

# RIVERSIDE RANCHOS UNIT NO. 1

BEING A SUBDIVISION OF A PORTION OF LOTS 9 AND 10, BLOCK 7, RIVERSIDE LAND AND IRRIGATING COMPANY LANDS, AS RECORDED IN MAP BOOK I, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

W. R. MAXWELL - SURVEYOR

MARCH 1959

### CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 19<sup>th</sup> day of March 1959.

R. James Fairman  
Planning Director City of Riverside

### DIRECTOR OF PUBLIC WORKS

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 alteration 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 shown for sewers shown on said map are correct in form and content, and are approved; and I am satisfied that the map is correct.

Dated this 11<sup>th</sup> day of May 1959. J. M. Matlock  
Director of Public Works

### 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 costs 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 PUE 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 28<sup>th</sup> day of April 1959. E. W. Ross  
Superintendent of Light and Water Department  
City of Riverside

### CITY TREASURER'S 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 28<sup>th</sup> day of April 1959. J. O. Wright  
City Treasurer

### CITY CLERK'S CERTIFICATE

I, Virginia Strohecker, Clerk of the City of Riverside, California hereby certify that and 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 hereunto set my hand and affixed the official seal of the City of Riverside, State of California this 12<sup>th</sup> day of May 1959. Virginia Strohecker  
City Clerk, City of Riverside, California

### SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map consisting of two sheets represents a survey made under my supervision in January 1959; that all monuments shown hereon actually exist, or will be placed, their position being correctly shown and sufficient to enable the survey to be readily re-traced.

Dated March 28, 1959 W. R. Maxwell  
Licensed Land Surveyor No. 2788

### 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 April 28 1959 E. W. Ross  
Street Superintendent

### NOTES:

Basis of Bearings is the  $\frac{1}{4}$  of Adams Street (N 34° 00' 00" W) as shown on California Downes Tract as recorded in Book 27, Page 72, Records of Riverside County, California.

"P. U. E." indicates Public Utility Easement.

- indicates monument found.
- indicates  $\frac{3}{4}$ " iron pipe set.

### 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 this map for unpaid State, County or Local Taxes or special assessments collected as taxes, and special assessments now a lien but not yet payable, which are estimated to be \$1000.00

Dated: 4-28-59

Donna M. Bower  
County Tax Collector

By M. C. White  
Deputy

### 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 consents are necessary to pass clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the blue border line; and we hereby offer for dedication to public use for street purposes, Lots "A" to "D" inclusive, and for construction and maintenance of public utilities the 5' and 10' Public Utility Easements shown by dashed lines and designated "5' and 10' P.U.E.", and the 5' Drainage Easements shown by dashed lines. While all of Adams Street within this subdivision remains a public highway, and for such time only, we abandon all easements of vehicular and pedestrian ingress and egress to said Adams Street so that the owner of Lot 26 abutting this highway during such time will have no rights of access whatever in the highway as such except the general easement of travel which belongs to the whole public. If any change of the alignment or width of such highway results in the vacation of any part thereof within this subdivision, such vacation terminates the above dedication as to the part vacated.

Side Investment Corp., A Corporation  
Harry S. Coonen, Sec.

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss.  
COUNTY OF RIVERSIDE }

On this 28<sup>th</sup> day of April 1959, before me Patrick Brawley

a Notary Public in and for the County of Riverside,

State of California, personally appeared Harry S. Coonen

and Max Coonen 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 same on behalf of the corporation therein named, and

acknowledged to me that such corporation executed the same.

WITNESS MY HAND AND OFFICIAL SEAL:

Patrick Brawley  
Notary Public in and for said County and State.

### RESOLVED

That this map consisting of two sheets be, and the same is hereby accepted as the official map of "Riverside Ranchos Unit No. 1" 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 her 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 this foregoing resolution was adopted by the Mayor and Council of the City of Riverside this 12<sup>th</sup> day of May 1959.

Virginia Strohecker  
City Clerk of the City of Riverside

### TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$4000.00 has been executed and filed with the Board of Supervisors of the County of Riverside, California, conditioned on the payment of all taxes, State, County, City 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: MAY 18, 1959.

County Clerk and ex-officio  
Clerk of the Board of Supervisors  
By C. Maurer, Deputy

FILED

MAY 20 1959

Jack A. Ross  
Oa. A. Heat

FCC # 700  
Filed by County Clerk  
AT 10:00 A.M.

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BEING A SUBDIVISION OF A PORTION OF LOTS 9 AND 10, BLOCK 7, RIVERSIDE LAND AND IRRIGATING COMPANY LANDS, AS RECORDED IN MAP BOOK 1, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

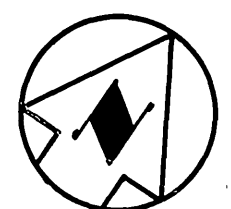
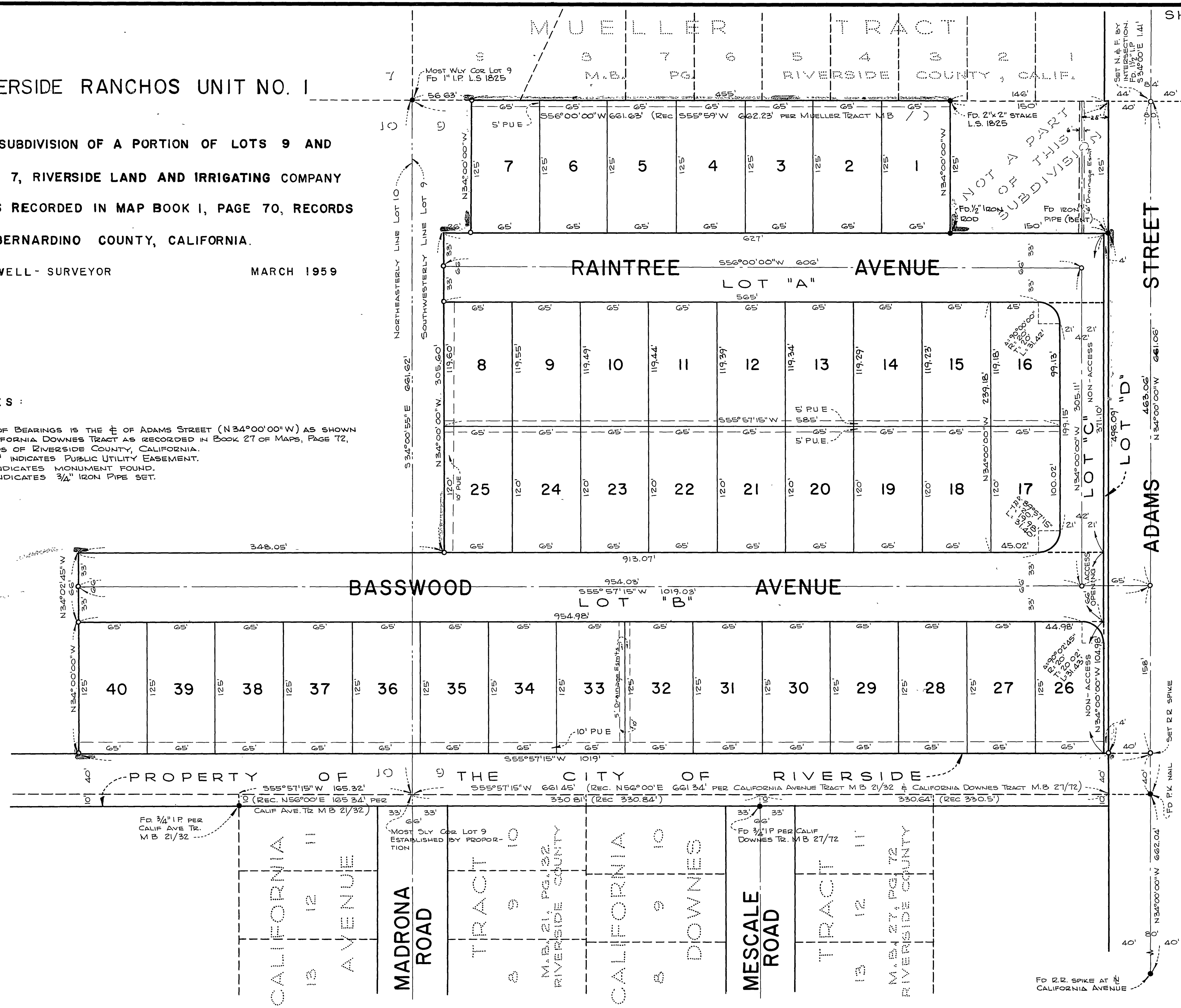
W. R. MAXWELL - SURVEYOR MARCH 1959

MUELLER TRACT  
RIVERSIDE COUNTY, CALIF.

MAGNOLIA VILLAGE TRACT  
44 43 42  
M. B. 23, PGL 72  
RIVERSIDE COUNTY

NOTES:

BASIS OF BEARINGS IS THE  $\pm$  OF ADAMS STREET (N 34° 00' 00" W) AS SHOWN ON CALIFORNIA DOWNES TRACT AS RECORDED IN BOOK 27 OF MAPS, PAGE 72, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
"P.U.E." INDICATES PUBLIC UTILITY EASEMENT.  
● INDICATES MONUMENT FOUND.  
○ INDICATES 3/4" IRON PIPE SET.



SCALE: 1" = 60'

99/12