

RIVERSIDE RANCHOS UNIT 2

BEING A SUBDIVISION OF A PORTION OF LOTS 6, 7, 9, 10 AND 11, BLOCK 7, RIVERSIDE LAND AND IRRIGATING COMPANY LANDS, AS RECORDED IN MAP BOOK I, PAGE 70, RECORDS OF SAN BERNARDINO, SEPTEMBER, 1959 CALIFORNIA SURVEYOR—WR. MAXWELL

JACK A. ROSS
Alex. Haller
At - 3:15 P.M.
by County Clerk
Sub Grantee - 1st American Title Co.
Fee \$ 7.00

CITY PLANNING COMMISSION CERTIFICATE

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 22nd day of October 1959.
James Fairman
Planning Director,
City of Riverside

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 shown for sewers shown on said map are correct in form and content and are approved; and I am satisfied that this map is correct.
Dated this 4th day of March 1960.
Marshall
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 of 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 16th day of Feb. 1960.
Edward 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, that 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 of said property.
Dated this 15th day of Feb. 1960.
J. S. Wright
City Treasurer

CITY CLERKS CERTIFICATE

I, Virginia Strohecker, 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 hereunto set my hand and affix the official seal of the City of Riverside, State of California, this 15th day of March 1960.
Virginia Strohecker
City Clerk, City of Riverside, Calif.

RESOLVED

That this map consisting of two (2) sheets be and the same is hereby accepted as the official map of RIVERSIDE RANCHOS 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 this foregoing resolution was adopted by the Mayor and Council of said City of Riverside, this 15th day of March, 1960.
Virginia Strohecker
City Clerk of the City of Riverside, Calif.

SURVEYORS 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 Sept. 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 retraced.
Dated this 5th day of Oct. 1959
W. R. Maxwell
W.R. Maxwell LLS. No. 2788

NOTES

Basis of bearing is Westerly line of Riverside Ranchos No. 1 (Map Book 37 Page 56) taken as N34°00'00"W.
● Indicates monument found. -O- Indicates 1" Iron Pipe set.
P.U.E. Indicates Public Utility Easement

OWNERS CERTIFICATE

I hereby certify that I am the owner of, or have some right, title or interest in the land included within the subdivision shown hereon, that I am the only person whose consent is necessary to pass a clear title to said land, that I hereby consent to the making and filing of said map and subdivision as shown within the blue border line, and I hereby offer for dedication Lots 'A' to 'G' inclusive for street purposes and Lot 'H' for storm drain purposes and for construction and maintenance of public utilities the 5' and 10' public utility easements and 5' Sewer Easements shown by dashed lines and designated 5' and 10' P.U.E. and 5' Sewer Easements.
May Cowan

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } ss.
On this 16th day of February 1960, before me Dolores E. Valentine a Notary Public in and for the County of Riverside, State of California, personally appeared May Cowan

known by me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.
Witness my hand and Official Seal:

Dolores E. Valentine
Notary Public in and for the County of Riverside, State of Calif.
My Commission expires: September 22, 1962

STREET SUPERINTENDENT'S CERTIFICATE

I hereby certify that according to the records of this office the property shown on the annexed map is not subject to any special assessments which have not been paid in full.
Dated this 16th day of February 1960.
Ed Ross
Street Superintendent

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 at \$3000.00
Dated this 23rd day of February 1960. County Tax Collector
By Ed Ross
Deputy

WATER CERTIFICATE

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA—a public corporation of the State of California, herein after in this certificate called "District," is the owner of and in possession of certain easements, rights of way and interests conveyed to said District by deed recorded Jan. 31, 1936 in Book 265, Page 352, Official records Riverside County California, the terms of which deed preclude the erection of buildings or structures on the easement area, and said District reserves to itself and its successors and assigns all easements rights of way and interests owned or possessed by said District within the subdivision herein mentioned, and said District, subject to the foregoing reservation, hereby consents to the making and recordation of the map and subdivision as shown within the colored border lines on said map, and to the dedication to the public use of the Avenues, Road, Drive, and Street shown on said map within said subdivision; it being further understood that the grade of the ground surface within said easement shall not be reduced to less than 4' (feet) above the top of the districts pipe thereunder, and that no fill greater than 3 feet in depth shall be placed on the surface of the ground within the area of such easement.
THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA By Robert B. Diemer
Attest: A. L. Gram General Manager and Chief Engineer
Executive Secretary Ed Ross

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.
On this 21st day of Jan. 1960, before Viola Crutcher, a Notary Public in and for said County, personally appeared Robert B. Diemer, known to me to be the General Manager and Chief Engineer and A.L. Gram, known to me to be the Executive Secretary of the METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, 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.
Viola Crutcher
VIOLA CRUTCHER
Notary Public in and for the County of Los Angeles, State of California.

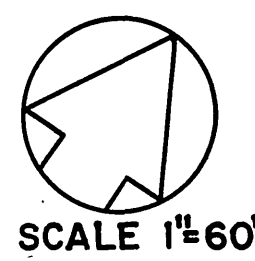
COUNTY CLERKS CERTIFICATE

I hereby certify that a bond in the sum of \$3000.00 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 bond has been duly approved by the Board of Supervisors.
Dated this 21st day of March 1960.

Gordon A. Pequegnat County Clerk and Ex-officio
Clerk of Board of Supervisors of the County of Riverside.
Deputy, A. L. Gram

RIVERSIDE RANCHOS UNIT NO. 2

BEING A SUBDIVISION OF A PORTION OF LOTS 6,7,9,10, & 11, BLOCK 7
RIVERSIDE LAND AND IRRIGATING COMPANY LANDS, AS RECORDED IN
MAP BOOK I, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIF.

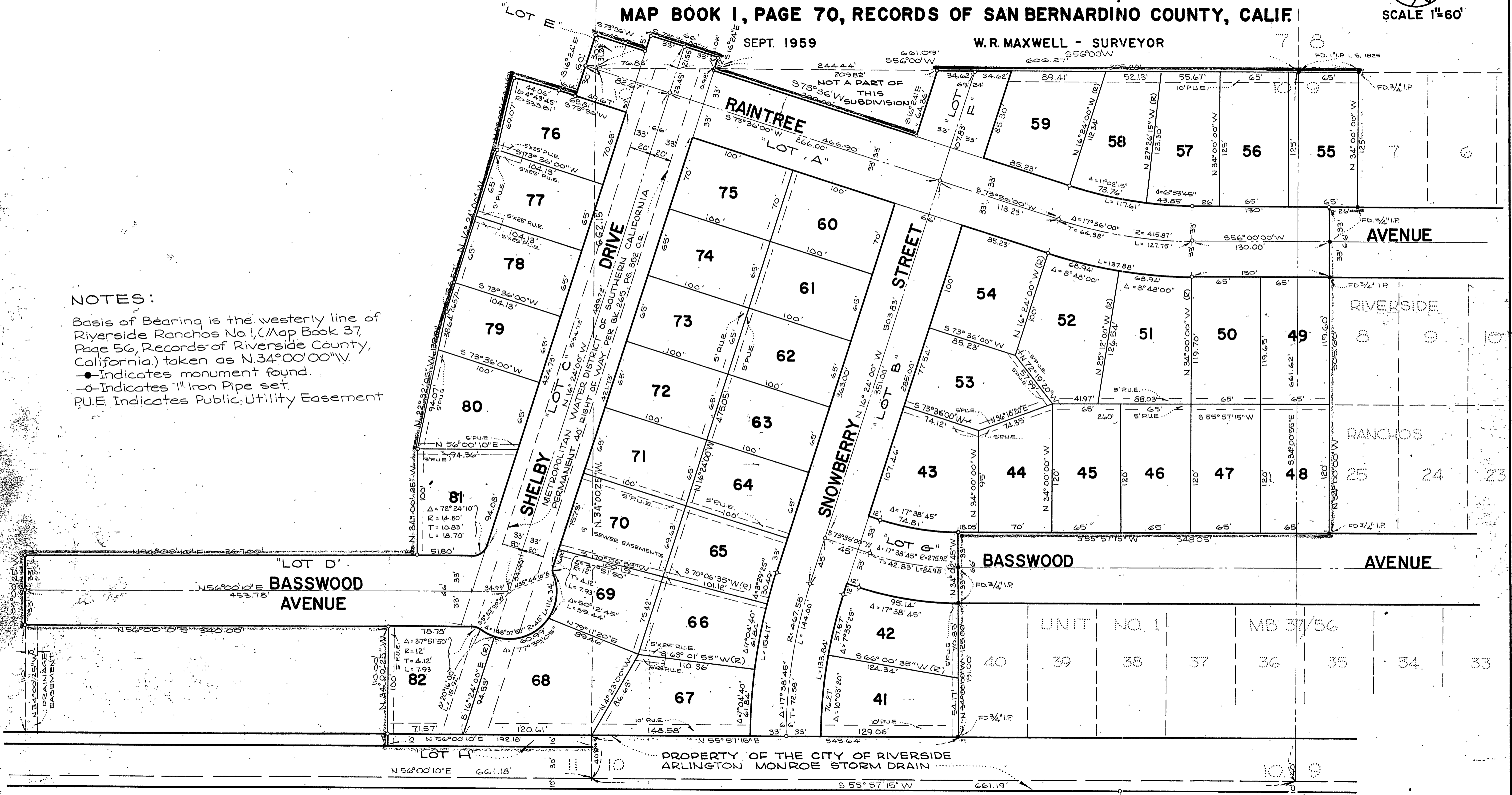


SEPT. 1959

W.R. MAXWELL - SURVEYOR

NOTES:

Basis of Bearing is the westerly line of
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PROPERTY OF THE CITY OF RIVERSIDE
ARLINGTON MONROE STORM DRAIN

UNIT NO. 1		MB 37/56	
40	39	38	37
36	35	34	33