

40/1

IN THE CITY OF RIVERSIDE

SHEET 1 OF 2 SHEETS

NESGREN TRACT

BEING A SUBDIVISION OF A PORTION OF LOT 17 OF CASTLEMANS ADDITION TO RIVERSIDE
M. B. 3/19 RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

SEPTEMBER 1959

SCALE 1" = 100'

J. F. DAVIDSON, C. E.

FILED
On April 28, 1960

At 10:10 A.M.

By Jack A. Ross
County Recorder

By O. A. Mead
Deputy

Fee \$ 7.00

No.

Filed by County Clerk

M.B. 40/1

OWNERSHIP

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 consent is necessary to pass a clear title to said land; that we consent to the making and recording of said map and subdivision as shown within the colored border line and that we hereby offer for dedication for public use for street purposes Lots "A" to "C" inclusive and for 5' Walkways Lots "D", "E" and for the construction and maintenance of all public utilities, the public utility easements designated "5' PUE", "10' Drainage Easement", "10' x 10' Drainage Easement", "10' Sewer Easement", and "5' PUE" also 5' Drain EASE

CITY CONTRACTORS, INC., a Corporation

By Brian W. Blackwell Vice President
By Virginia R. Blackwell Secretary

By Gerald Stone President
By Jack R. Blackwell Secretary

SECURITY TITLE INSURANCE CO., a Corporation, Trustee

By _____ By _____

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

On MARCH 16, 1960, before me, the undersigned, a Notary Public in and for said County and State, personally appeared BRIAN W. BLACKWELL and VIRGINIA R. BLACKWELL, known to me to be the VICE PRESIDENT and SECRETARY of CITY CONTRACTORS, 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 same.

WITNESS my hand and official seal.
Dorothy Merritt
Notary Public in and for said County & State
DOROTHY MERRITT

STATE OF CALIFORNIA }
COUNTY OF SANTA CLARA } S.S.

On MARCH 2, 1960, before me, the undersigned, a Notary Public in and for said County and State, personally appeared DONALD L. STONE and JACK R. BLACKWELL, known to me to be the PRESIDENT and SECRETARY of CITY CONTRACTORS, 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 same.

WITNESS my hand and official seal.
Paul Meier
Notary Public in and for said County & State

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

On _____, 1960, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ and _____ of SECURITY TITLE INSURANCE CO., 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 same.

WITNESS my hand and official seal.
My commission expires _____
Notary Public in and for said County & State

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held DEC 3, 1959.

P. James Truman
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 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 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 April 15, 1960.

P. Martinec
Director of Public Works

STREET SUPERINTENDENT

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 March 3, 1960.

P. Meier
Street Superintendent

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 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 Departments of the City of Riverside and for the Department of Public Utilities of said City.

Dated April 11, 1960.

Evelyn P. Ross
Superintendent of Light and Water Dept.,
City of Riverside, California.

CITY TREASURER

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 MARCH 3 RD, 1960.

H. L. Wright
CITY TREASURER

CITY CLERK

I, U. J. STROHECKER, City Clerk of the City of Riverside, California, hereby certify that, on 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 19th day of April, 1960.

Virginia Strohecker
City Clerk of the City of Riverside, California

RESOLUTION OF ACCEPTANCE

RESOLVED: That this map consisting of two (2) sheets be, and the same is hereby accepted as the official map of NESGREN TRACT and the streets and easements are hereby 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 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 19th day of April, 1960.

Virginia Strohecker
City Clerk of the City of Riverside, California

TAX COLLECTOR

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, Municipal or Local taxes or special assessments collected as taxes, except taxes and special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$1000.00.

Dated April 12, 1960.

Donna M. Bower County Tax Collector
W. H. Strode Deputy

TAX BOND

I hereby certify that a bond in the sum of \$1000.00 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 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 25, 1960.

G. A. Pequegnat
County Clerk and ex-officio
Clerk of the Board of Supervisors
By W. H. Strode Deputy

CIVIL ENGINEER

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 September of 1959, that all monuments shown hereon actually exist and their positions are correctly shown.

J. F. Davidson
Registered Civil Engineer No 862

M.B. 40/1

NR 1071

40/2

IN THE CITY OF RIVERSIDE

NESGREN TRACT

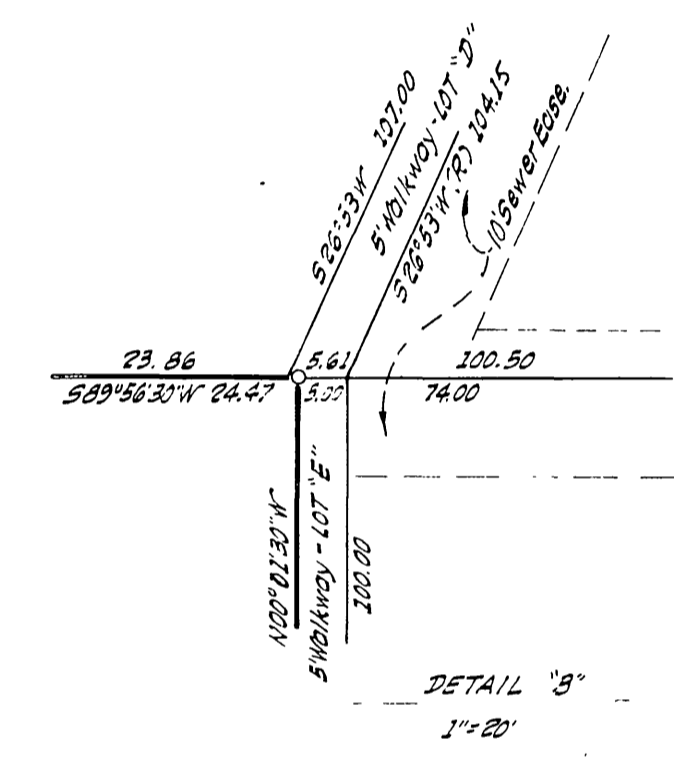
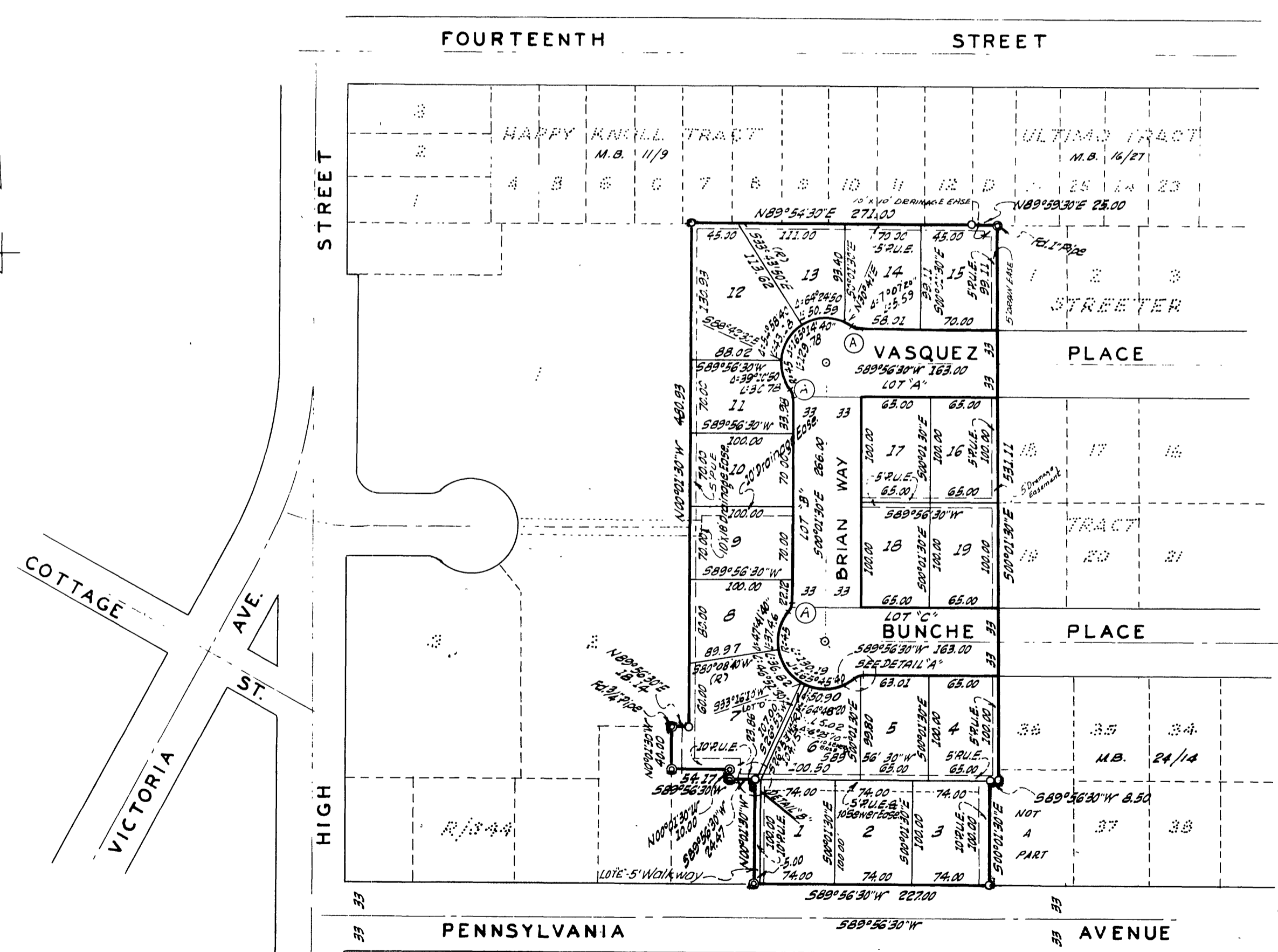
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SEPTEMBER 1959

SCALE 1" = 100'

J. F. DAVIDSON, C. E.

M.B. 40/2



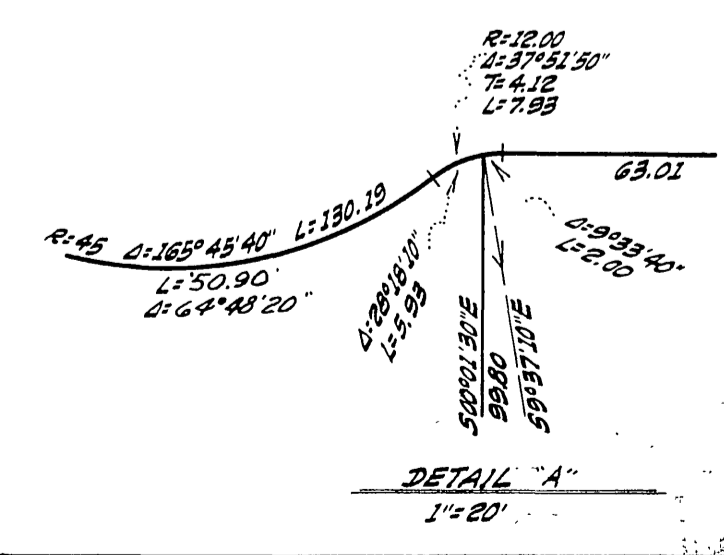
ENGINEER'S NOTE

Bearings are based on the center line of HIGH STREET as being $N40^{\circ}01'30''W$ as shown on map of STREETER TRACT M.B. 24/11 Records of Riverside County, California.

Set $\frac{3}{4}$ " I.P. at all points shown thus \circ unless noted otherwise. Set 2×2 " 1" x 1" wood hubs painted white, tagged R.E. 862 at all lot corners.

\odot Indicates 2×2 " found unless noted otherwise.

CURVE		DATA	
R	Δ	T	L
"A"	12	$37^{\circ}51'50''$	4.12 7.93



M.B. 40/2

M.B. 40/2