

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 5804

BEING A SUBDIVISION OF LOT 70 OF TRACT NO. 3164 AS SHOWN BY MAP ON FILE IN BOOK 54 OF MAPS, AT PAGES 46-48 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

FOR CONDOMINIUM PURPOSES
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

MARCH, 1974

SHEET 1 OF 2 SHEETS

FILED
On May 17, 1974

At 2:35 P.M.

W.D. Balogh
County Recorder

By Harold C. Beale

Deputy
Fee \$ 7.00

No. 60004

Filed by City Clerk

Subdiv. fees SAFECO.

Tract 5804
M.B. 80/48

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 for construction and maintenance of public utility facilities the area designated as "Special Public Utility Easement".

William L. Dieferte
William L. Dieferte

Jacqueline W. Dieferte
Jacqueline W. Dieferte

PROVIDENT FINANCIAL CORP., a California Corporation, SUCCESSOR IN INTEREST TO INLAND MORTGAGE COMPANY, a California Corporation, as trustee.

Milton W. Stratford
President

Jack H. Wright
Secretary

ACKNOWLEDGEMENT

State of California } S.S.
County of Riverside }

On this 22nd day of APRIL, 1974, before me, the undersigned, a Notary Public in and for said State, personally appeared William L. Dieferte and Jacqueline W. Dieferte, 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 7-19-76

Jane M. Anderson
Notary Public in and for said County and State

ACKNOWLEDGEMENT

State of California } S.S.
County of Riverside }

On this 24th day of April, 1974, before me, the undersigned, a Notary Public in and for said State, personally appeared Milton W. Stratford and Jack H. Wright, known to me to be the President and Secretary respectively of Provident Financial Corporation, 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 trustee.

WITNESS my hand and official seal.

My commission expires 12-11-74

Grace Hough
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 if appeared on the tentative map of Tract No. 5804, which was approved by the Riverside City Planning Commission at its meeting held February 7, 1974, and any approved alterations thereof; that all provisions of Chapter 12B (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 May 1st, 1974

James F. Morfink, P.C.E. 8134
Director of Public Works

By J. Morfink

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 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 April 25, 1974

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 April 25, 1974

H.E. Brewer
City Treasurer

By H.E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 197 day of 197, as required by the Health and Safety Code of California, Section 17953, by

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. 5804, and the easements are hereby accepted as public 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 7th day of May, 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 \$ 14,300.00.

Dated April 29th, 1974

Danna Bower Babcock
County Tax Collector

By Kenneth L. Kevin
Deputy

TAX BOND

I hereby certify that a bond in the sum of \$ 14,300.00 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 MAY 14, 1974

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

By Carmae Hughes
Deputy

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 February, 1974, 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 February 13, 1974

Ernest N. Webb, P.C.E. 9876

By Ernest N. Webb

Tract 5804
M.B. 80/48

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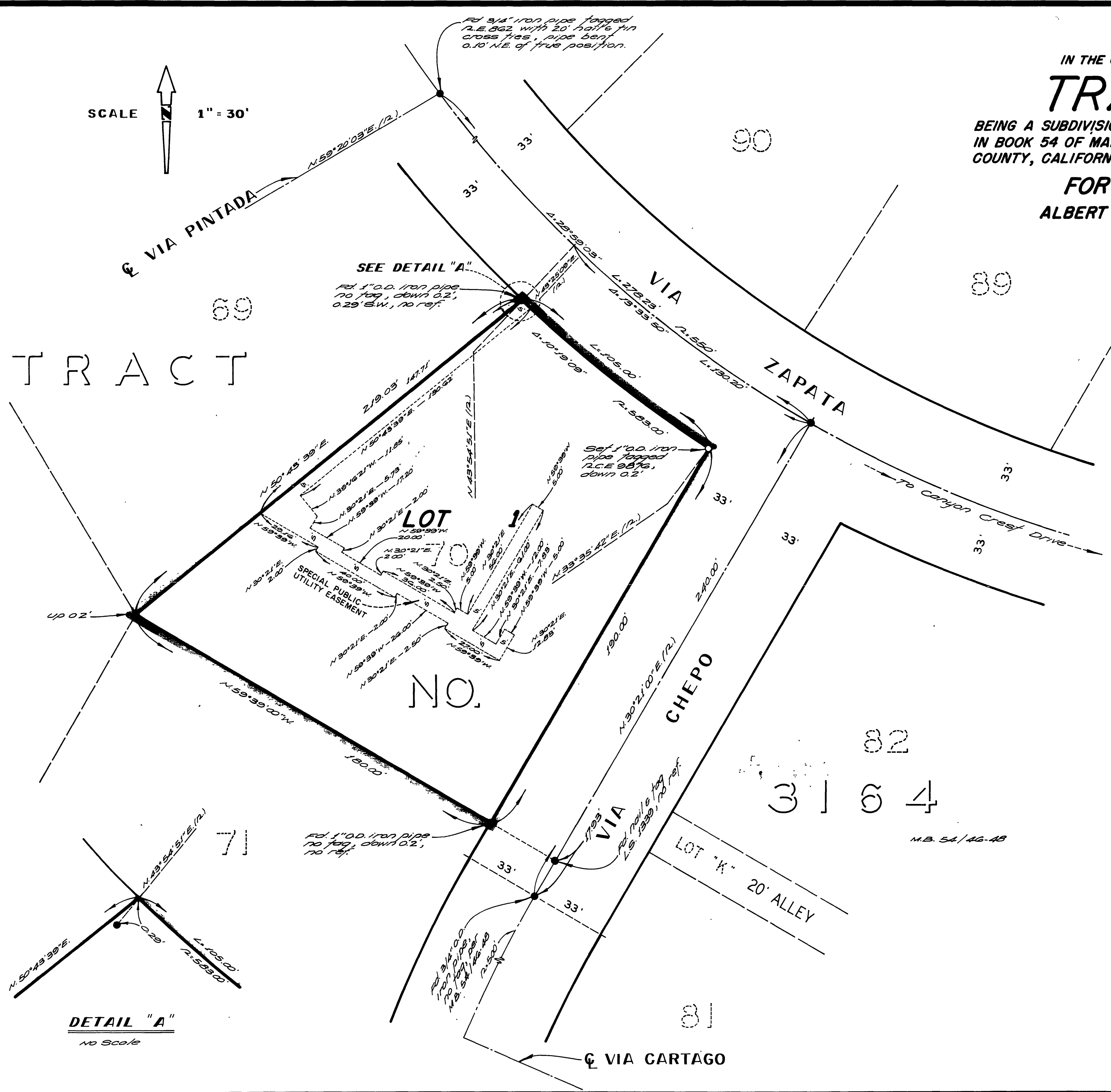
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ALBERT A. WEBB ASSOCIATES—CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

MARCH, 1974

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SCALE 1" = 30'



SEE DETAIL "A"

fd. 1" O.D. iron pipe
no tag, down 0.2',
0.29' SW, no ref.

fd. 3/4" iron pipe tagged
N.E. 862 with 20' haffle pin
cross ties, pipe bent
0.10' N.E. of true position.

Set 1" O.D. iron
pipe tagged
N.E. 861a,
down 0.2'

NO. 1

CHEPO

3164

M.B. 54/46-48

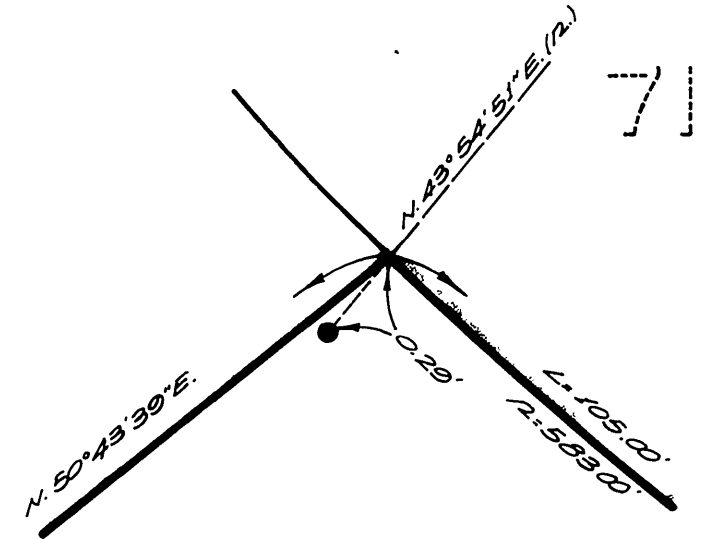
LOT "K" 20' ALLEY

VIA CARTAGO

ENGINEER'S NOTES

1. Basis of bearings is the centerline of Via Chepo taken as N.30°21'00"E. as shown on map of Tract No. 3164 on file in Book 54 of maps, of pages 46-48 thereof, Records of Riverside County, California.
2. Found 3/4" iron pipe tagged N.E. 862, flush, of all points shown thus ●, per M.B. 54/46-48, unless otherwise noted.

DETAIL "A"
No Scale



MB 80/49

M.B. 80/49 Tract 5804