

FILED
On June 2, 1959

At 11:30 P.M.

JACK A. ROSS County Rec.

By O.O. Heat
Deputy

Fee \$5.00

No.

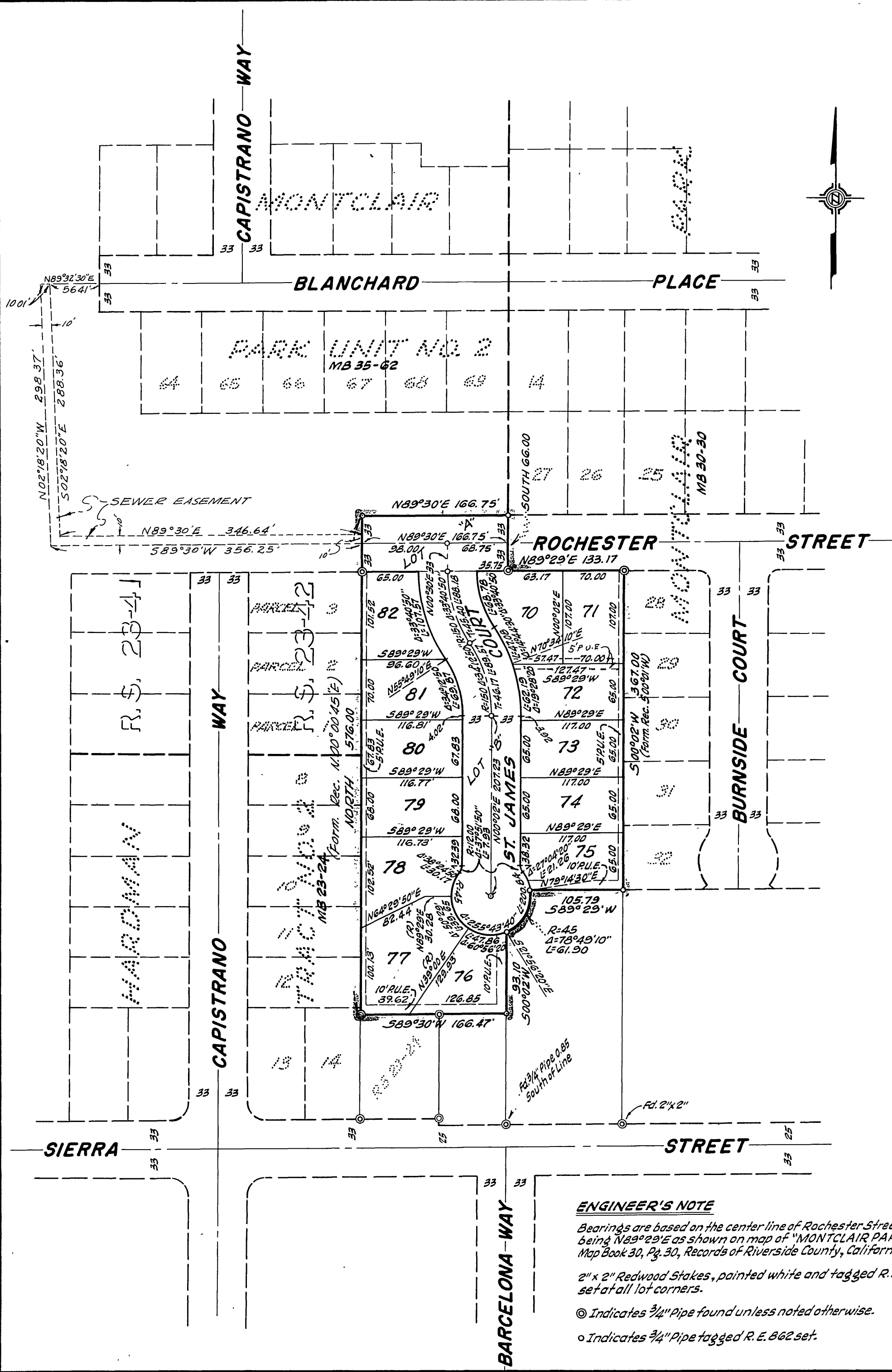
Filed By County Clerk

MONTCLAIR PARK

UNIT NO. 3

BEING A SUBDIVISION OF A PORTION OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN.

SEPTEMBER 1958 **J. F. DAVIDSON, C. E.** SCALE 1"=100'



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 Ordinances 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 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 May 25, 1959.

DIRECTOR OF PUBLIC WORKS
W. M. ...

I hereby certify that the subdivider named on this map has deposited with the Water Dept. 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 Depts. of the City of Riverside and for the Dept. of Public Utilities of said City.
Dated May 15, 1959.

Paul G. Ross
Superintendent of Light and Water Dept.,
City of Riverside, State of California.

I hereby certify that a bond in the sum of \$1,000.00 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, 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 6-1, 1959.

G. A. PEQUEGNAT
County Clerk and ex-officio
Clerk of the Board of Supervisors

By J. Thayer Deputy

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 May 15, 1959.

C. W. Cassi
Street Superintendent

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

R. James Fairman
Planning Director, City of Riverside

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of one (1) sheet correctly represents a survey made under my supervision during July of 1958; that all monuments shown hereon actually exist and their positions are correctly shown.

J. F. Davidson
Registered Engineer No. 862

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

On May 20th, 1959, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Paul G. Stewart, known to me to be the Assistant Secretary of the Corporation that executed the within Instrument, known to me to be the person who executed the within Instrument on behalf of the corporation therein named, 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.
1250A
Martha O'Connell
NOTARY PUBLIC in and for said County and State

I, V. J. STROHECKER, 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, California, this 26th day of May, 1959.

Virginia J. Strohecker
City Clerk of the City of Riverside, California.
By Rachael O. LaDue, Deputy

RESOLVED: That this map consisting of one (1) sheet be, and the same is hereby accepted as the official map of "MONTCLAIR PARK UNIT NO. 3" 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, 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 26th day of May, 1959.

Virginia J. Strohecker
City Clerk of the City of Riverside, California.
By Rachael O. LaDue, Deputy

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 MAY 15, 1959.

J. C. Wright
City Treasurer

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. EXCEPT TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$600.00.
Dated MAY 15, 1959.

JUANNA M. BOUER County Tax Collector
By J. H. ... Deputy

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; that we are 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 line and we hereby offer for dedication for public use Lots "A" and "B" inclusive for street purposes and for the construction and maintenance of all public utilities, the five and ten foot easements shown by broken lines and designated as "S.P.U.E." and "D.P.U.E."

MONTCLAIR PARK, NO. III a Limited Partnership
By Grace A. ... General Partner
By Jane Stewart Fox General Partner

TITLE INSURANCE AND TRUST COMPANY, a corp., trustee under Deeds of Trust.
By K. G. Stewart Assistant Secretary

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } S.S. 1250B

On May 20th, 1959, 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 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.
Martha O'Connell
NOTARY PUBLIC in and for said County and State

ENGINEER'S NOTE
Bearings are based on the center line of Rochester Street, being N89°29'E as shown on map of "MONTCLAIR PARK" Map Book 30, Pg. 30, Records of Riverside County, California.
2" x 2" Redwood Stakes, painted white and tagged R. E. 862, set at all lot corners.
© Indicates 3/4" Pipe found unless noted otherwise.
○ Indicates 3/4" Pipe tagged R. E. 862 set.