

WOODHAVEN ESTATES

UNIT NO. 2

BEING A SUBDIVISION OF A PORTION OF LOTS 9, 10, 11, 15, AND 16 OF BLOCK 28,
AND FRACTIONAL BLOCK 67 OF THE LANDS OF THE R. L. & I. CO., M. B. 1, PG.
70, REC. S. B. CO., CALIF. ALSO A PORTION OF LOT 11 OF BALMORAL HEIGHTS,
M. B. 11, PG. 93, REC. RIV. CO., CALIF.

JUNE 1959

J. F. DAVIDSON, C. E.

SCALE 1" = 100'

FILED
On Sept 29, 1959

At 10:05 A. M.
JACK A. ROSS
County Recorder
By O. A. Heat
Deputy
Fee \$7.00
By County Clerk.

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 12B (Subdivision Map Act), statutes of California, 1943, and of Ordinance No. 132B 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 over flow 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 September 25, 1959.

William D. Mandan, for James F. Martinez
City Engineer, City of Riverside, Calif.

I hereby certify that a bond in the sum of \$2500.00 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, Municipal or local and all special assessments collected as taxes which at the time of filing of the annexed map with the County Recorder are a lien against said property but not yet payable said bond has been duly approved by said board of supervisors.

Dated Sept. 28, 1959.

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

By J. Thayer Deputy

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 R.U.E. shown on said 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 September 10, 1959.

Jack A. Ross
Superintendent of Light & Water Dept., Riverside

RESOLVED: That this map consisting of two (2) sheets be and the same is hereby accepted as the official map of "WOODHAVEN ESTATES UNIT No. 2" 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 the foregoing resolution was adopted by the Mayor and Council of the City of Riverside, State of California, this 15 day of September, 1959.

Virginia Strohecker
City Clerk of the City of Riverside, Calif.

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 June of 1959; that all monuments shown hereon actually exist and their positions are correctly shown.

J. F. Davidson
Registered Engineer No. 2662

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 September 10, 1959.

City Treasurer
By J. S. Wright Deputy

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 \$2500.00.

Dated September 10, 1959.

Donna M. Bower County Tax Collector
By Edith F. Schermerhorn Deputy

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

Dated Sept 10, 1959.

E. Massi
Street Superintendent

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, State of California, this 25 day of September, 1959.

Virginia Strohecker
City Clerk of the City of Riverside, Calif.

I hereby certify that this map is as approved by the Planning Commission at its meeting held on the 9 day of July, 1959.

R. James Fairman
Director of Planning City of Riverside

We hereby certify that we are the owners of or have some right, title or interest 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 line and we hereby offer for dedication for public use, Lots "A" to "G" inclusive for street purposes and for the construction and maintenance of all public utilities the five and ten foot easements shown dashed lines and designated as "5' P.U.E." and "10' P.U.E."

H. W. HEERS, INC.

By Harold W. Heers President By Eileen R. Lisc ASSISTANT Secretary

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

On September 10, 1959, before me, the undersigned, a Notary Public in and for said County and State, personally appeared HAROLD W. HEERS, and EILEEN R. LISC known to me to be the President and ASSISTANT Secretary of H. W. HEERS, INC. the Corporation that executed the within instrument 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 within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Patrick D. Dawley
Notary Public in and for said County & State

My commission expires 1-22-1960

WOODHAVEN ESTATES NO. 2 960

M.B. 38/31

WOODHAVEN EST. NO. 2 1960 M.B. 38/31

38/31

WOODHAVEN ESTATES

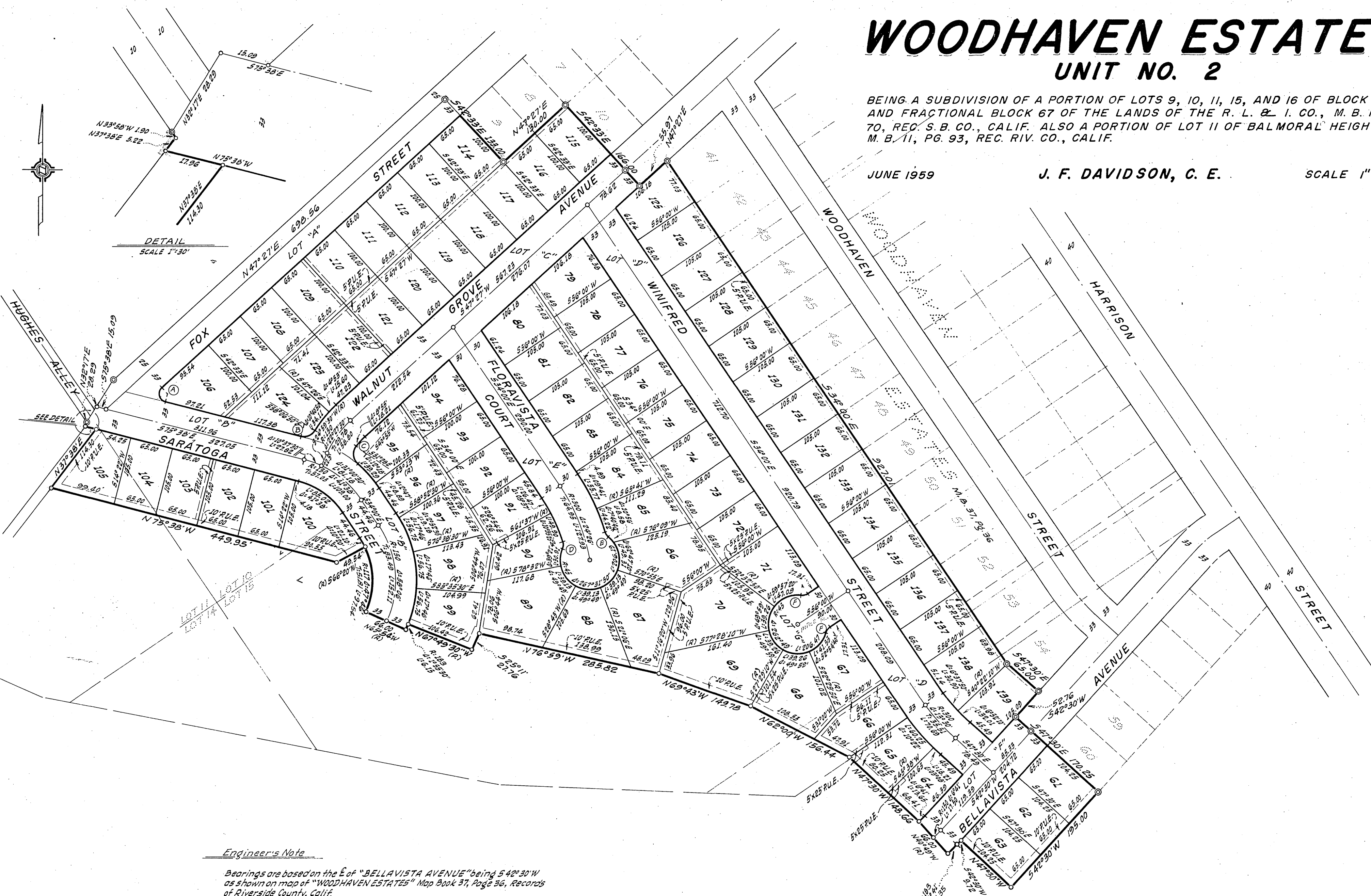
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SCALE 1" = 100'



Engineer's Note

Bearings are based on the E of "BELLAVISTA AVENUE" being $54^{\circ}30'W$ as shown on map of "WOODHAVEN ESTATES" Map Book 37, Page 36, Records of Riverside County, Calif.

2" x 2" Redwood Stakes, painted white and tagged R.E. 862, set @ all lot corners.

⊙ = $\frac{3}{4}$ " Pipe found unless noted otherwise.

○ = $\frac{3}{4}$ " Pipe tagged R.E. 862 set.

CURVE	R	Δ	T	L
"A"	12.00	$123^{\circ}05'$	22.14	25.78
"B"	20.00	$72^{\circ}28'50''$	14.66	25.50
"C"	20.00	$87^{\circ}37'$	19.18	30.58
"D"	15.00	$45^{\circ}41'20''$	6.32	11.96
"E"	15.00	$37^{\circ}59'50''$	5.16	9.95
"F"	15.00	$41^{\circ}24'30''$	5.67	10.84

N.B. 38/32

N.B. 38/32