

**FILED**  
ON Sept 20, 1973  
AT 10:10 A.M.

W. D. BALOGH  
COUNTY RECORDER  
BY Harold C. Beale  
DEPUTY  
FEE \$ 7.00  
No 123954  
FILED BY city clerk  
SUB. G'TEE F.A.T. Co.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 4054-3

BEING A SUBDIVISION OF PORTIONS OF LOTS 5, 6, AND 8 AND PORTION OF LOT "G"  
(STOVER AVE.) OF THE BIXMILL TRACT AS SHOWN BY MAP ON FILE IN  
BOOK 16 OF MAPS, AT PAGES 28-30 THEREOF, RECORDS OF RIVERSIDE COUNTY  
CALIFORNIA.

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA  
JULY 1973

### ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

ON THIS 5<sup>TH</sup> DAY OF SEPT, 1973, BEFORE ME,  
ANNE L. MORRIS A NOTARY PUBLIC IN AND FOR SAID STATE,  
PERSONALLY APPEARED FRED F. EDWARDS AND ALICE HAMMAR  
KNOWN TO ME TO BE THE 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.  
Anne L. Morris  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

MY COMMISSION EXPIRES May 8, 1976

### 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 LOT  
"A" TO "F" INCLUSIVE, FOR CONSTRUCTION AND MAINTENANCE  
OF STORM DRAIN FACILITIES AND SEWER FACILITIES AN  
EASEMENT DESIGNATED AS "G" STORM DRAIN AND SEWER  
EASEMENT, 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 PEDES-  
TRIAN ACCESS RIGHTS APPURTENANT TO LOT 1 AND  
LOTS 31 THRU 40 AS SHOWN ON THE ANNEXED MAP, ON,  
OVER AND ACROSS TYLER STREET, ADJOINING SAID LOT 1  
AND LOTS 31 THRU 40. WE FURTHER HEREBY OFFER FOR  
DEDICATION TO PUBLIC USE, FOR CONSTRUCTION AND  
MAINTENANCE OF PUBLIC UTILITY FACILITIES AND WATERLINE  
FACILITIES THE EASEMENT DESIGNATED AS 10' P.U.B. &  
WATERLINE EASEMENT.

CREST DEVELOPMENT COMPANY, A LIMITED PARTNERSHIP;  
J. A. ANDREWS DEVELOPMENT CO. GENERAL PARTNERSHIP,  
BY: Jay A. Andrews PRESIDENT AND GENERAL PARTNER  
WESTERN ESCROW COMPANY, A CALIFORNIA CORPORATION, TRUSTEE  
BY: Jay A. Andrews PRESIDENT AND Alice Hammar SECRETARY

### ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

ON THIS 4th DAY OF SEPTEMBER, 1973, BEFORE ME,  
JUDY A. COX A NOTARY PUBLIC IN AND FOR  
SAID COUNTY AND STATE, PERSONALLY APPEARED  
JAY A. ANDREWS PRESIDENT OF J. A. ANDREWS  
DEVELOPMENT CO. KNOWN TO ME TO BE THE GENERAL  
PARTNER OF CREST DEVELOPMENT COMPANY, THE LIMITED  
PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND  
KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN  
INSTRUMENT ON BEHALF OF THE LIMITED PARTNERSHIP  
HEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH  
LIMITED PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL  
Judy A. Cox  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY COMMISSION EXPIRES September 30, 1974

### SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 31<sup>ST</sup>  
DAY OF AUGUST, 1970 AS REQUIRED BY THE HEALTH AND  
SAFETY CODE OF CALIFORNIA, SECTION 17053 BY:  
C.H.J. MATERIALS LABORATORY, INC., SAN BERNARDINO,  
CALIFORNIA.

### SIGNATURE OMISSIONS

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 11587 (4) OF  
THE BUSINESS AND PROFESSIONS CODE, THE SIGNATURE OF THE  
FOLLOWING EASEMENT HOLDER HAS BEEN OMITTED SINCE THEIR  
INTEREST CANNOT RIPEN INTO FEE:  
SOUTHERN CALIFORNIA EDISON COMPANY BY DEED RECORDED  
SEPTEMBER 6, 1949 IN BOOK 1107, PAGE 31 O.R. RECORDS OF  
RIVERSIDE COUNTY CALIFORNIA.

### DIRECTOR OF PUBLIC WORKS

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN  
MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTAN-  
TIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP  
OF TRACT NO. 4054 WHICH WAS APPROVED BY THE  
RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING  
HELD AUGUST 20, 1970 AND ANY APPROVED ALTER-  
ATIONS 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, IF ANY, 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 6 SEPT., 1973

### 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 NECESS-  
ARY 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 9/5/73, 1973

### CIVIL ENGINEER

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  
JULY 1973; THAT ALL MONUMENTS SHOWN HEREON ACTU-  
ALLY 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 July 18, 1973

### SIGNATURE OMISSIONS - CONT.

SOUTHWEST WATER COMPANY, A CALIFORNIA CORPORATION, SUCCESSOR TO AN  
EASEMENT GRANTED TO CITIZENS DOMESTIC WATER COMPANY, BY DEED  
RECORDED MARCH 13, 1926 IN BOOK 663, PAGE 591 OFFICIAL RECORDS  
RIVERSIDE COUNTY, CALIFORNIA.

### CITY CLERK

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS  
BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP  
OF TRACT NO. 4054-3, AND THE STREETS AND EASEMENTS  
ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS,  
EXCEPT LOTS "E" THRU "F" INCLUSIVE WHICH ARE ACCEPTED  
AS BARRIED STRIPS TO DENY ACCESS FROM ADJOINING  
PRIVATE PROPERTY TO LOTS "A" AND "C" 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 11<sup>TH</sup> DAY OF Sept, 1973.

Y. 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 \$ 1,830.00.

DATED AUGUST 28, 1973

DONNA BOUER BABCOCK  
COUNTY TAX COLLECTOR  
BY: Harold M. Larson DEPUTY

### TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 1,830.00  
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 SEPT. 18, 1973

DONALD D. SULLIVAN  
COUNTY CLERK AND EX-OFFICIO CLERK OF  
THE BOARD OF SUPERVISORS.  
BY: Agnes Hughes DEPUTY

### 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 Aug. 28, 1973

H. E. BREWER  
CITY TREASURER  
BY: H. E. Brewer

# TRACT NO. 4054-3

BEING A SUBDIVISION OF PORTIONS OF LOTS 5, 6, AND 8 AND PORTION OF LOT "G" (STOVER AVE.) OF THE BIXMILL TRACT AS SHOWN BY MAP ON FILE IN BOOK 16 OF MAPS, AT PAGES 28-30 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

### ENGINEER'S NOTES

- (1) BASIS OF BEARING IS THE CENTER LINE OF TYLER STREET TAKEN AS N. 20°20'31" W. AS SHOWN BY MAP OF TRACT NO. 4234 ON FILE IN BOOK 16 OF MAPS AT PAGE 5 THEREOF, RECORDS OF RIVERSIDE, CALIF.
- (2) FOUND 1" IRON PIPE, TAGGED R.C.E. 13703, FLUSH, PER TRACT NO. 4234. M.B. 75/1-B SHOWN THUS ○, UNLESS OTHERWISE NOTED.
- (3) SET 1" IRON PIPE, TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ○, UNLESS OTHERWISE NOTED.
- (4) THIS TRACT CONTAINS 990 ACRES.
- (5) SET 1" IRON PIPE, TAGGED R.C.E. 9876, FLUSH, AT ALL READ LOT CORNERS AND ANGLE POINTS IN LOT LINES.
- (6) SET STEEL PIN AND TAG R.C.E. 9876 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.

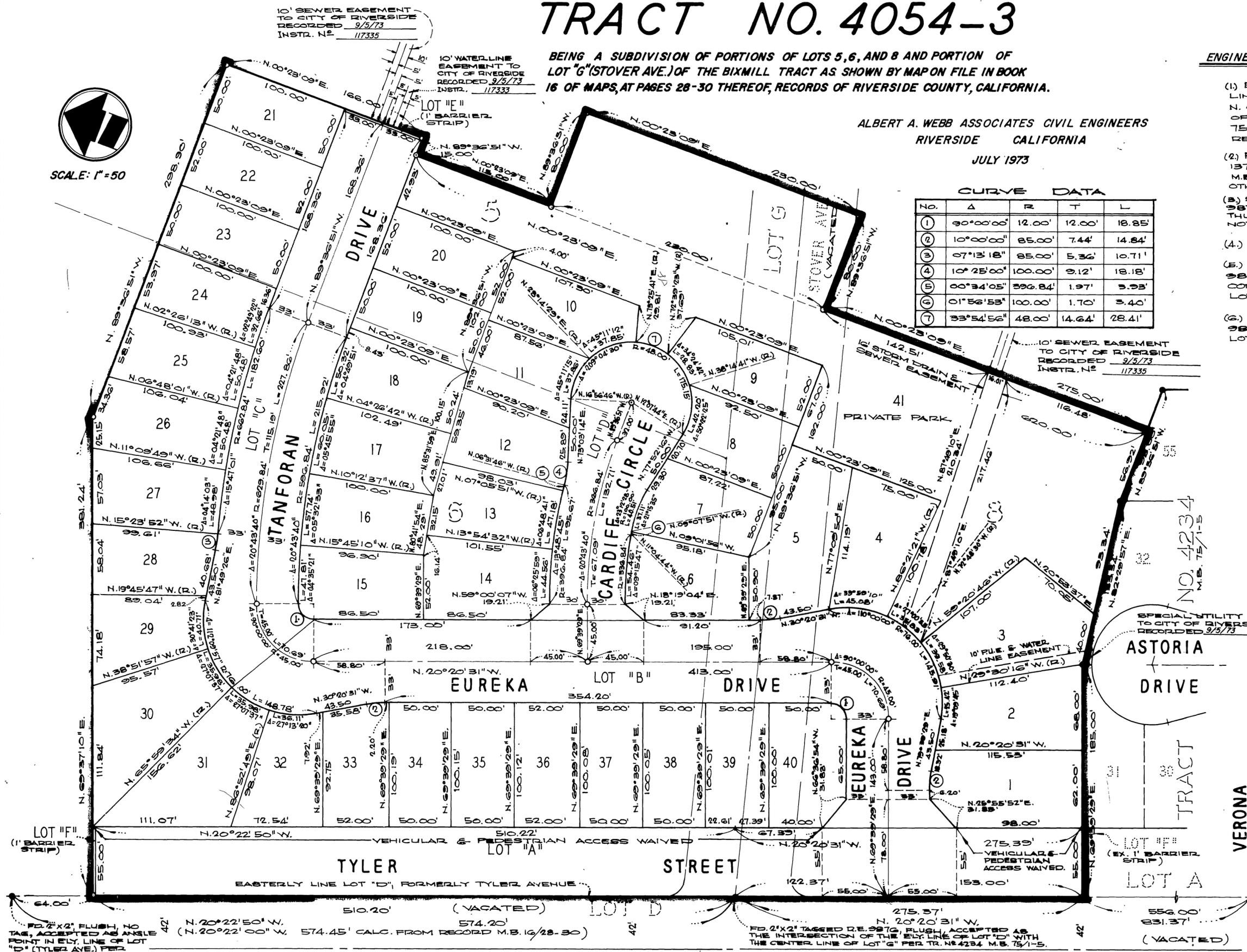
ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA  
JULY 1973

### CURVE DATA

NO.	Δ	R	T	L
(1)	90°00'00"	12.00'	12.00'	18.85'
(2)	10°00'00"	85.00'	7.44'	14.84'
(3)	07°13'18"	85.00'	5.36'	10.71'
(4)	10°25'00"	100.00'	9.12'	18.18'
(5)	00°34'05"	396.84'	1.97'	3.93'
(6)	01°56'53"	100.00'	1.70'	3.40'
(7)	33°54'56"	48.00'	14.64'	28.41'



SCALE: 1"=50'



FD 2"X2" TAGGED R.C.E. 9876, FLUSH, ACCEPTED AS THE INTERSECTION OF THE SIDE LINE OF LOT "D" WITH THE CENTER LINE OF LOT "G" PER TR. NO. 4234 M.B. 75/1-B.

VEHICULAR & PEDESTRIAN ACCESS WAIVED

LOT "A" 510.22' (VACATED) LOT "D" 510.20' (VACATED)

LOT "B" 413.00'

LOT "C" 510.22'

LOT "E" 166.00'

LOT "F" (EX. 1" BARRIER STRIP)

LOT "G" (VACATED)

LOT "H" (VACATED)

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LOT "ZY" (VACATED)

LOT "ZZ" (VACATED)

SPECIAL UTILITY EASEMENT TO CITY OF RIVERSIDE RECORDED 9/5/73 INSTR. NO. 117334

ASTORIA DRIVE

NO. 4234 M.B. 75/1-B

VERONA STREET

LOT "A"

LOT "F" (EX. 1" BARRIER STRIP)

LOT "D" (VACATED)

LOT "E" (VACATED)

LOT "C" (VACATED)

LOT "B" (VACATED)

LOT "G" (VACATED)

LOT "H" (VACATED)

LOT "I" (VACATED)

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