

FILED  
on June 17, 1976

At 2:20 P.M.

W.D. Balogh  
County Recorder

by Hazel C. Beale  
Deputy

Fee \$7.00

No. 86508

Filed by City Clerk

Sub'd in Fee T. I & T. Co.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 4979

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 32, T.2S., R.5W., S.B.M. ALSO BEING PARCEL 3 OF MAP BOOK 14 PAGE 29 RIV. CO. RECS.

**ALBERT A. WEBB ASSOCIATES — CIVIL ENGINEERS**  
RIVERSIDE CALIFORNIA

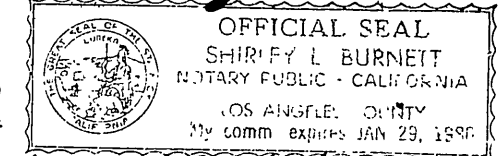
APRIL 1976

### ACKNOWLEDGEMENT

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

On this 2nd day of June, 1976, before me, the undersigned, a Notary Public in and for said State, personally appeared Shirley L. Burnett, known to me to be the Vice 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 Jan. 29, 1980



### 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, Lot "A"; and we also hereby offer for dedication for the construction and maintenance of public utilities facilities, those easements designated as "A DUE."

A. & W. CONSTRUCTION CO. INC., a California Corp.

Murray Washington  
President

Billy W. Antoine  
Secretary

CENTRAL CITY FEDERAL SAVINGS and LOAN ASSOCIATION, a Calif. Corp.

H. Keith O'Hara  
Vice-President

TITLE INSURANCE AND TRUST COMPANY, a California Corporation, as Trustee under Deed of Trust.

### 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. 4979, which was approved by the Riverside City Planning Commission at its meeting held Dec. 21, 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; 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 June 9, 1976

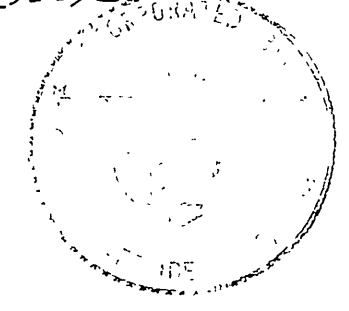
James F. Martinek, R.C.E. 8134  
Director of Public Works

By William D. Gardner, R.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. 4979, 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 15<sup>th</sup> day of June, 1976.



Alice A. Hare  
City Clerk of the City of Riverside California

By: Karen E. Oakley  
Assistant City Clerk

### 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 now a lien but not yet payable, which are estimated to be \$ 800.00.

Dated JUNE 7ND, 1976

Donna Bower Babcock  
County Tax Collector

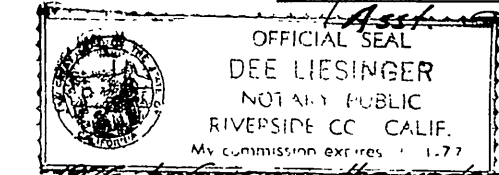
By Kenneth C. Kevin  
Deputy

### ACKNOWLEDGEMENT

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

On this nd day of June, 1976, 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, 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 within instrument pursuant to its by-laws or a resolution of its board of directors, as trustee.  
WITNESS my hand and official seal.

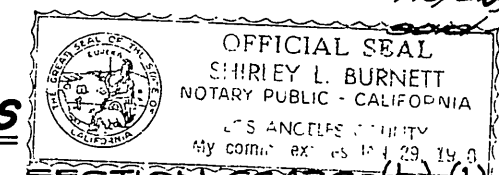
My commission expires 9-21-77



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

On this 3rd day of June, 1976, before me, the undersigned, a Notary Public in and for said State, personally appeared H. Keith O'Hara, known to me to be the Vice 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 within instrument pursuant to its by-laws or a resolution of its board of directors.  
WITNESS my hand and official seal.

My commission expires Jan. 29, 1980



### SIGNATURE OMISSIONS

In accordance with SECTION 25336 (b) (1) OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIF., the signature of the following easement holder has been omitted since their interest cannot ripen into fee: the Riverside Land and Irrigating Company for water ditches, irrigation and other purposes per document recorded Aug. 14, 1885 in Book 42, page 296 of Deeds, Records of San Bernardino Co., Calif. The City of Riverside for slope easement recorded April 24, 1964, as Instr. No. 51148, D.R. of Riverside Co., 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 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 June 8, 1976

Everett C. Ross  
Director of Public Utilities

By Donald E. 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 June 9, 1976

H.E. Brewer, City Treasurer

By H.E. Brewer

### TAX BOND

I hereby certify that a bond in the sum of \$ 800.00 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 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 15, 1976

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

By Nancy 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, 1973, 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 April 26<sup>th</sup>, 1976

Ernest N. Webb, R.C.E. 9876

By Ernest N. Webb

### SOIL REPORT

A preliminary soil report was prepared on the 22nd day of November, 1972, as required by the Health and Safety Code of California, Section 17953, by Acc-Test Soil Engineering Consultants.

M.B. 85/73

85

M.B. 85/73

TR 4979

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

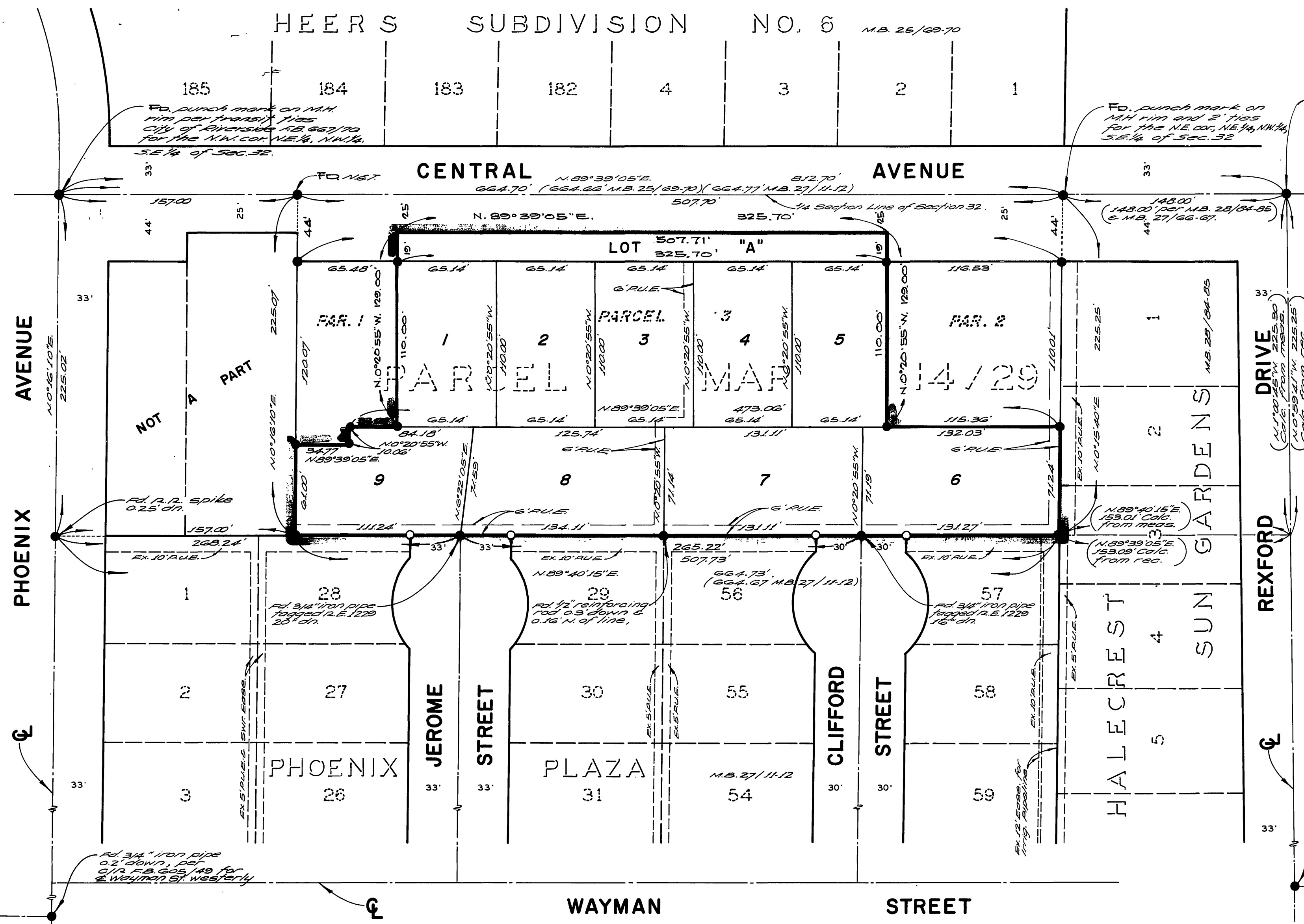
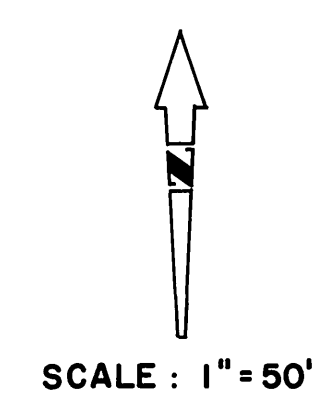
SHEET 2 OF 2 SHEETS

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ALBERT A. WEBB ASSOCIATES — CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

APRIL 1976



### ENGINEER'S NOTES

1. Basis of bearings is the centerline of Central Avenue taken as N. 89° 39' 05" E. as shown on map of Phoenix Plaza, recorded in Map Book 27, at pages 11 & 12 thereof, records of Riverside County, California.
2. Found monuments as noted at all points shown thus ●, PER P.M. 14/29
3. Set 1" iron pipe tagged R.C.E. 9876 flush, at all points shown thus ○.
4. Set 1" iron pipe tagged R.C.E. 9876 flush, at all rear lot corners and angle points in side lot lines.
5. Set "sure fire" studs tagged R.C.E. 9876 in top of curb at all side lot lines projected of CENTRAL AVENUE.
6. This tract contains 1.786 acres.

TR 4979 M.B. 85/73

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