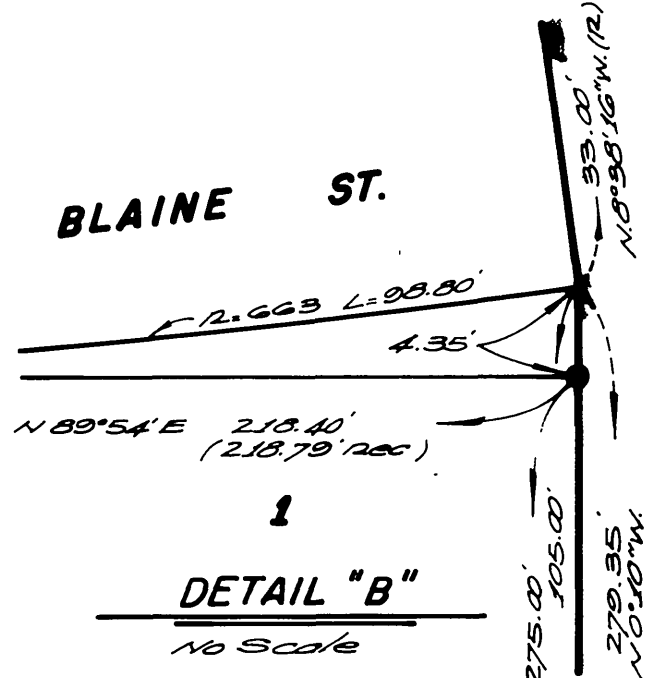
SCALE 1" = 50'



DETAIL "A"
No Scale

ENGINEER'S NOTES

1. Basis of bearings is the centerline of Blaine Street, taken as N 89° 54' E as shown by map of Campus Estates on file in Book 40, pages 55, 56, Records of Riverside County, California.
2. Found monuments as noted at all points shown, thus ●.
3. Set 1" iron pipe, tagged R.C.E. 9876, flush at all points shown, thus ○, unless otherwise noted.
4. Set 1" iron pipe, tagged R.C.E. 9876, flush at all rear lot corners and angle points in side lot lines.
5. Set steel pin and tag R.C.E. 9876 in top of curb of all side lot lines projected.



M.B. 80/18