

# IN THE CITY OF RIVERSIDE RIVERSIDE COUNTY, CALIFORNIA TRACT NO. 4419-1

BEING A SUBDIVISION OF A PORTION OF SECTIONS 33 & 34, T.2S., R.6W.,  
AND A PORTION OF SECTION 4, T.3S., R.6W., AS PER MAP OF RANCHO LA  
SIERRA RECORDED IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF RIVERSIDE  
COUNTY, CALIFORNIA

**FILED**  
ON June 10 1974  
NO. 70902 TIME 3:05 P.M.  
W.D. BALOGH  
COUNTY RECORDER  
BY Harold C. Beale  
DEPUTY  
FEE \$ 9.00  
NO. \_\_\_\_\_  
FILED BY City Clerk  
SUB G'TEE - T.T.I. CO.

### 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 and we hereby consent to the making and filing of said subdivision and map as shown within the colored border line; we hereby offer for dedication to public use, for street purposes, Lots "A" to "E", inclusive, for construction and maintenance of public utilities facilities these easements designated as "G" P.U.E., of slopes and landscaping, the easement designated as "Variable width slope and landscape easement" and further, we the undersigned owners, our successors and assigns in interest hereby release and relinquish to the City of Riverside, a municipal corporation, all vehicular and pedestrian access rights appurtenant to lots 1 to 5 inclusive, as shown on the annexed map on, over, and across Arlington Avenue adjoining said lots 1 to 5 inclusive.

S & J INDUSTRIES INC. A California Corporation  
Vernon C. Walters ASST. SECRETARY  
Joe W. Watson VICE PRESIDENT

MARCH, 1974  
ATLANTIC ENGINEERING INC.  
ANAHEIM CALIFORNIA

### ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.  
COUNTY OF SAN BERNARDINO }

On this 7 day of MARCH 1974, before me, the undersigned a Notary Public in and for said State, personally appeared VERNON C. WALTERS and JOE W. WATSON known to me to be the VICE PRESIDENT and ASST. SECRETARY respectively 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 4/26/75  
Laurinda M. Jolley  
Notary Public in and for said State

Safece Title Insurance Company, a California Corporation, as trustee under Deed of Trust, dated August 2, 1973 and recorded August 3, 1973, as instrument no. 102547, Riverside County Records

S.T. Slovak  
VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.  
COUNTY OF \_\_\_\_\_ }

On this 15<sup>th</sup> day of March 1974, before me, the undersigned a Notary Public in and for said State, personally appeared S.T. Slovak and \_\_\_\_\_ known to me to be the Vice President and \_\_\_\_\_ respectively 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 5-12-76  
Paul S. Mitchell  
Notary Public in and for said State

IDS Mortgage Development Corporation, a corporation as Trustee under Deeds of Trust dated July 23, 1973 and recorded August 3, 1973 as instrument Nos. 102545 and 102549

Lawrence A. Tourknotte Jr. ASST. VICE PRESIDENT  
Evelyn Thompson ASST. SECRETARY

### ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.  
COUNTY OF LOS ANGELES }

On this 28<sup>th</sup> day of November 1973, before me, the undersigned a Notary Public in and for said State, personally appeared LAWRENCE A. TOURKNOTTE JR. and EVELYN THOMPSON known to me to be the ASST. VICE PRES. and ASST. SECRETARY respectively 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 3-3-77  
Joann R. Lockhart  
Notary Public in and for said State

### CITY ENGINEERS 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. 4419 which was approved by the Riverside City Planning Commission at its 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; that 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.

DATED MAY 22, 1974

James F. Martinek P.C.E. 8134  
Director of Public Works

By William D. Gardner, P.C.E. 11405

### CITY CLERK

Resolved: that this map consisting of three (3) sheets be and the same is hereby accepted as the final map of Tract No. 4419-1, and the streets, and easements are hereby accepted as public streets and easements; Except Lots D and E which are accepted as one (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 28<sup>th</sup> 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 property shown on the within 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 \$ 5,600.00

DATED MAY 22ND 1974

Donna Bauer Babcock  
County Tax Collector

By Kenneth C. Xirin Deputy

### TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ 5,600.00 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 JUNE 4, 1974

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

By Regina Ferguson

### 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 May 22, 1974

Everett C. Ross  
Director of Public Utilities

By Everett C. Ross

### SOIL REPORT

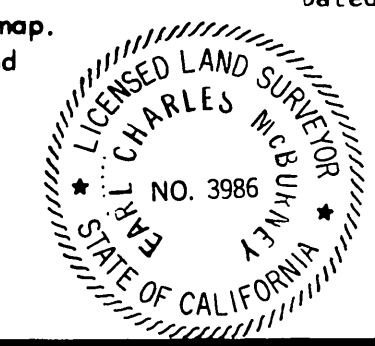
A preliminary soil report was prepared by RICHARD MILLS ASSOCIATES 316 East 'E' St. Ontario, Calif. on APRIL 17, 1973, as required by the Health and Safety Code, Section 17953.

### LICENSED LAND SURVEYOR

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of 3 sheets correctly represents a survey made under my supervision during FEBRUARY 1973; that all monuments shown hereon actually exist, and their positions are correctly shown, or will be in place within one (1) year of recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

DATED FEB. 15, 1974

By Earl C. McBurney  
Earl C. McBurney L.S. 3986



### CITY TREASURER'S CERTIFICATE

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 May 22, 1974

H. E. Brewer  
City Treasurer

By H. E. Brewer

IN THE CITY OF RIVERSIDE  
RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 4419-1**

SUBDIVISION OF A PORTION OF SECTION 33 & 34, T.2 S., R.6W., AND A  
PORTION OF SECTION 4, T.3 S., R.6W., RANCHO LA SIERRA, M.B. 6/70,  
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ATLANTIC ENGINEERING INC.  
ANAHEIM, CALIFORNIA.  
MARCH, 1974

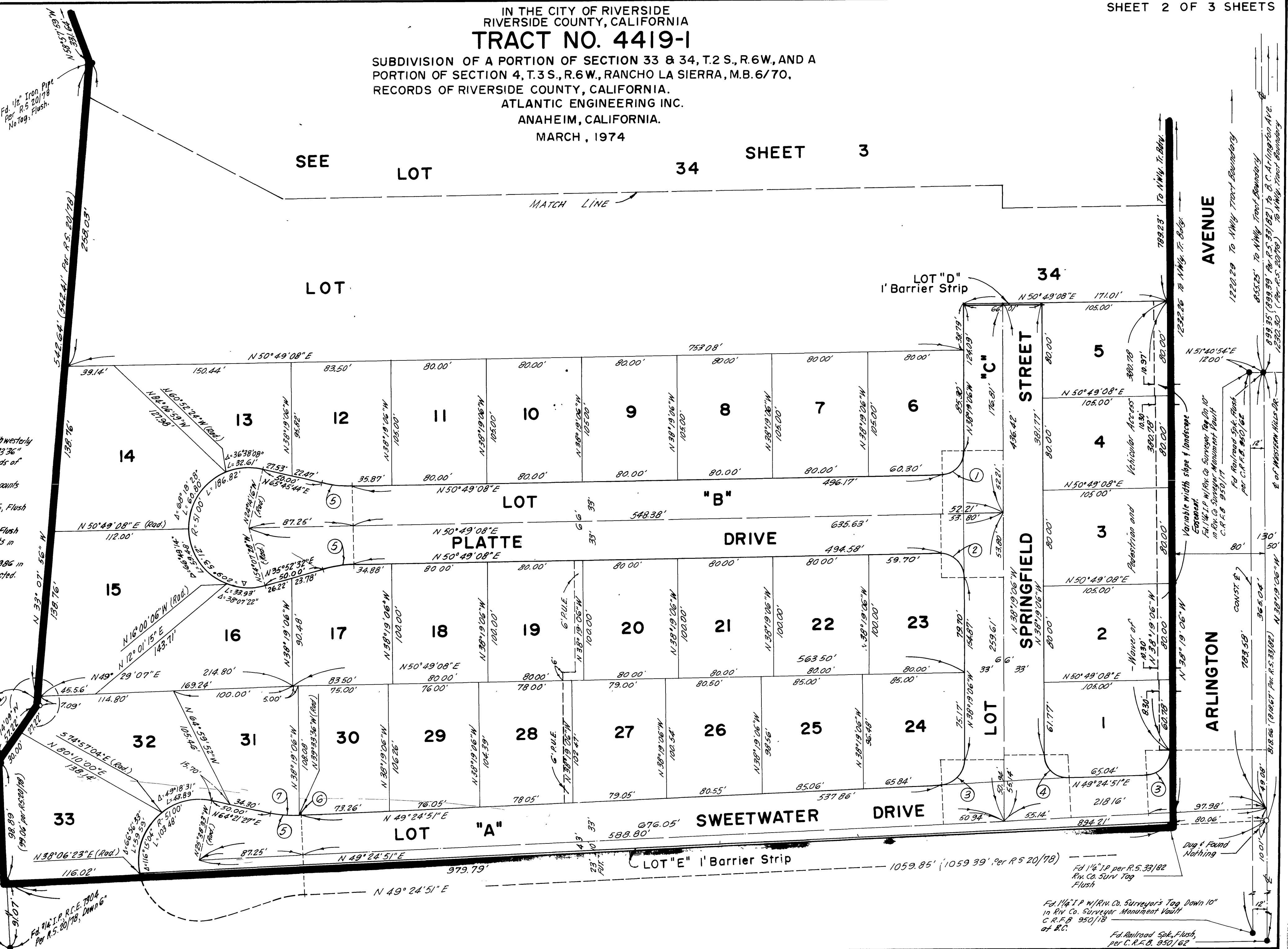
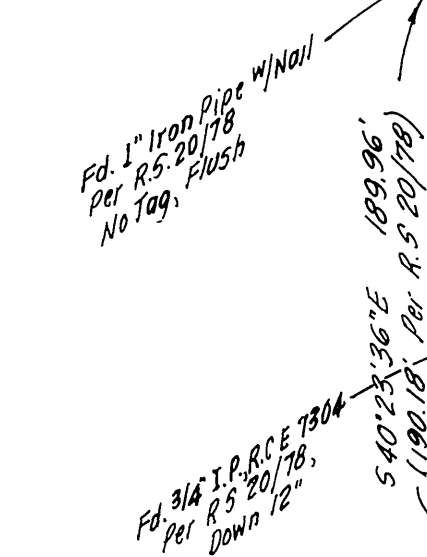
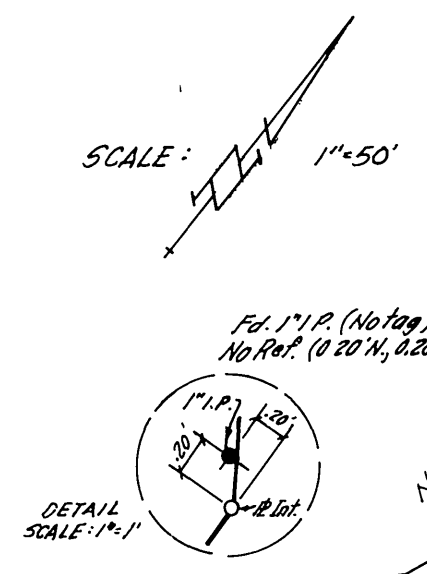
SEE LOT 34 SHEET 3

SCALE: 1" = 50'

| No. | D         | R       | T      | L      |
|-----|-----------|---------|--------|--------|
| 1   | 89°08'14" | 20.00'  | 19.70' | 31.11' |
| 2   | 90°51'46" | 20.00'  | 20.30' | 31.72' |
| 3   | 87°43'57" | 20.00'  | 19.22' | 30.62' |
| 4   | 92°16'03" | 20.00'  | 20.81' | 32.21' |
| 5   | 14°56'36" | 100.00' | 0.90'  | 26.09' |
| 6   | 1°01'33"  | 100.00' | 0.90'  | 1.79'  |
| 7   | 13°55'03" | 100.00' | 12.21' | 24.29' |

**SURVEYOR'S NOTES:**

1. Basis of bearings is the most Southwesterly line of Lot 33 as being South 40°23'36" East as shown on R.S. 20/78, Records of Riverside County, California.
2. Found monuments as noted at all points shown thus "●".
3. Set 1" Iron pipe tagged L.S. 3986, Flush at all points shown thus "○".
4. Set 1" Iron pipes tagged L.S. 3986, Flush at all rear lot corners and angle points in side lot lines.
5. Set Lead of Brass Nail tagged L.S. 3986 in top of curb at all side lot lines projected.



TR. 4419-1

M.B. 80/81

M.B. 80/81

TR. 4419-1

M.B. 80/81

SCALE: 1" = 50'

SURVEYOR'S NOTES

1. Basis of bearings is the most Southwesterly line of Lot 33 as being South 40° 23' 36" East as shown on R.S. 20-78, records of Riverside County, Calif.

2. Found monuments as noted at all points shown thus "O".

3. Set 1" Iron pipe tagged L.S. 3986, flush at all points shown thus "O".

4. Set 1" Iron pipes tagged L.S. 3986, flush at all rear lot corners and angle points in side lot lines.

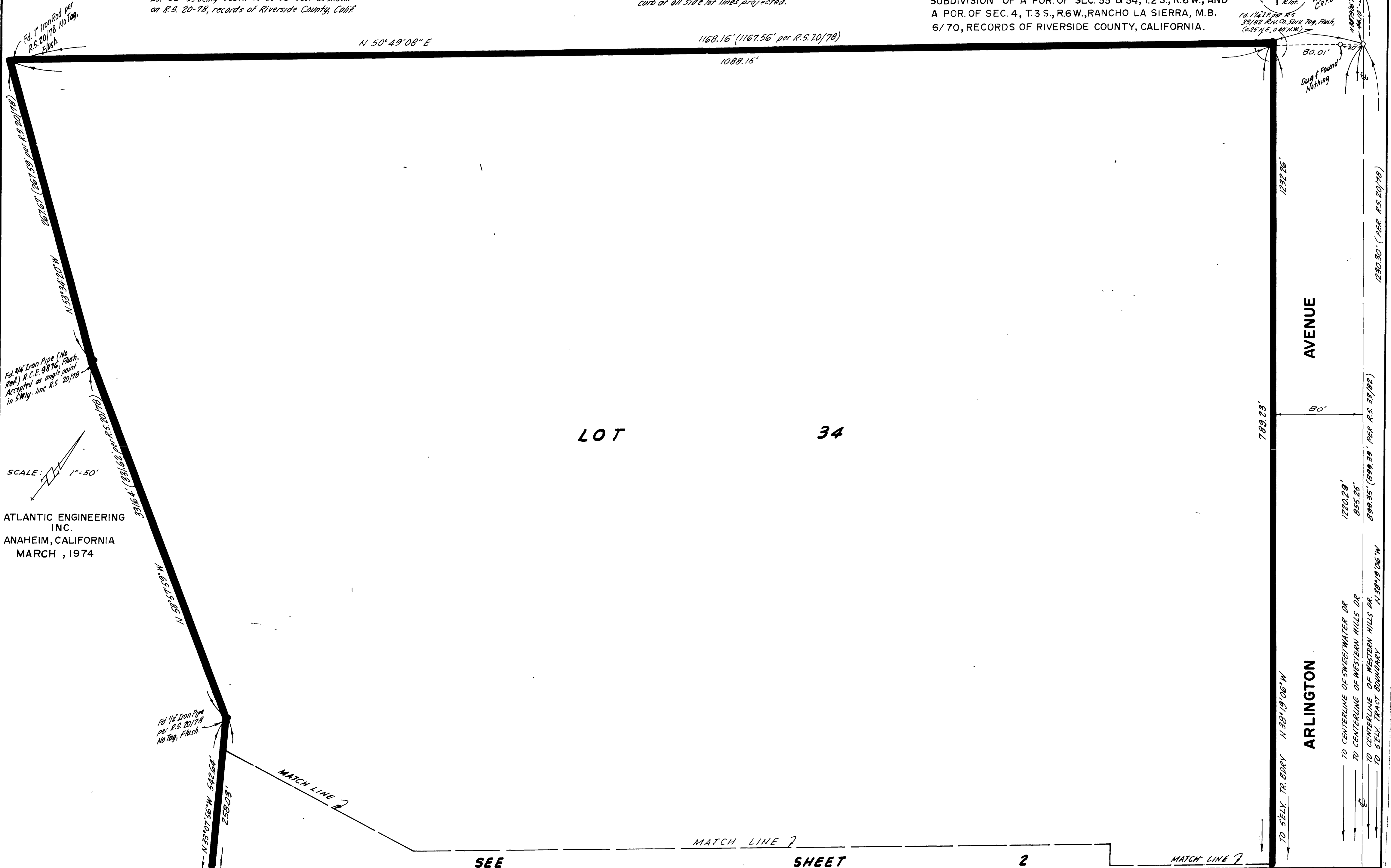
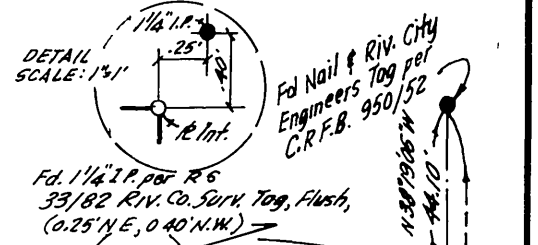
5. Set Lead & Brass Nail tagged L.S. 3986 in top of curb at all side lot lines projected.

IN THE CITY OF RIVERSIDE  
RIVERSIDE COUNTY, CALIFORNIA

**TRACT NO. 4419-1**

SUBDIVISION OF A POR. OF SEC. 33 & 34, T.2 S., R.6 W., AND  
A POR. OF SEC. 4, T.3 S., R.6 W., RANCHO LA SIERRA, M.B.  
6/70, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SHEET 3 OF 3 SHEETS



SCALE: 1" = 50'

ATLANTIC ENGINEERING  
INC.  
ANAHEIM, CALIFORNIA  
MARCH, 1974

LOT

34

SEE

SHEET

2

MATCH LINE 2

M.B. 80/82

M.B. 80/82

TR. 4419-1

TR. 4419-1

M.B. 80/82

80

82