IN THE COUNTY OF RIVERSIDE

TRACT NO. 4343

SHEET 1 of 2 SHEETS

BEING A SUBDIVISION OF LOTS 10 AND "B" AND PORTIONS OF LOTS 8 AND 9 OF TRACT NO. 3736 AS PER MAP ON FILE IN BOOK 61 OF MAPS, PAGES 36 AND 37, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 23, T. 3 S., R. 5 W., S.B.B.&M.

AUGUST 1971

SCALE: 1" = 100'

• ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

FILED
for Feb 11 1972
at 3:25 P M
W. D. BALOGH
County Recorder
By Deputy
Fee $7.00
No 18460
Filed by COUNTY CLERK
SUB'N. G'TEE S.T.I.CO.

26

TR 4343
M.B. 71/26

State of California } S.S.
County of Riverside }
On this 1st day of February, 1972, before me, the undersigned, a Notary Public in and for said State personally appeared Theodore A. Blunden and known to be the Asst. Secretary and ____ respectively of the Corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.
WITNESS my hand and official seal.
My commission expires May 6, 1975
Charlene Brown
Notary Public in and for said State

OFFICIAL SEAL
CHARLENE BROWN
NOTARY PUBLIC
PRINCIPAL OFFICE IN RIVERSIDE COUNTY
My Commission Expires May 6, 1975

ACKNOWLEDGEMENT

State of California } S.S.
County of Riverside }
On this 13 day of January, 1972, before me, the undersigned, a Notary Public in and for said State personally appeared W. R. Austin, Toby Austin known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.
WITNESS my hand and official seal.
My commission expires 11-30-75
Betty Harding
Notary Public in and for said State

OFFICIAL SEAL
BETTY HARDING
NOTARY PUBLIC
RIVERSIDE COUNTY, CALIF.
My Commission Expires Nov. 30, 1975

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 hereon; 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 to public use for street purposes the areas designated as lot "A". WE ALSO HEREBY OFFER FOR DEDICATION FOR DRAINAGE PURPOSES THE AREA INDICATED 20' DRAINAGE EASEMENT. And for construction and maintenance of Public Utilities the utility easement designated as "6' P.U.E." and "Special P.U.E."

CENTER REALTY, INC. A CORPORATION AS OWNERS.

BY Wm. Austin PRESIDENT Bart R Singletary SECRETARY

R.E. PHILBRICK

W. R. Austin
W. R. AUSTIN

Richard D. Clay
RICHARD D. CLAY

Toby Austin
TOBY AUSTIN

INLAND MORTGAGE COMPANY, a California Corporation, as Trustee, under deed of Trust recorded January 21, 1972, as Instrument No. 8607.

Theodore A. Blunden
Asst. Sec.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
ON THIS 21st DAY OF December 1971, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Wm. Austin AND Bart R Singletary KNOWN TO ME TO BE President AND Secretary RESPECTIVELY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE SAME ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 10-7-73
Gerald A Mercer
NOTARY PUBLIC IN AND FOR SAID STATE

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
ON THIS 21st DAY OF December 1971, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED R.E. PHILBRICK, W.R. AUSTIN, RICHARD D. CLAY, KNOWN TO ME TO BE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 10-7-73
Gerald A Mercer
NOTARY PUBLIC IN AND FOR SAID STATE

BOARD OF SUPERVISORS' CERTIFICATE

The County of Riverside, State of California, by and through its duly authorized officers hereby approves said final map and accepts the foregoing dedications except the areas designated as "20 drainage easement", "6' P.U.E." and "Special P.U.E."

Furthermore, as provided in Section 11587 of the Subdivision Map Act it is found this subdivision will not interfere with the existing utilities within this tract. Their names being endorsed hereon, their signatures are hereby not required.

Dated February 8, 1972 County of Riverside, State of Calif.

By: A. A. Alexander
Chairman, Board of Supervisors
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ATTEST:
DONALD D. SULLIVAN
County Clerk and ex-officio clerk
of the Board of Supervisors
By: [illegible] 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 as filed, amended and approved by the County Planning Commission; that all provisions of the State Law and County Subdivision Regulations have been complied with; and that I am satisfied this map is technically correct.

Dated February 4, 1972

B. D. POWELL, Acting
County Surveyor
By: William B. Hunter Deputy

COUNTY PLANNING COMMISSION'S CERTIFICATE

The Tentative Map of Tract No 4343 was approved by the Planning Commission of the County of Riverside in accordance with requirements of law in duly authorized meeting held on the 11 day of August, 1971.

Hazel J. Evenson
Secretary
RIVERSIDE COUNTY PLANNING COMMISSION

SIGNATURE OMISSIONS

In accordance with the provisions of Section 11587 (a) of the Business and Profession Code, the signatures of the following easement holders have been omitted since their interest cannot ripen into fee: The City of Riverside by deeds recorded March 4, 1966 as Instr. No 23708, and March 4, 1966 as Instr. No 23711, Southern California Gas Company et al by deed recorded April 18, 1952 as Instr. No 16516, and Southern California Edison Company by deed recorded May 26, 1966 as Instr. No 55386, all Official Records of Riverside County, California.

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.

Dated FEBRUARY 3, 1972

DONNA BOUER BABCOCK
County Tax Collector
By: Harold M. Larsen Deputy

TAX BOND CERTIFICATE

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 ____, 1971.

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

By: ____ 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 AUGUST, 1971, 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 Aug 10th, 1971.

Ernest N. Webb
Registered Civil Engineer No 9876

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY ACCU-TEST SOIL LABORATORY INCORPORATED ON JULY 14, 1971 AS REQUIRED BY THE HEALTH AND SAFETY CODE, SECTION 17953.

71-127

MB 71/26

MB 71/27 TR 4343

IN THE COUNTY OF RIVERSIDE

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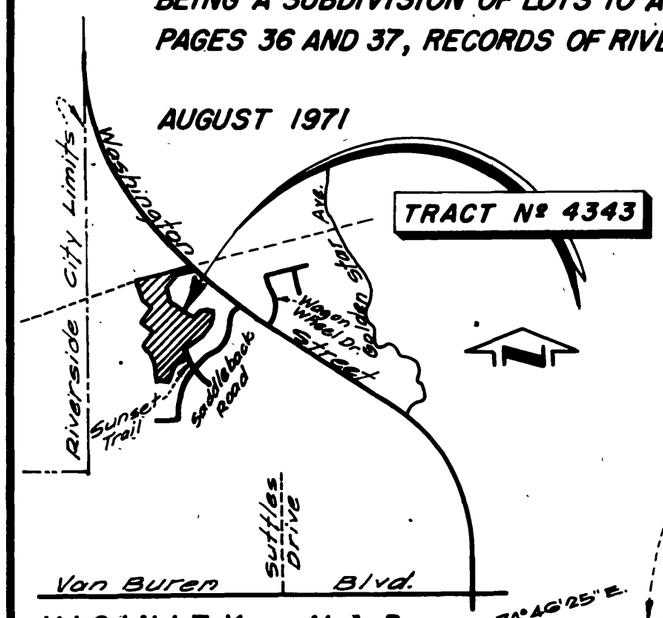
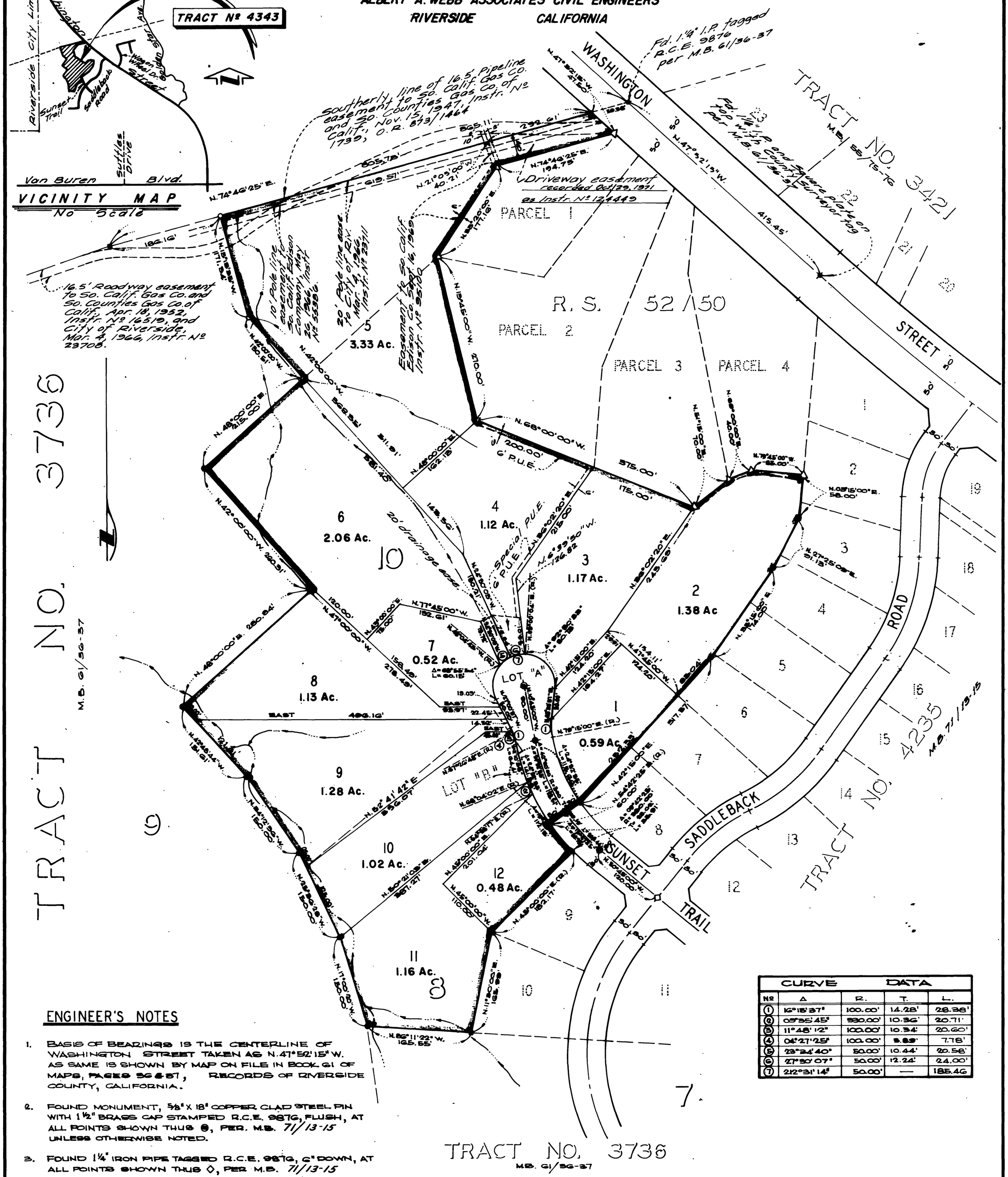
AUGUST 1971

SCALE: 1"=100'

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
RIVERSIDE CALIFORNIA



VICINITY MAP
No Scale



ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF WASHINGTON STREET TAKEN AS N.47°52'15"W. AS SAME IS SHOWN BY MAP ON FILE IN BOOK 61 OF MAPS, PAGES 36 & 37, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENT, 5/8" X 18" COPPER CLAD STEEL PIN WITH 1½" BRASS CAP STAMPED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ⊙, PER M.B. 71/13-15 UNLESS OTHERWISE NOTED.
3. FOUND 1¼" IRON PIPE TAGGED R.C.E. 9876, 6" DOWN, AT ALL POINTS SHOWN THUS ◇, PER M.B. 71/13-15
4. FOUND 1¼" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ■, PER M.B. 61/36-37.
5. FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ●, PER M.B. 61/36-37. UNLESS OTHERWISE NOTED.
6. FOUND 1¼" IRON PIPE TAGGED L.S. 2501, FLUSH, AT ALL POINTS SHOWN △, PER R.S. 52/50.
7. SET 1¼" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ○, PER STD. "A".
8. SET 5/8" X 18" COPPER CLAD STEEL PIN WITH 1½" BRASS CAP STAMPED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ●, PER STD. "B".
9. SET ¾" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL LOT CORNERS UNLESS OTHERWISE NOTED, PER STD. "D".
10. ALL MONUMENTS SET ARE PLACED ACCORDING TO ORDINANCE Nº 461.1.
11. ALL PUBLIC SERVICES AND PUBLIC UTILITIES INSTALLED WITHIN THIS TRACT SHALL BE PLACED UNDERGROUND.
12. BUILDING SETBACK LINES SHALL CONFORM TO EXISTING ZONING.
13. LOT AREA SHOWN ARE NET ACREAGES.
14. ····→···→ INDICATES NATURAL WATER COURSES.
15. ALL WATER COURSES MUST BE KEPT FREE OF ALL BUILDINGS, OBSTRUCTIONS OR ENCROACHMENT BY LAND FILL.

CURVE DATA				
Nº	Δ	R.	T.	L.
①	16°15'37"	100.00'	14.28'	28.38'
②	03°35'45"	530.00'	10.36'	20.71'
③	11°48'12"	100.00'	10.34'	20.60'
④	04°27'25"	100.00'	3.89'	7.78'
⑤	23°24'40"	50.00'	10.44'	20.58'
⑥	27°30'07"	50.00'	12.24'	24.00'
⑦	212°31'14"	50.00'	—	185.46

6/9 71-127

MB 71/27
TR 4343
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