

IN THE CITY OF RIVERSIDE MONTCLAIR PARK

BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF THE NORTH-EAST QUARTER OF THE SOUTH-WEST 1/4 OF SECTION 33, T. 2S. R. 5W., S. B. B. & M.
DECEMBER, 1955 SCALE 1" = 100'

J. F. DAVIDSON, C. E.

FILED
On JAN. 17, 1956

No. at 3:15 P. M.
JACK A. ROSS
County Recorder
By O. A. Wheat
Deputy
Fee 5.00
SUBDN GTEE - RT Co.
Filed by Riverside Title Co.

M.B. 30/29

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 13 day of JANUARY 1956.

John B. Reed
Riverside City Planning Commission

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 March of 1955; that all monuments shown hereon actually exist and their positions are correctly shown.

J. F. Davidson
Registered Civil Engineer No. 862

SUPERINTENDENT OF LIGHT AND WATER DEPARTMENT

I hereby certify that the subdivider named on this map has deposited with the Water Department of the City of Riverside sufficient funds to cover the cost of installing all necessary fire hydrants together with all water mains and laterals to the curb line on all streets shown on said map; that all P.U.E. shown on this map are sufficient for all requirements of the Electric Light and Water Departments of the City of Riverside and for the Department of Public Utilities of said City.
Dated this 13 day of January 1956.

A. J. Kennedy
Superintendent of Light and Water Dept., City of Riverside, Calif.

CITY TREASURERS CERTIFICATE

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 upon said property.
Dated this 13 day of January 1956.

FRED SMITH
City Treasurer
By J. A. Bunde Deputy

TRUSTEE CERTIFICATE

We hereby certify that we are the holders of or interested in the legal title to the land included within the subdivision as shown on the annexed map consisting of two (2) sheets, by reason of being Trustee in that certain Deed of Trust recorded on the 3rd day of January, 1956 in Book 1841, Page 297 of Official Records in the office of the Recorder of Riverside County, California, and we hereby consent to the making of said subdivision and map all as shown within the colored border line and to the dedication of streets as shown thereon.
DIVERSIFIED SERVICES, INC.

By Charities Lewin VICE PRESIDENT
By Elsie E. Smith SECT. SECRETARY

DIRECTOR OF PUBLIC WORKS 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 and any approved alterations thereof; that all provisions of Chapter 128 (Subdivision Map Act) Statutes of California, 1943, and of Ordinance No. 1328 of the City of Riverside, California, and all amendments thereto have been complied with; that plans and specifications for drains, drainage, sewer and drainage works sufficient to protect all lots in said subdivision from flood or overflow have been approved by me; that all easements for sewers shown on said map are correct in form and contents and are approved; and I am satisfied that this map is technically correct.

Dated this 10 day of January 1956.
DIRECTOR OF PUBLIC WORKS
James F. Martinek

COUNTY 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 or local taxes or special assessments collected as taxes.

Dated this 6 day of January 1956.
COUNTY TAX COLLECTOR
By W. B. Stride Deputy

STREET SUPERINTENDENT'S CERTIFICATE

I hereby certify that according to the records of this office, the property shown on this map is not subject to any special assessments which have not been paid in full.
Dated this 6 day of January 1956.

Orval Robinson
Street Superintendent

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }
On this 11 day of January 1956, before me Arvin T. Patterson, a Notary Public in and for said County and State, personally appeared Charities J. Lewin known to me to be the VICE President, and Elsie E. Smith known to me to be the SECT. Secretary 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

Arvin T. Patterson
Notary Public in and for said County and State
My Commission Expires Sept. 2, 1957

OWNERS CERTIFICATE

We hereby certify that we are the owners of or have some right, title or interest in the land included in the subdivision shown on the annexed map consisting of two (2) sheets; 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 of said map and subdivision as shown within the colored border lines and we hereby offer for dedication for public use, lots "A" to "E" inclusive for street purposes and for the construction and maintenance of all public utilities, the five and ten foot easements shown by dashed lines and designated as "5' P.U.E." and "10' P.U.E." and the ten foot sewer and drainage easement.
JOHN FOX CO., a limited partnership

John A. Fox General Partner
Jane Stewart Fox General Partner

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
On this 6 day of January 1956, before me the undersigned, a Notary Public in and for said County and State, personally appeared John A. Fox and Jane Stewart Fox known to me to be two of the partners of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.
WITNESS my hand and official seal

John E. Lewis
Notary Public in and for said County and State

CITY CLERKS CERTIFICATE

I, W. G. Waite, City Clerk of the City of Riverside, California, hereby certify that an undertaking satisfactory to the Council of said City guaranteeing the construction of required street improvements in this subdivision was approved and filed in my office prior to the final acceptance of this subdivision map.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, State of California, this 10 day of Jan. 1956.

W. G. Waite
City Clerk of the City of Riverside, California

RESOLVED

That this map consisting of two (2) sheets be, and the same is hereby accepted as the official map of "MONTCLAIR PARK" and the streets and easements are accepted as public streets and easements and the City Clerk is hereby authorized and directed to attest said map by signing his name thereto as City Clerk of the City of Riverside, State of California, and to affix the official seal of said City thereto.
I hereby certify that the foregoing resolution was adopted by the Mayor and Council of the City of Riverside this 10 day of Jan. 1956.

W. G. Waite
City Clerk of the City of Riverside, California.

M.B. 30/29

N. 1 MB 30/29

30/30

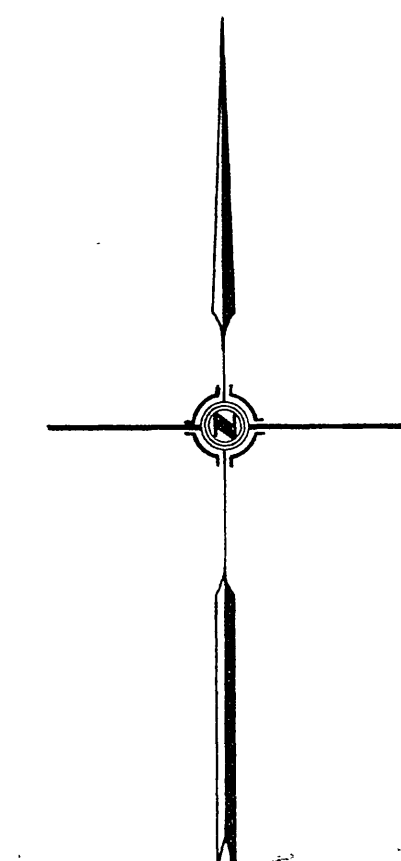
MONTCLAIR PARK

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DECEMBER, 1955

J. F. DAVIDSON, C. E.

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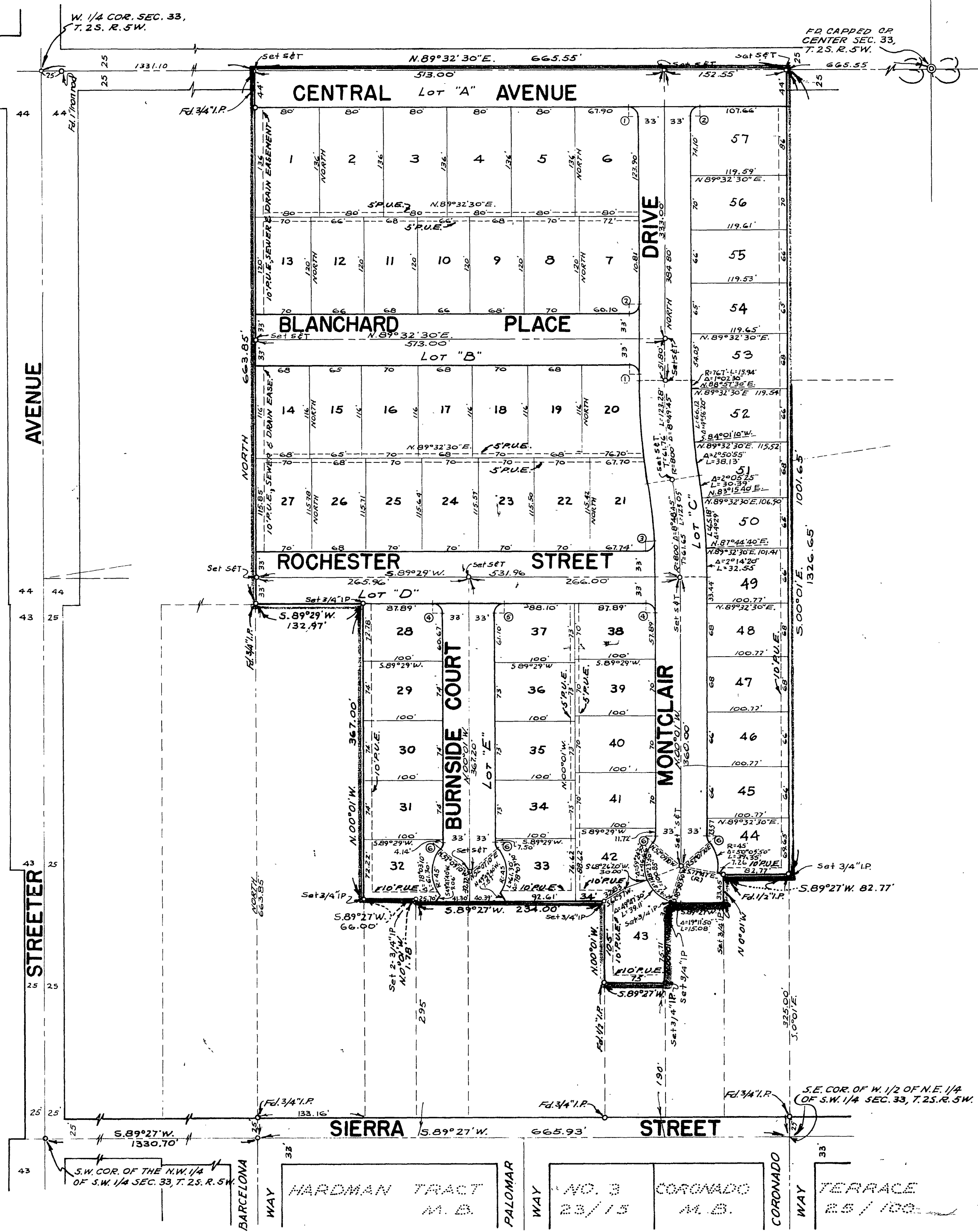
M.B. 30/30



RETURN DATA				
NO.	R	Δ	T	L
1	12'	90°27'30"	12.10'	18.95'
2	12'	89°32'30"	11.90'	18.75'
3	12'	92°53'10"	12.62'	19.45'
4	12'	90°30'	12.11'	18.95'
5	12'	89°30'	11.90'	18.74'
6	12'	37°51'50"	4.12'	7.93'

ENGINEER'S NOTE:

Bearings are based on the center line of Sierra Street being S 89°27' W. as shown on map of "Coronado Terrace" as recorded in M.B. 25/100, Records of Riverside County, California.
Set 2"x2" Redwood stakes painted white and tagged R.E. 862 at all lot corners.



M.B. 30/30

No 1 MB 30/30