

# TRACT NO. 5968

BEING A SUBDIVISION OF LOTS 61, 62 & 63 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**

SEPTEMBER, 1974

**FILED**  
on Nov 8, 1974

At 2:45 P.M.  
W.D. Bolagh  
County Recorder

By Clara P. Vaughan  
Deputy

Fee \$ 9.00

No. 144730

Filed by City Clerk

Subdiv. Case T. I. T. Co.

### ACKNOWLEDGEMENT

State of California } s.s.  
County of Riverside }

On this 29th day of October, 1974, before me, the undersigned, a Notary Public in and for said State, personally appeared Donald F. Billhardt and John McCullagh, known to me to be the persons who executed the within instrument, 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 and resolution of its board of directors, as trustee.

Witness my hand and official seal.  
My commission expires \_\_\_\_\_  
Notary Public in and for said County and State.

### OWNERSHIP CERTIFICATE

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 areas designated as "Special Underground Electrical Facilities Easement."

Donald F. Billhardt married man as sole and separate property as John McCullagh married man as sole and separate property as  
PROVIDENT FINANCIAL CORPORATION, a California Corporation, as trustee under deed of trust.  
William Sheaf President  
Julius D. ... Secretary

WESTERN TITLE INSURANCE COMPANY, a California Corporation, as trustee under deed of trust.

Jean ... Assistant Secretary

OWNERSHIP CERTIFICATE CONTINUED ON SHEET 2

### ACKNOWLEDGEMENTS

State of California } s.s.  
County of Riverside }

On this 29 day of OCT., 1974, before me, the undersigned, a Notary Public in and for said State, personally appeared Donald F. Billhardt and John McCullagh, 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 11-5-74.

State of California } s.s.  
County of Riverside }

On this 30 day of October, 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 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 trustee.

Witness my hand and official seal.  
My commission expires 12-11-74.

State of California } s.s.  
County of Riverside }

On this 10th day of October, 1974, before me, the undersigned, a Notary Public in and for said State, personally appeared Ernest N. Webb, known to me to be the trustee of the corporation that executed the within instrument, 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 9-10-76.

### 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. 5968, which was approved by the Riverside City Planning Commission at its meeting held MAY 23, 1974, and any approved alterations thereof; that all provisions of Chapter 125 (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 October 30, 1974 James F. Morfinak, R.C.E. 8134  
Director of Public Works

By James F. Morfinak

### 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. 5968, 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 5th day of November, 1974.

Virginia J. Strathacker  
City Clerk of the City of Riverside  
By Virginia J. Strathacker

### 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.

Dated OCTOBER 29, 1974 Donna Bower Bobcock  
County Tax Collector

By Harold M. Larsen  
Deputy

### 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 Oct. 30, 1974 Everett C. Ross  
Director of Public Utilities

By Everett C. Ross

### 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.

Dated \_\_\_\_\_, 1974 Donald D. Sullivan, County Clerk and  
ex-officio Clerk of the Board of Supervisors

By \_\_\_\_\_  
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 Oct. 30, 1974 H.E. Brewer, City Treasurer

By H.E. Brewer

### SIGNATURE OMISSIONS

In accordance with the provisions of Section 11587(a) of the Business and Professions Code, the signature of the following easement holder has been omitted since their interest cannot ripen into fee: City of Riverside by deeds recorded June 6, 1969 as Instr. No. 56488 and Sept. 17, 1969 as Instr. No. 95656.

### 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 June, 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 SEPT. 27, 1974 Ernest N. Webb, R.C.E. 9876

By Ernest N. Webb

M.B. 81/62

M.B. 81/62

MB 81/62

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 5968

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

SEPTEMBER, 1974

OWNERSHIP CERTIFICATE (CONTINUED FROM PAGE 1)

LAS MESAS APARTMENTS, a Co-Partnership, Owner

J. Scott Coverdale  
J. Scott Coverdale Partner

Ronald Erjavec  
Ronald Erjavec Partner

Toivo M. Maki  
Toivo M. Maki Partner

Walter L. Jones  
Walter L. Jones Partner

Joseph Thomas  
Joseph Thomas Partner

R. Craig Wesson  
R. Craig Wesson Partner

Stanley J. Klun  
Stanley J. Klun Partner

Mary E. Coverdale  
Mary E. Coverdale Partner

Jule Erjavec  
Jule Erjavec Partner

Lila M. Maki  
Lila M. Maki Partner

Katherine M. Jones  
Katherine M. Jones Partner

Vera Thomas  
Vera Thomas Partner

Carole K. Wesson  
Carole K. Wesson Partner

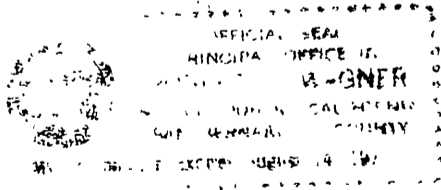
William W. Kantos  
William W. Kantos Attorney in Fact

ACKNOWLEDGEMENTS

State of California  
County of SAN BERNARDINO

On this 9<sup>th</sup> day of OCTOBER, 1974, before me, the undersigned, a Notary Public in and for said State, personally appeared William W. Kantos, known to me to be the person whose name is subscribed to the within instrument, as the Attorney in fact of the Las Mesas Apartments the partners of the partnership that executed the within instrument, and acknowledged to me that he subscribed the names of J. Scott Coverdale, Mary E. Coverdale, Ronald Erjavec, Jule Erjavec, Toivo M. Maki, Lila M. Maki, Walter L. Jones, Katherine M. Jones, Joseph Thomas, Vera Thomas, R. Craig Wesson, Carole K. Wesson, and Stanley J. Klun thereto as principals and his own name as their Attorney in fact, and further acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal  
My Commission expires Aug. 14, 1977



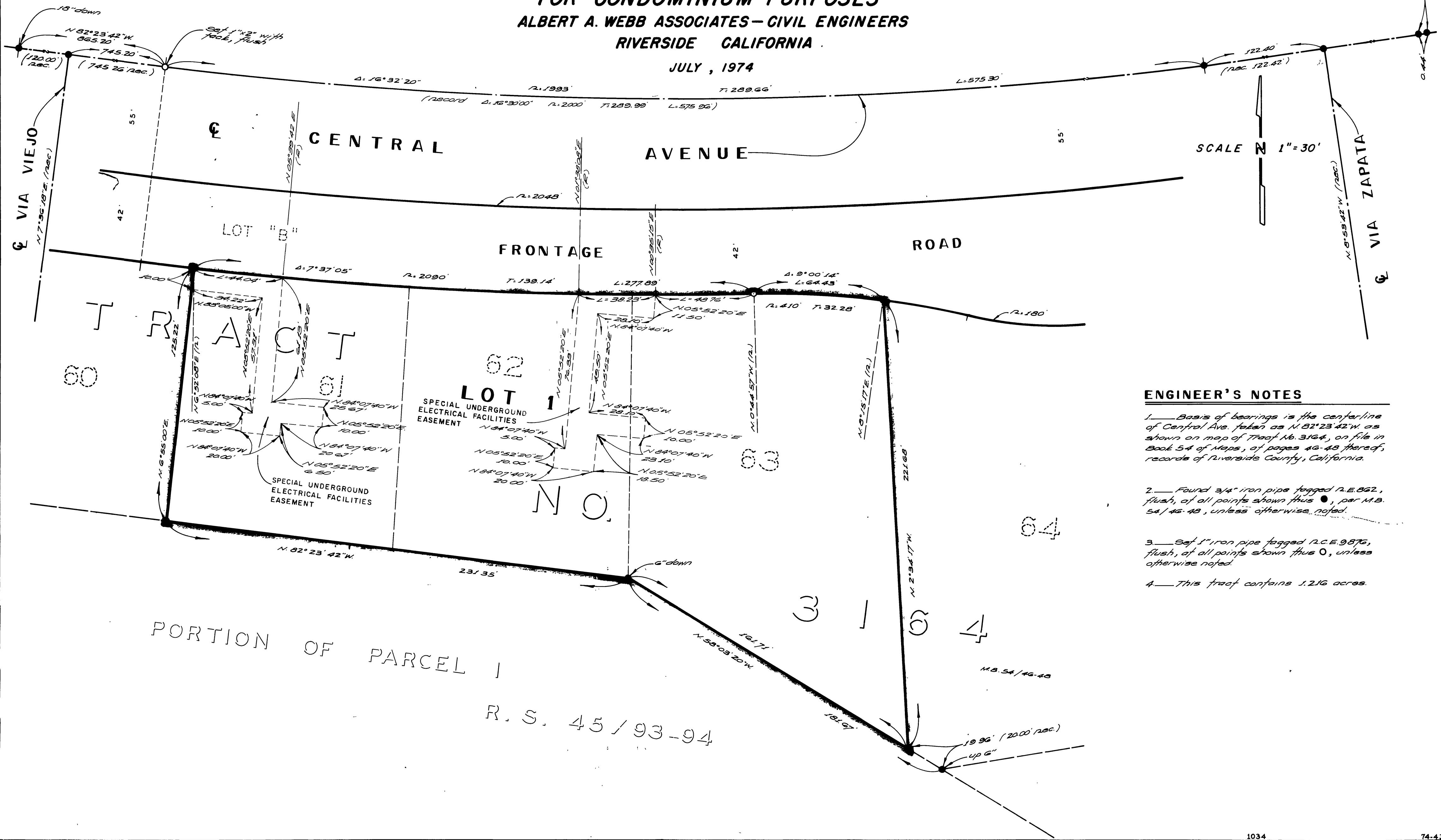
Robert J. Wagner  
Notary Public in and for  
said County and State

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

JULY, 1974



### ENGINEER'S NOTES

1. Basis of bearings is the centerline of Central Ave. taken as N. 82° 23' 42" W. as shown on map of Tract No. 3164, on file in Book 54 of Maps, at pages 46-48 thereof, records of Riverside County, California.
2. Found 3/4" iron pipe tagged N.E. 862, flush, at all points shown thus ●, per M.B. 54/46-48, unless otherwise noted.
3. Set 1" iron pipe tagged N.C.E. 9876, flush, at all points shown thus ○, unless otherwise noted.
4. This tract contains 1.216 acres.

81/

64  
Tr. 5968  
M.B. 81/64

M.B. 81/64  
Tr. 5968

MB 81/64