

IN THE CITY OF RIVERSIDE

TRACT NO. 4413

BEING A SUBDIVISION OF PORTIONS OF LOTS 3, 4, 5, AND 6 OF TEQUESQUITE HEIGHTS PER MAP BOOK 10, PAGE 31, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND A PORTION OF THE N.W. 1/4 OF SECTION 1, T.3S., R.5 W., S. B. B. & M.

SEPTEMBER, 1972
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

SHEET 1 OF 2 SHEETS

FILED
On May 18, 1973

At 3:00 P.M.
W.D. Bologh
County Recorder
By Harold C. Beale
Deputy
Fee \$7.00
No. 65198
Filed by F.A.T. Co.

TR. 4413
M.B. 76/78

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 to public use, for street purposes, Lots "A" & "B", and further, the undersigned owners, our successors and assigns in interest hereby release and relinquish to the City of Riverside, a Municipal Corporation, all vehicular and pedestrian access rights appurtenant to Lots 10-14, inclusive, as shown on the annexed map, on, over and across Arlington Avenue adjoining Lots 10-14 inclusive, and for construction and maintenance of public utilities those easements designated as 6' R.U.E.

THE PRESLEY COMPANIES, a Corporation

Kenneth D. Stark Barbara J. Davis
PRES. Secy.

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. 4270 which was approved by the Riverside City Planning Commission at its meeting held April 22, 1971 and any approved alterations thereof; that all provisions of Chapter 123 (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 sewer 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 has 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 May 2nd, 1973
James F. Martinez
Director of Public Works
By J. Martinez

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. 4413, and the streets and easements are hereby accepted as public streets and easements, except Lot "B" which is accepted as a "Barrier Strip" to deny access from adjoining private property to Lot "A", and the City Clerk is hereby authorized and directed to affix 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 8th day of May, 1973
Virginia J. Strohecker
City Clerk of the City of Riverside
By Virginia J. Strohecker

TAX COLLECTOR

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, except taxes and special assessments collected as taxes now a lien but not yet payable which are estimated to be \$1775.00.

Dated APRIL 17, 1973
Donna Bower Babcock
County Tax Collector
By Robin J. Dauler Deputy

TAX BOND

I hereby certify that a bond in the sum of \$1775.00 has been 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 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 the Board of Supervisors.

Dated MAY 15, 1973
Donald D. Sullivan
County Clerk and ex-officio
Clerk of the Board of Supervisor
By Agnes Hughes Deputy

ACKNOWLEDGEMENT

State of California } ss.
County of Riverside }

On this 13th day of April, 1973, before me, the undersigned, a Notary Public in and for said State, personally appeared Kenneth D. Stark and Barbara J. Davis 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.
Witness my hand and official seal:

My commission expires 4-7-74
Myrtle M. Green
Notary Public in and for said State

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 April 17, 1973
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 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 4-13-73, 1973
H.E. Brewer
City Treasurer
By H.E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 10th day of November, 1971, as required by the Health and Safety Code of California, Section 17053 by: Pioneer Testing Laboratory, Inc.

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 July, 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 Oct 19th, 1972
Ernest N. Webb
Reg. Civil Eng. No. 9876
By Ernest N. Webb

SIGNATURE OMISSIONS

In accordance with the provisions of Section 11587(a) of the Business and Professions Code, the signatures of the following easement holders have been omitted, since their interest cannot ripen into fee:

City of Riverside by deed recorded December 16, 1960, as Instr. No. 106406 Official Records of Riverside County, California.

TR. 4413
M.B. 76/78

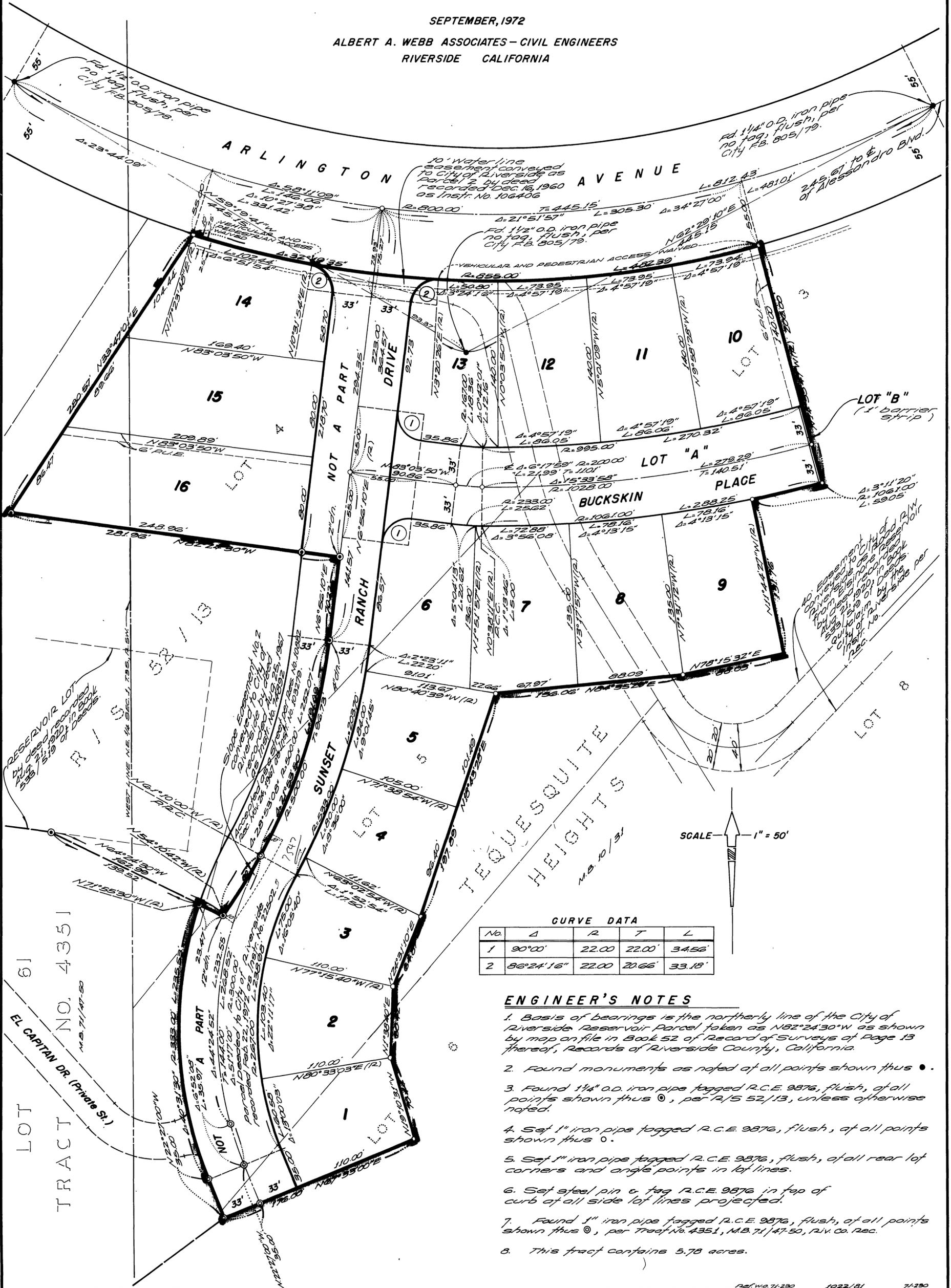
MB 76/78

TRACT NO. 4413

BEING A SUBDIVISION OF PORTIONS OF LOTS 3, 4, 5, AND 6 OF TEQUESQUITE HEIGHTS PER MAP BOOK 10, PAGE 31, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND A PORTION OF THE N.W. 1/4 OF SECTION 1, T.3 S., R.5 W., S. B. B. & M.

SEPTEMBER, 1972

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA



CURVE DATA

No.	Δ	R	T	L
1	90°00'	22.00	22.00	34.56
2	86°24'16"	22.00	20.66	33.15

ENGINEER'S NOTES

1. Basis of bearings is the northerly line of the City of Riverside Reservoir Parcel taken as N82°24'30"W as shown by map on file in Book 52 of Record of Surveys of Page 13 thereof, Records of Riverside County, California.
2. Found monuments as noted at all points shown thus ●.
3. Found 1 1/4" O.D. iron pipe tagged R.C.E. 9876, flush, at all points shown thus ⊙, per R/S 52/13, unless otherwise noted.
4. Set 1" iron pipe tagged R.C.E. 9876, flush, at all points shown thus ○.
5. Set 1" iron pipe tagged R.C.E. 9876, flush, at all rear lot corners and angle points in lot lines.
6. Set steel pin & tag R.C.E. 9876 in top of curb at all side lot lines projected.
7. Found 1" iron pipe tagged R.C.E. 9876, flush, at all points shown thus ⊙, per Tract No. 4351, M.B. 71/47-50, Riv. Co. Rec.
8. This tract contains 5.78 acres.

MB 76/79