

IN THE COUNTY OF RIVERSIDE

TRACT NO. 4510

BEING A SUBDIVISION OF LOTS 34,36,38, AND PORTIONS OF LOTS 35 & 37 OF TRACT NO. TWELVE AS SHOWN BY MAP ON FILE IN BOOK 10 OF MAPS, AT PAGES 7 AND 8, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 3, T.3S., R.4W., S.B.M., TOGETHER WITH THAT CERTAIN UNNAMED STREET, 20' WIDE, ADJACENT TO THE WEST LINE OF SAID LOTS 37 & 38.

ALBERT A. WEBB ASSOCIATES — CIVIL ENGINEERS
RIVERSIDE CALIFORNIA
MAY, 1974

FILED
On July 31, 1974
At 2:50 P.M.
W.D. Bolagh
County Recorder
By Donna Blough
Deputy
Fee \$ 7.00
No. 97146
Filed by County Clerk
Subdiv. No. T.I.T.C.

OWNER'S CERTIFICATE

We hereby certify that we are the owners of or have right, title or interest in the land included within the subdivision shown hereon, except the areas designated as Lots 21 & 22, that we are the only persons whose consent is necessary to pass a clear title to said land, that we consent to the making and recording of said map and subdivision as shown within the colored border line and that we hereby offer for dedication for drainage purposes those areas designated as 30' Drainage Easement and Special Drainage Easement.

BOX SPRINGS COMPANY, a Partnership.
By Wilbur D. Layman
Wilbur D. Layman, Authorized Signator

TITLE INSURANCE AND TRUST COMPANY, a California Corporation, as Trustee.
By Robert C. Wright
Assistant Secretary

ACKNOWLEDGEMENT

State of California } ss
County of Riverside }

On this 17th day of July, 1974, before me, the undersigned, a Notary Public in and for said State, personally appeared Wilbur D. Layman, known to me to be the Authorized Signator of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.

My commission expires Nov 4, 1975.

Cleve J. Teale
Notary Public in and for
said County and State

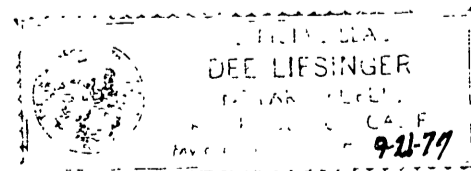
State of California } ss
County of Riverside }

On this 17th day of July, 1974, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert C. Wright, known to me to be the Assistant Secretary of Title Insurance and Trust Company, and known to me to be the person 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 9-21-77.

Dee Lisinger
Notary Public in and for
said County and State



BOARD OF SUPERVISORS' CERTIFICATE

The County of Riverside, State of California, by and through its duly authorized officers hereby approves said final map. The dedications made hereon are hereby not accepted.

Dated July 23, 1974 County of Riverside, State of Calif.
By Clayton L. Record
Chairman, Board of Supervisors

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

By Regina Hughes Deputy

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined this map and find it to be substantially the same as it appeared on the Tentative Map of Tract No 4510 as filed, amended and approved by the Board of Supervisors on March 21, 1972, the expiration date being Sept. 21, 1974; that a. provisions of applicable State Law and County Regulations have been complied with; and that I am satisfied this map is technically correct.

Dated July 18, 1974 B Douglas Powell
County Surveyor
B. Douglas Powell

TAX COLLECTOR'S CERTIFICATE

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 \$9,600.⁰⁰

Dated JULY 17, 1974
Donna Bower Babcock
County Tax Collector
By Harold M. Larsen Deputy

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$9,600.⁰⁰ 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 of 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 JULY 23, 1974
Donald D. Sullivan
County Clerk and ex-officio
Clerk of the Board of Supervisors
By Regina Hughes Deputy

CIVIL 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 survey made under my supervision during March, 1972, 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 June 4, 1974 Ernest W. Webb
Ernest W. Webb
Registered Civil Engineer No 9876

SOIL REPORT

A preliminary soil report was prepared on the 3rd day of May, 1972, as required by the Health and Safety Code, Section 17953, by Pioneer Testing Laboratory, Inc.

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ALBERT A. WEBB ASSOCIATES — CIVIL ENGINEERS
RIVERSIDE CALIFORNIA
MAY, 1974

M.B. 81/4



SCALE: 1" = 100'

TRACT NO. 4510-1

M.B. 72/94-96

Rd. 5/8" x 18" copper clad steel pin with 1 1/2" brass cap stamped R.C.E. 9876, flush per M.B. 72/94-96.

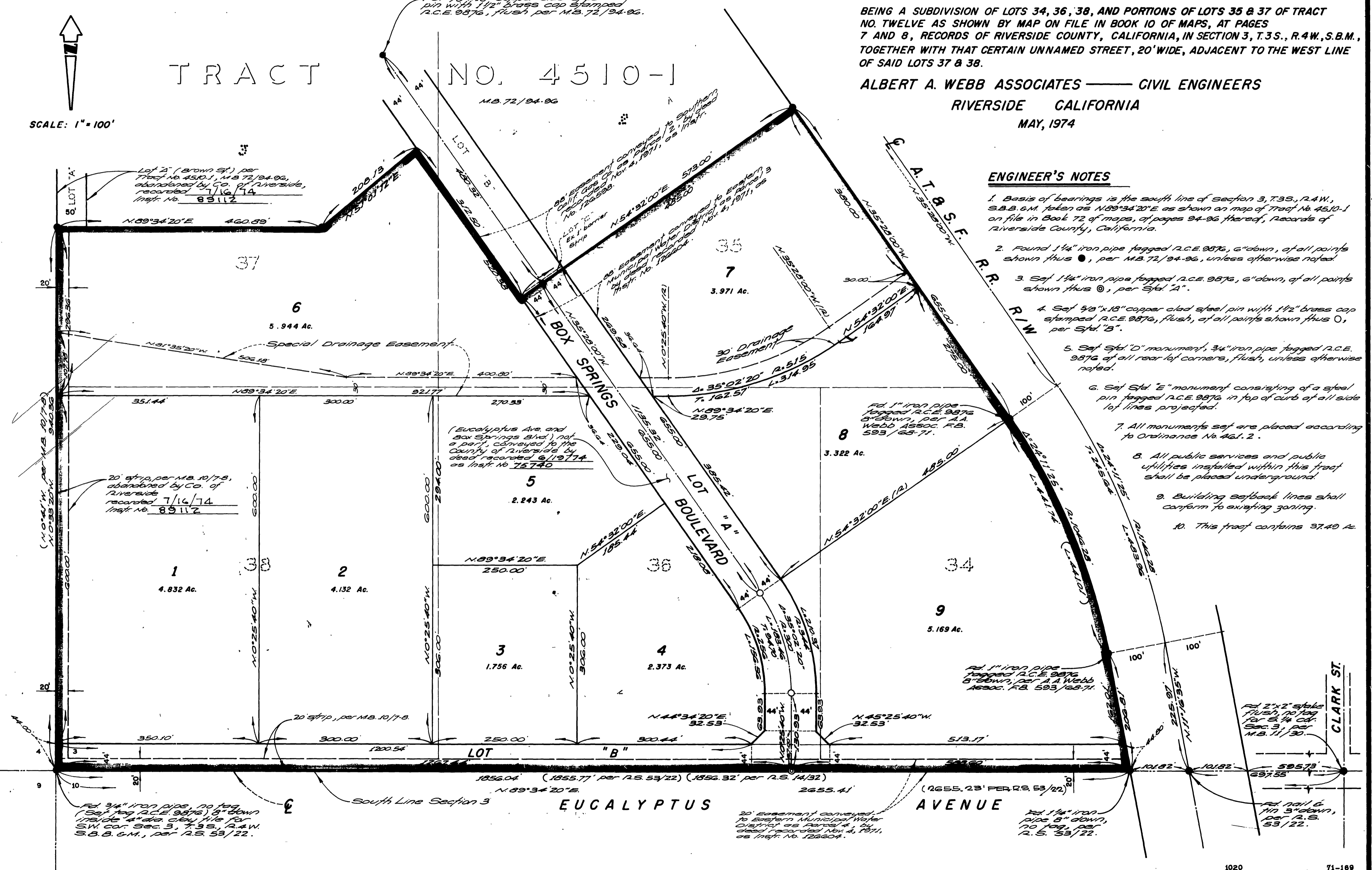
Lot 2 (brown st.) per Tract No. 4510.1, M.B. 72/94-96, abandoned by Co. of Riverside, recorded 7/16/74, Inst. No. 89112

30' Easement conveyed to Southern California Gas Co. as shown on map of 1/2" by 1/2" strip, recorded Nov. 4, 1971, as Inst. No. 126599.

30' Easement conveyed to Eastern Municipal Water District as shown on map of 1/2" by 1/2" strip, recorded Nov. 4, 1971, as Inst. No. 126600.

ENGINEER'S NOTES

1. Basis of bearings is the south line of Section 3, T.3S., R.4W., S.B.M. taken as N.89°34'20"E as shown on map of Tract No. 4510-1 on file in Book 72 of maps, of pages 94-96 thereof, Records of Riverside County, California.
2. Found 1/4" iron pipe flagged R.C.E. 9876, 6" down, at all points shown thus ●, per M.B. 72/94-96, unless otherwise noted.
3. Set 1/4" iron pipe flagged R.C.E. 9876, 6" down, at all points shown thus ○, per Spt. "A".
4. Set 5/8" x 18" copper clad steel pin with 1 1/2" brass cap stamped R.C.E. 9876, flush, at all points shown thus ○, per Spt. "B".
5. Set Std. "D" monument, 3/4" iron pipe flagged R.C.E. 9876 at all rear lot corners, flush, unless otherwise noted.
6. Set Std. "E" monument consisting of a steel pin flagged R.C.E. 9876 in top of curb at all side lot lines projected.
7. All monuments set are placed according to Ordinance No. 461.2.
8. All public services and public utilities installed within this tract shall be placed underground.
9. Building setback lines shall conform to existing zoning.
10. This tract contains 37.49 Ac.



M.B. 81/4

2 M.B. 81/4