

IN THE CITY OF RIVERSIDE, CALIFORNIA

# FAIRVIEW ESTATES NO. 4

BEING A SUBDIVISION OF PORTIONS OF LOTS 5, 10 AND 11 OF THE CHURCH SUBDIVISION AS RECORDED IN BOOK 6 OF MAPS AT PAGE 55 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

~BY~  
ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS

Sheet 1 of 2 Sheets

**FILED**  
April 13, 1960

No. 33011 of 3:45 P. M.  
Jack A. Ross  
by O. A. Wheat County Recorder  
Deputy  
Fee \$7.00  
Filed by County Clerk  
Subdn Gtec - P.T.I. Co.

M.B. 39/90

1975 FAIRVIEW EST # 4

We hereby certify that we are the owners of, or have some right, title or interest in the land included within the subdivision shown on the annexed map; 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 and filing of said subdivision and map as shown within the colored border line, and we hereby offer for dedication to public use for street purposes, Lots A to C inclusive, and for construction and maintenance of public utilities the public utility easements designated as "5' P.U.E.", "10' P.U.E.", and "5'x25' P.U.E." and for sewer purposes the easement designated as "10' Sewer easement."

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 this map; and that all public utility easements shown on this map are sufficient for all requirements of the Electric Light and Water Department of the City of Riverside and for the Department of Public Utilities of said City.

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 yet become a lien upon said property.

Dated April 1, 1960.

Ernest C. Ross  
Superintendent of Light and Water  
Departments of the City of Riverside

Dated March 31, 1960.

R. L. Wright  
City Treasurer

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 Mar 31, 1960.

R. M. Rossi  
Street Superintendent

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 drain, 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 and drains shown on said map are correct in form and contents, and are approved, and I am satisfied that this map is technically correct.

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, Municipal or local taxes, or special assessments collected as taxes, except taxes and special assessments now a lien, but not yet payable which are estimated at \$1500.00.

Dated 3-15, 1960.

Donna M. Bouer  
County Tax Collector  
By M. C. White Deputy

## FAIRVIEW ESTATES BUILDING COMPANY

Leonard H. Brown Frances A. Osterade  
President Ass't Secretary

SOUTHERN COMMERCIAL CORPORATION, a corporation,  
TRUSTEE under Deed of Trust, 2528-97 O.R.

by Leonard H. Brown Frances A. Osterade  
President Ass't Secretary

Dated April 4, 1960

Alfred R. Jhal Acting  
Director of Public Works

State of California }  
County of Riverside } s.s.

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 5<sup>th</sup> day of April, 1960

Virginia J. Strohecker  
City Clerk of the City of  
Riverside, California

I hereby certify that I am a Registered Civil Engineer of the State of California, and this map, consisting of two sheets, correctly represents a survey made under my supervision during \_\_\_\_\_ and that all monuments shown hereon actually exist and their positions are correctly shown or shall be in position not later than \_\_\_\_\_

Dated Feb. 10<sup>th</sup>, 1960.

Ernest N. Webb  
Registered Civil Engineer No. 9876

I hereby certify that this map was approved by the Riverside City Planning Commission at its meeting held on the 4<sup>th</sup> day of February, 1960.

P. James Thurman  
Planning Director  
City of Riverside

Resolved - That this map consisting of two (2) sheets, be and the same is hereby accepted as the official map of Fairview Estates No. 4 that the streets and public utility easements hereon are hereby accepted as public streets and public utility 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, and to affix the seal of the City thereto.

I hereby certify that the foregoing resolution was adopted by the Mayor and Council of the City of Riverside this 5<sup>th</sup> day of April, 1960.

Virginia J. Strohecker  
City Clerk of the City of  
Riverside, California

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } s.s.

On this 3<sup>rd</sup> day of March, 1960, before me, a Notary Public in and for said County and State, personally appeared Leonard H. Brown and Frances A. Osterade known to me to be the President and Asst Secretary respectively of the corporation that executed this 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 within instrument as Trustee.

WITNESS my hand and official seal.

Walter A. Kough  
Notary Public in and for said County and State

I hereby certify that a bond in the sum of \$1500.00 has been filed with the Board of Supervisors of the County of Riverside, State of 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 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 April 11, 1960

Gordon A. Pequegnat  
County Clerk and ex-officio clerk  
of the Board of Supervisors

By M. A. Kellan  
Deputy

State of California }  
County of Riverside } s.s.

On this 30<sup>th</sup> day of March, 1960, before me the undersigned, Notary Public in and for said County and State, personally appeared Leonard H. Brown and Frances A. Osterade known to me to be the President and Asst Secy respectively of the Fairview Estates Building Company the corporation that executed the within instrument and they acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

Verla M. Way  
Notary Public in and for said County  
and State

My Commission expires April 22, 1962.

FAIRVIEW ESTATES NO. 4

1975

M.B. 39/90

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**ENGINEER'S NOTES:-**

Basis of Bearings is the centerline of ARGYLE WAY, taken as N. 23° 06' E., as same is shown on map of FAIRVIEW ESTATES recorded in Book 28 of Maps at pages 59 & 60 thereof, records of Riverside County, California.

Found concrete monuments at all points shown thus ●

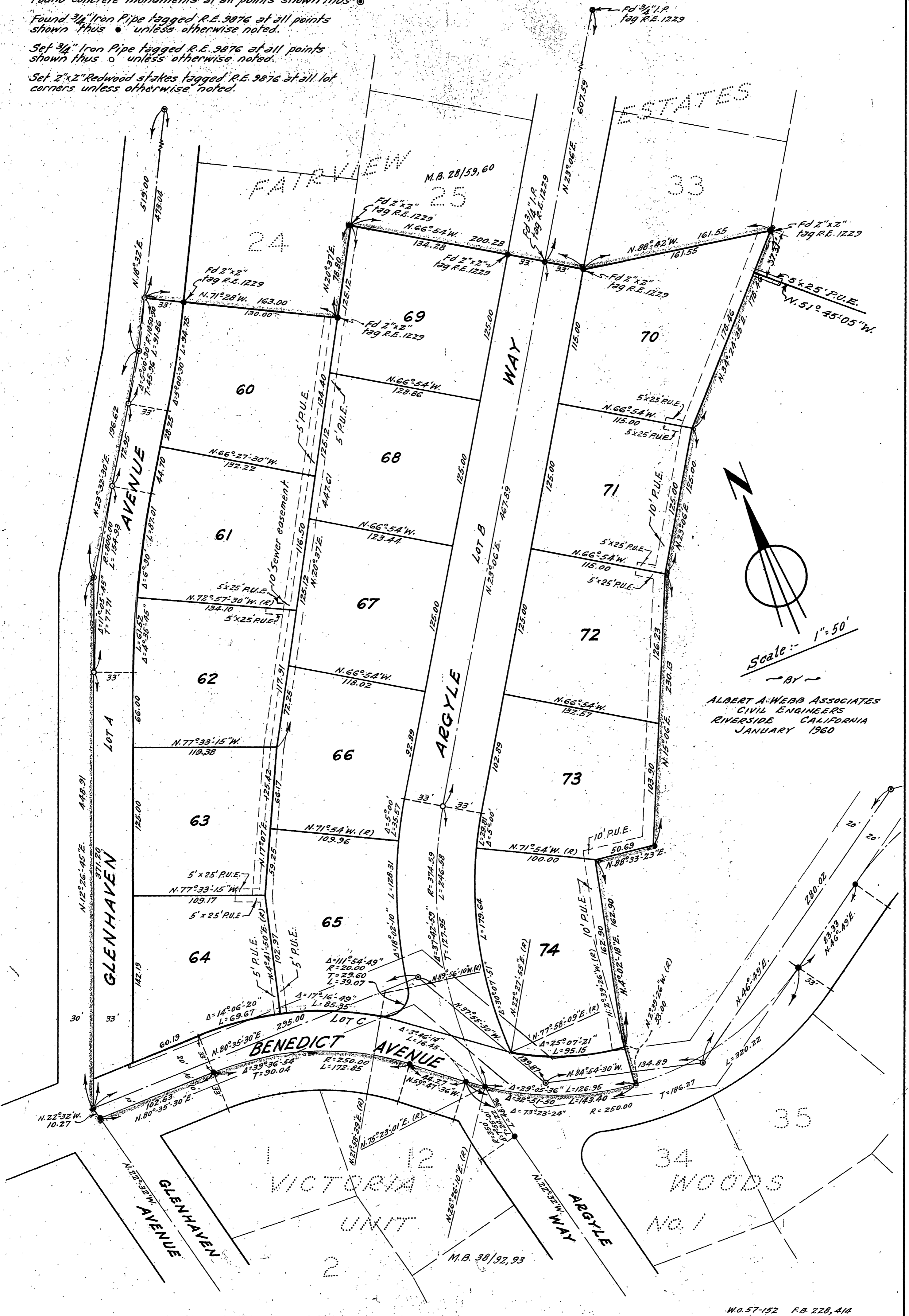
Found 3/4" Iron Pipe tagged R.E. 9876 at all points shown thus ○ unless otherwise noted.

Set 3/4" Iron Pipe tagged R.E. 9876 at all points shown thus ○ unless otherwise noted.

Set 2"x2" Redwood stakes tagged R.E. 9876 at all lot corners unless otherwise noted.

**FAIRVIEW ESTATES NO. 4**

Being a subdivision of portions of Lots 5, 10 and 11 of the Church Subdivision as recorded in Book 6 of Maps at page 55 thereof, records of Riverside County, California.



ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA  
JANUARY 1960