

# TRACT NO. 4918

BEING A SUBDIVISION OF A PORTION OF THE NORTH EAST ONE-QUARTER OF THE SOUTH WEST ONE-QUARTER OF THE SOUTH EAST ONE-QUARTER OF SECTION 32, T.2 S., R.5W., S.B.M.

**ALBERT A. WEBB ASSOCIATES — CIVIL ENGINEERS**  
RIVERSIDE CALIFORNIA  
JULY, 1975

**FILED**  
on April 2, 1976

At 3:00 P.M.  
W.D. Boloph  
County Recorder  
By Harold C. Beale  
Deputy  
Fee \$7.00  
No. 44177  
Filed by City Clerk  
Subd. of T.I. Co.

### 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 street purposes, Lots "A", "B", "C", "D", and "E". We also hereby offer for dedication for the construction and maintenance of public utilities facilities those easements designated as 6' P.U.E., 5' X 60' P.U.E. AND for construction and maintenance of storm drain facilities the area designated as 10' drainage easement.

**FOUNDERS SAVINGS AND LOAN ASSOCIATION, a California corporation.**

W. E. Dumbell  
VICE - President

Ramona Patterson  
ASSISTANT Secretary

### 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. 4918, which was approved by the Riverside City Planning Commission at its meeting held Nov. 22, 1972, 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 any 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 MARCH 19, 1976

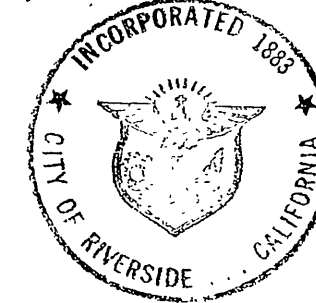
James F. Martinez, P.C.E. 8134  
Director of Public Works

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

### 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. 4918, 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 22<sup>nd</sup> day of March, 1976.



ALICE A. HARE  
City Clerk of the City of Riverside,  
California

By Alice A. Hare

### 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 assessment collected as taxes now a lien but not yet payable, which are estimated to be \$4000.00.

Dated MARCH 19, 1976

Dorris Bower Babcock  
County Tax Collector

By Harold E. Soren  
Deputy

### ACKNOWLEDGEMENT

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

On this 18 day of March, 1976, before me, the undersigned, a Notary Public in and for said State, personally appeared W. E. Dumbell and Ramona Patterson, known to me to be the VICE President and Secretary respectively of the corporation that executed the 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.  
Witness my hand and official seal.



Helen C. Shackelford  
Notary Public in and for  
said County and State

MY COMMISSION EXPIRES 3-25-77

### SIGNATURE OMISSION

IN ACCORDANCE WITH SECTION 66436 (b) (1) OF THE GOVERNMENT CODE OF SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED:

- (1) CITY OF RIVERSIDE BY BOOK 1155 AT PAGES 152, 156, AND 159 O.R. OF RIVERSIDE COUNTY CALIF.
- (2) ELIZABETH A. FROST BY DEED REC. SEPT 28, 1907 IN BOOK 236 PAGE 50 OF DEEDS, REC. OF RIVERSIDE COUNTY, CALIF.

### 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 March 17, 1976

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 March 17, 1976

H.E. Brewer  
City Treasurer

By H.E. Brewer

### SOIL REPORT

A preliminary soil report was prepared on the 25<sup>th</sup> day of October, 1972, as required by the Health and Safety Code of California, Section 17953, by Accu-Test Soil Engineering Consultants.

### TAX BOND

I hereby certify that a bond in the sum of \$4000.00 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 March 30, 1976

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

By Aimee Romero  
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 June, 1972, 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.

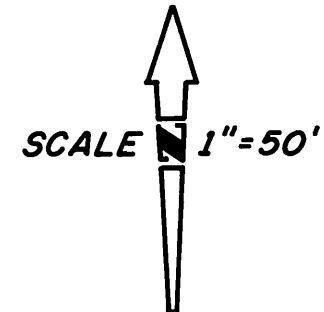
Dated November 15, 1975

Ernest N. Webb, P.C.E. 9976

By Ernest N. Webb

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 4918**  
BEING A SUBDIVISION OF A PORTION OF THE N.E. 1/4 OF THE  
S.W. 1/4 OF THE S.E. 1/4 OF SECTION 32, T.2S., R.5W., S.B.M.

**ALBERT A. WEBB ASSOCIATES — CIVIL ENGINEERS**  
RIVERSIDE CALIFORNIA  
JULY, 1975

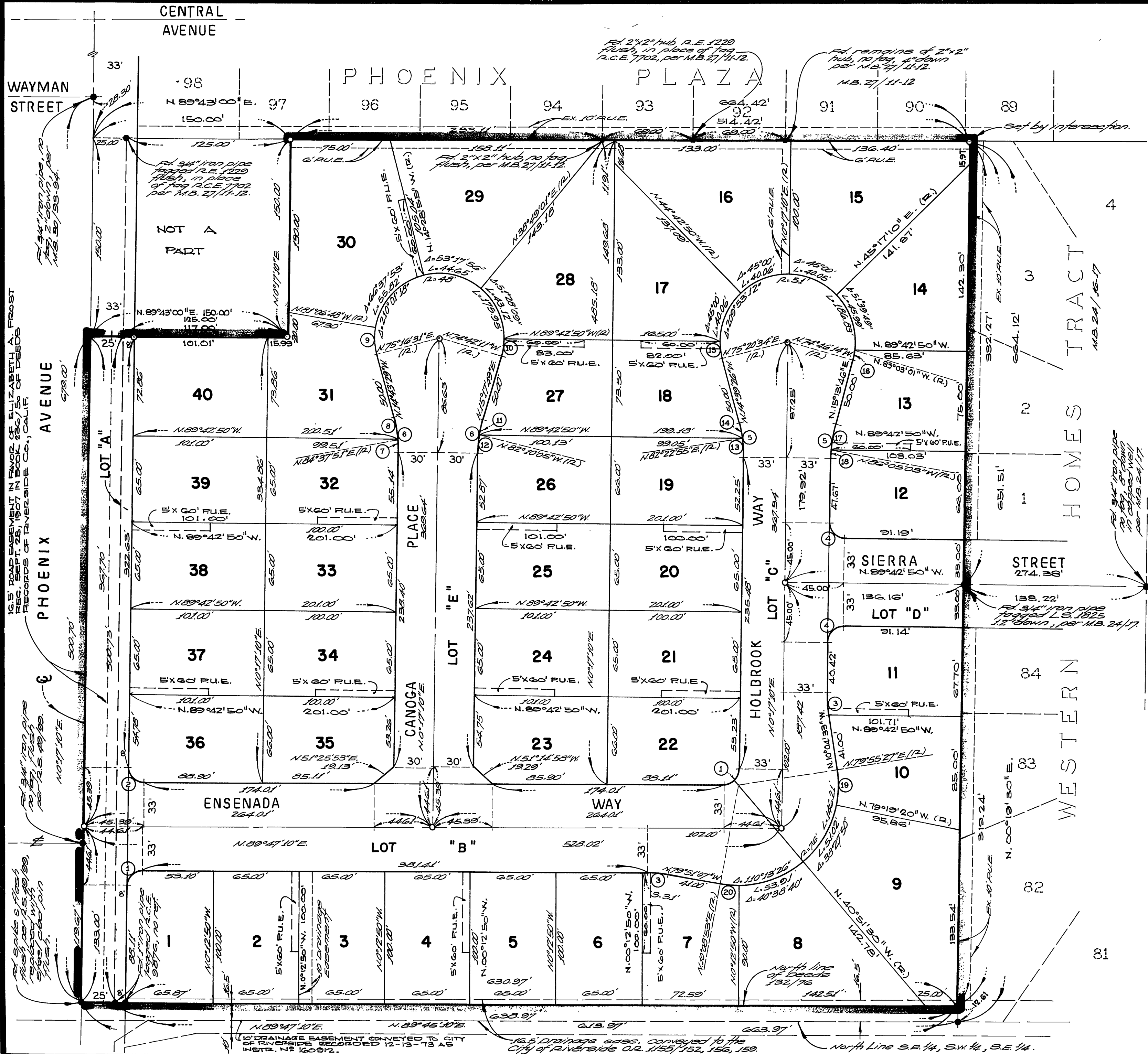


**ENGINEER'S NOTES**

1. Basis of bearings is the centerline of Phoenix Avenue taken as N.0°17'0"E. as shown by map on file in Book 49 of Record of Surveys, at page 99 thereof, records of Riverside County, California.
2. Found 1" iron pipe tagged R.C.E. 9876, flush, per R.S. 48/99 at all points shown thus ●, unless otherwise noted.
3. Set 1" iron pipe tagged R.C.E. 9876, flush, of all points shown thus ○, unless otherwise noted.
4. Set 1" iron pipe tagged R.C.E. 9876, flush, of all rear lot corners and angle points in lot lines.
5. Set steel pin and tag R.C.E. 9876 in top of curb of all side lot lines projected.
6. This tract contains 2.41 acres.

**CURVE DATA**

NO.	Δ	R	T	L
1	59°30'00"	12.00'	11.90'	18.75'
2	90°30'00"	12.00'	12.11'	18.95'
3	10°21'43"	85.00'	7.71'	15.37'
4	90°00'00"	12.00'	12.00'	18.85'
5	14°56'36"	100.00'	13.12'	26.08'
6	15°00'39"	100.00'	13.18'	26.20'
7	5°39'19"	100.00'	—	9.87'
8	9°21'20"	100.00'	—	16.83'
9	23°36'41"	45.00'	—	19.78'
10	15°00'39"	48.00'	—	12.58'
11	7°27'54"	100.00'	—	13.03'
12	7°32'45"	100.00'	—	13.17'
13	7°54'15"	100.00'	—	13.79'
14	7°02'21"	100.00'	—	12.29'
15	14°56'36"	51.00'	—	13.30'
16	8°16'47"	51.00'	—	7.37'
17	11°18'49"	100.00'	—	19.75'
18	3°37'47"	100.00'	—	6.33'
19	20°45'13"	76.00'	—	27.53'
20	10°21'43"	76.00'	—	13.75'



(10) DRAINAGE EASEMENT CONVEYED TO CITY OF RIVERSIDE RECORDED 12-13-75 AS INSTR. 78160912.  
 (11) DRAINAGE EASEMENT CONVEYED TO THE CITY OF RIVERSIDE OR. 1155/152, 156, 159.  
 North Line S.E. 1/4, S.W. 1/4, S.E. 1/4.