

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 5060

BEING A SUBDIVISION OF LOT 17 AND PORTIONS
OF LOTS 13, 14 AND 18 OF BLOCK 3, CHADBOURNE
HEIGHTS, PER MAP ON FILE IN BOOK 12 OF MAPS,
PAGES 11, 12 AND 13, RECORDS OF RIVERSIDE
COUNTY, CALIFORNIA.

Tallas D. Margrave, Jr. - L.S. 3785 Newport Beach, California September 1975

RECORDER'S CERTIFICATE
FILED

On November 19, 1975
At 2:20 P. M.
No. 1444 83
W.D. BALOGH
County Recorder
By Harold C. Beale
DEPUTY
Fee \$ 7.00
Filed by City Clerk
Subdn. C'tee. T. I. & T. Co.

OWNER'S CERTIFICATE:

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 dedicate to public use for street purposes Lots A & B, for construction and maintenance of public utilities those easements designated as 6' P.U.E.

FOUNDERS SERVICE CORPORATION, INC., a California Corporation as owner:

Peter W. Dauteville President
Ramona Patterson Asst. Secretary

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

On this 17th day of OCTOBER, 1975, before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Peter W. Dauteville, known to me to be the President, and Ramona Patterson, known to me to be the Asst. Secretary of FOUNDERS SERVICE CORPORATION, INC., a California Corporation, 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 said 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 MARCH 25, 1977

Helene S. Strachill
NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE

SIGNATURE OMISSIONS:

The signature of the City of Riverside, successor in interest to Twin Buttes Water Company, owner of an easement for pipelines, water ditches, canals, etc., as disclosed by deed recorded August 11, 1919 in Book 508 Page 101 of Deeds, Records of Riverside County, California, has been omitted under the provisions of Section 66436(b) of the Subdivision Map Act. Its interest cannot ripen into a fee. Said easement covers entire area subdivided.

The signature of the City of Riverside, successor in interest to the Citizens Domestic Water Company, a Corporation, owner of an easement for pipelines, ditches or flumes as disclosed by deed recorded March 18, 1926 in Book 663 Page 591 of Deeds, Records of Riverside County California, has been omitted under the provisions of Section 66436(b) of the Subdivision Map Act. Its interest cannot ripen into a fee. Said easement covers entire area subdivided.

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, 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 the 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 this _____ day of _____, 197____.

DONALD D. SULLIVAN By _____
County Clerk and ex-officio Clerk DEPUTY
of the Board of Supervisors

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 and special assessments collected as taxes, ~~except taxes and special assessments collected as taxes that are now a lien but not yet payable, which are estimated to be \$ _____~~

Dated this 4th day of November, 1975.

DONNA BOUER BABCOCK By Kenneth C. Kerin
County Tax Collector DEPUTY

SOIL REPORT:

A preliminary soil report was prepared by Pioneer Consultants on July 10, 1973, as required by the Health and Safety Code, Section 17953.

SURVEYOR'S CERTIFICATE:

I, TALLAS D. MARGRAVE, JR., hereby certify that I am a Licensed Land Surveyor, No. 3785 of the State of California, and that this map consisting of two (2) sheets, and the true and complete survey made in September, 1975, which it correctly represents, were both made by me or under my directions; that the boundary monuments are of the character and occupy the positions indicated, and the interior monuments will be set in such positions indicated, and that said monuments will be in place within one (1) year from recording date of this map; and that said monuments are, or will be, sufficient to enable the survey to be retraced.

Tallas D. Margrave, Jr. 10/1/75
TALLAS D. MARGRAVE, JR., L.S. 3785 DATE

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. 5060, which was approved by the Riverside City Planning Commission at its meeting held February 22, 1973, 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 sewage and drainage facilities shown on said map are correct in form and contents 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 this 12th day of NOVEMBER, 1975.

JAMES F. MARTINEK, R.C.E. 8134
DIRECTOR OF PUBLIC WORKS

BY: James F. Martinek

DIRECTOR OF PUBLIC UTILITIES:

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 this 12 day of November, 1975.

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

BY: Everett C. Ross

CITY CLERK:

RESOLVED: That this map consisting of two (2) sheets be and the same is hereby accepted as the final map of Tract 5060, and the streets and easements are hereby accepted as public streets and 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 18th day of November 1975.

ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: Alice A. Hare

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 against said property.

Dated this 6th day of November, 1975.

H.E. BREWER
CITY TREASURER OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: H. E. Brewer

MB 83/91

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COUNTY OF RIVERSIDE, CALIFORNIA

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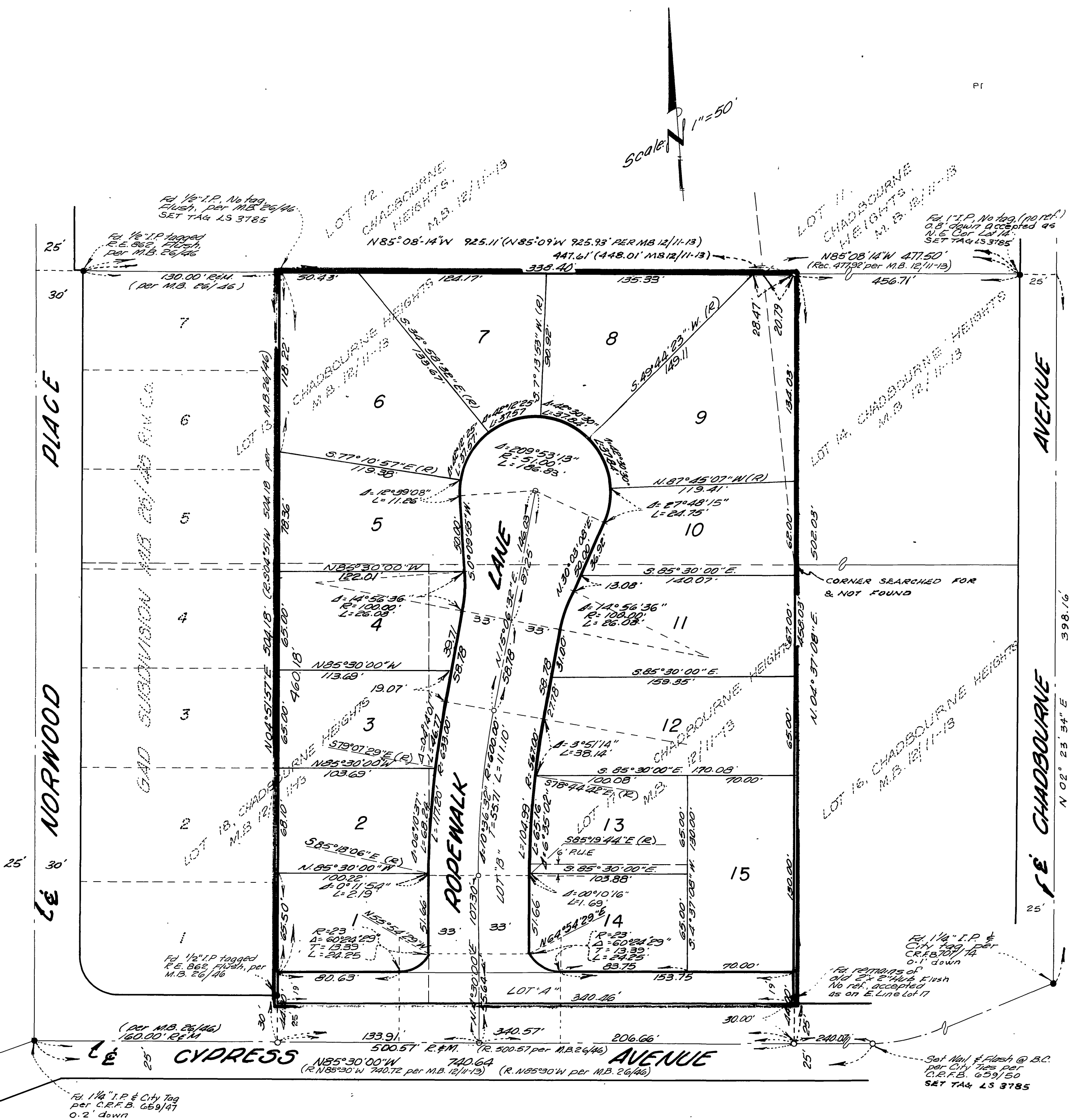
Tallas D. Margrave, Jr. - L.S. 3785

Newport Beach, California

September 1975

GENERAL NOTES

1. BASIS OF BEARINGS: The centerline of Cypress Avenue being N85°30'W per Chadbourne Heights, M.B. 12/11-13 and the God Subdivision, M.B. 26/46 Records of Riverside County, California.
2. —●— Indicates Monument Found as noted.
3. —○— Indicates Set 1" I.P. tagged L.S. 3785. Flush, unless otherwise noted.
4. Set 2"x2 Redwood Stakes, painted red and tagged L.S. 3785, flush at all lot corners unless otherwise noted.
5. P.U.E. Indicates Public Utility Easement
6. C.R.F.B. Indicates City of Riverside Field Book.



M.B.83/92