

CHRISTENSEN SUBDIVISION

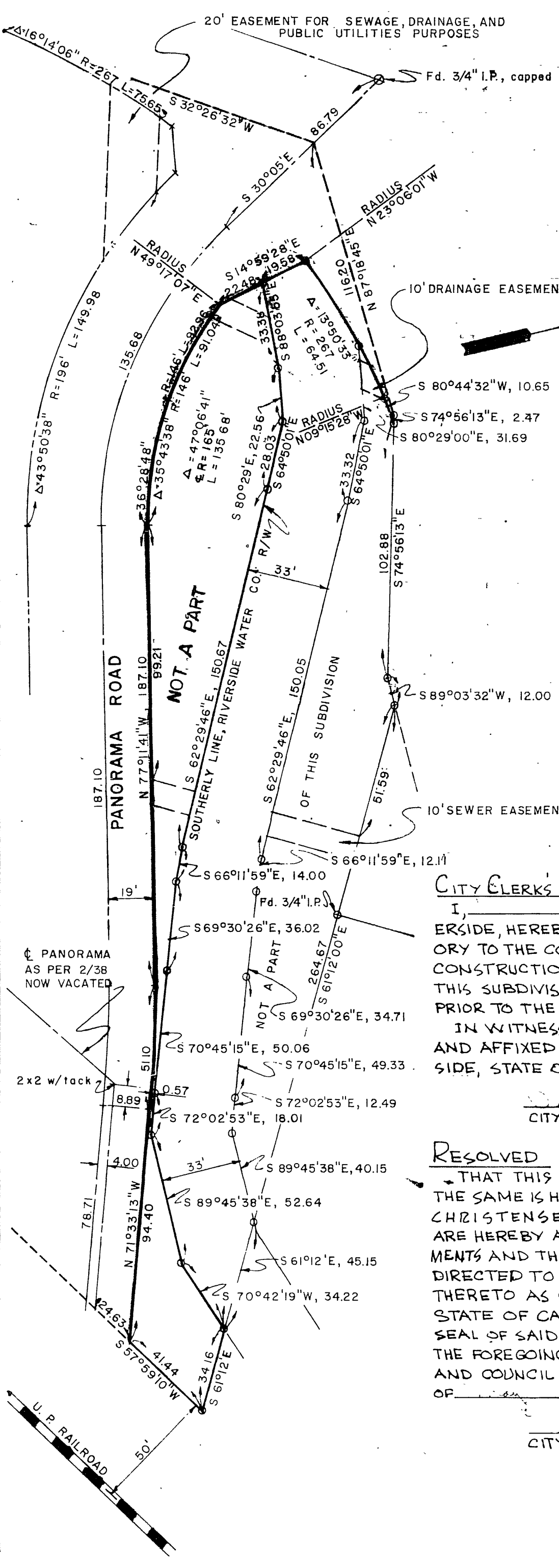
BEING A SUBDIVISION OF PORTIONS OF LOTS 213, 216 AND 217 OF SOUTHERN CALIFORNIA COLONY ASSOCIATION LANDS MAP BOOK 7, PAGE 3, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

C.V. BROWN JR C.E.
RIVERSIDE CALIFORNIA NOVEMBER 1959

FILED

JUN 3 1960
Jack A. Ross
O.A. Ross
Fee \$7.00
Filed at 2:30 P.M.
By County Clerk

M.B. 40/23



TRUSTEES CERTIFICATE

SECURITY TITLE INSURANCE CO., TRUSTEE
By Robert E. Blau, VICE PRES.
Richard D. Christensen ASST. SECR.

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE }
ON THIS 16 DAY OF May 1960, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED Robt. E. Blau & Richard D. Christensen KNOWN TO ME TO BE THE VICE PRES. & ASST. SECR. OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME ON BEHALF OF THE SAID CORPORATION AS TRUSTEE.
IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL

Dorothy Merritt
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
Dorothy Merritt

CITY CLERK'S CERTIFICATE

I, Virginia M. Stroecken, CITY CLERK OF THE CITY OF RIVERSIDE, HEREBY CERTIFY THAT AN UNDERTAKING SATISFACTORY TO THE COUNCIL OF SAID CITY, GUARANTEEING THE CONSTRUCTION OF REQUIRED STREET IMPROVEMENTS IN THIS SUBDIVISION AS APPROVED AND FILED IN MY OFFICE PRIOR TO THE FINAL ACCEPTANCE OF THIS MAP
IN WITNESS WHEREOF I HAVE HERE SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, THIS 24 DAY OF May 1960

RESOLVED

THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE OFFICIAL MAP OF CHRISTENSEN SUB., 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 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 24 DAY OF May 1960

Virginia M. Stroecken
CITY CLERK OF THE CITY OF RIVERSIDE

CITY TREASURER'S CERTIFICATE

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 ASSESSMENT 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 ALIEN UPON SAID PROPERTY.
DATED THIS 17 DAY OF May 1960
CITY TREASURER
By Donna M. Bouer DEPUTY

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 THE WITHIN MAP FOR UNPAID STATE, COUNTY OR LOCAL TAXES OR SPECIAL ASSESSMENTS NOW A LIEN, BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 1000.00
DATED THIS 12 DAY OF May 1960
DONNA M. BOUER
COUNTY TAX COLLECTOR
By Richard D. Christensen DEPUTY

IN ACCORDANCE WITH SECTION 11587 OF THE BUSINESS & PROFESSIONS CODE, THE SIGNATURE OF SOUTHERN PACIFIC COMPANY, A DELAWARE CORPORATION, OWNER OF ALL OIL AND MINERALS AS PER DEED RECORDED MAY 21, 1956 IN BOOK 1915 PAGE 47 OF OFFICIAL RECORDS WAS OMITTED.

SUPERINTENDENT OF LIGHT & WATER DEPARTMENT

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 DEPT. OF THE CITY OF RIVERSIDE, AND FOR THE DEPARTMENT OF PUBLIC UTILITIES OF SAID CITY.
DATED THIS 16 DAY OF May 1960
EC Ross by Don Campbell
SUPERINTENDENT OF LIGHT AND WATER DEPT.
RIVERSIDE CALIF.

DIRECTOR OF PUBLIC WORKS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION SHOWN THEREON 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 CONTENT, AND ARE APPROVED; AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.
DATED THIS 24 DAY OF May 1960
Richard D. Christensen
DIRECTOR OF PUBLIC WORKS

STREET SUPERINTENDENT'S CERTIFICATE

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 THIS 16 DAY OF May 1960
Richard D. Christensen
STREET SUPERINTENDENT

CIVIL ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIF. AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING NOV 1959; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.
C.V. Brown Jr
REGISTERED CIVIL ENGINEER No. 7702

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, 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 THIS 31 DAY OF May 1960
GORDON A. PEQUEGNAT
COUNTY CLERK EX-OFFICIO
CLERK OF THE BOARD OF SUPERVISORS
By M.A. Killar, DEPUTY

OWNER'S CERTIFICATE

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 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 LINES AND WE HEREBY OFFER FOR DEDICATION FOR PUBLIC USE LOT 'A' FOR STREET PURPOSES AND CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES THE FIVE FOOT, TEN FOOT AND TWENTY FOOT EASEMENTS SHOWN BY DASHED LINES AND DESIGNATED AS S' P.U.E., 10' P.U.E., 10' SEWER, 10' DRAINAGE & 20' SEWAGE, DRAINAGE & PUBLIC UTILITIES EASEMENTS.
Richard D. Christensen Lucille D. Christensen

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE }
ON THIS 16 DAY OF May 1960, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RICHARD F. CHRISTENSEN AND LUCILLE D. CHRISTENSEN KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.
IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

Suevelly Delmont
NOTARY PUBLIC IN AND FOR SAID COUNTY & STATE
Suevelly Delmont

M.B. 40/23

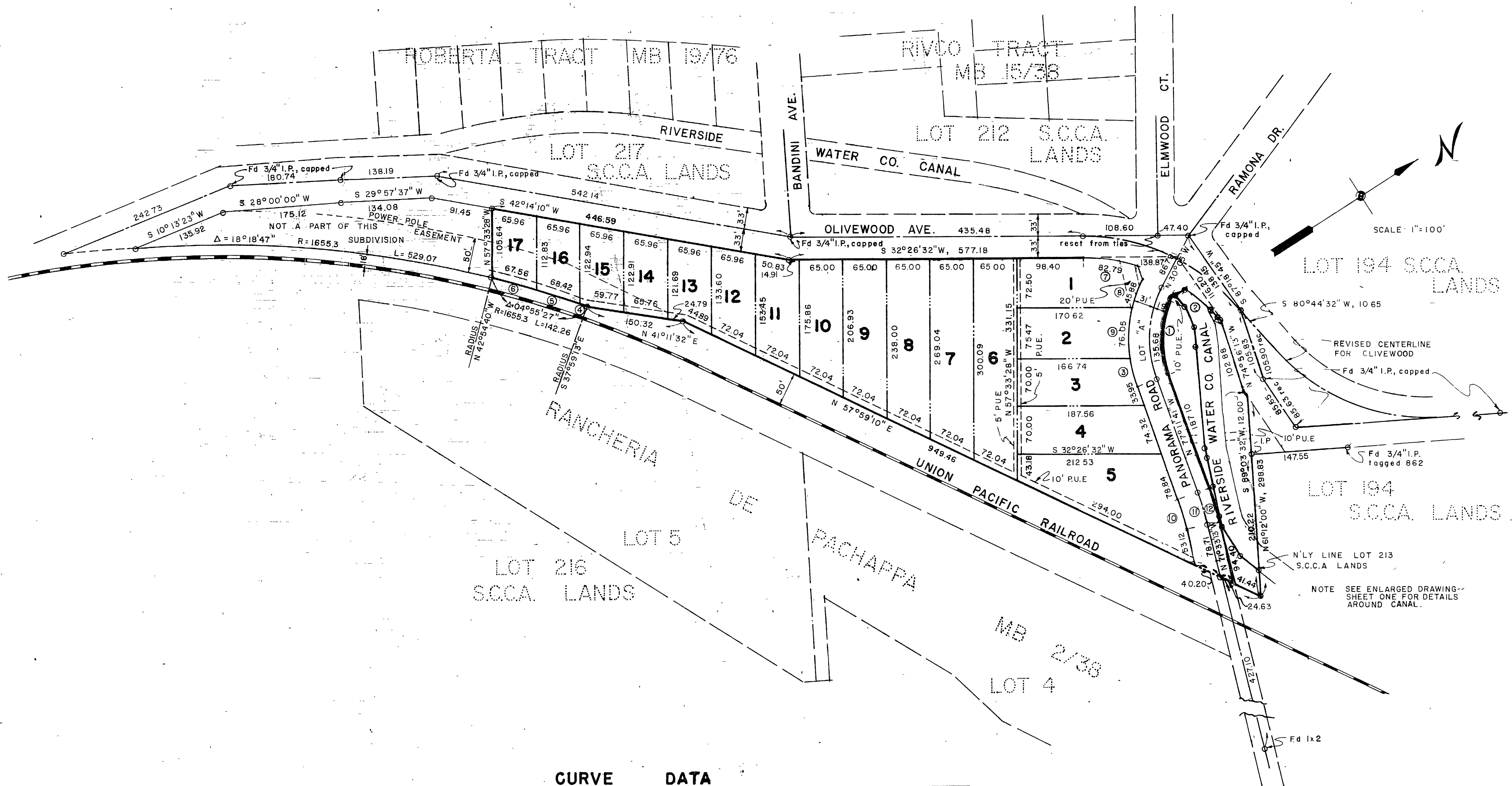
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MB 40/23

40/24

CHRISTENSEN SUBDIVISION SHEET 2

M.B. 40/24



SCALE: 1"=100'

LOT 194 S.C.C.A. LANDS

LOT 194 S.C.C.A. LANDS

NOTE: SEE ENLARGED DRAWING SHEET ONE FOR DETAILS AROUND CANAL.

CURVE DATA

① $\Delta = 36^{\circ}28'48''$ R = 146' L = 92.96	④ $\Delta = 0^{\circ}13'03''$ R = 1655.3' L = 6.28	⑦ $\Delta = 17^{\circ}45'59''$ R = 267' L = 82.79	⑩ $\Delta = 05^{\circ}38'28''$ R = 469' L = 46.18'
② $\Delta = 13^{\circ}50'33''$ R = 267' L = 64.51	⑤ $\Delta = 02^{\circ}22'06''$ R = 1655.3' L = 68.42	⑧ $\Delta = 13^{\circ}24'41''$ R = 196' L = 45.88	⑪ $\Delta = 05^{\circ}38'28''$ R = 500' L = 49.23
③ $\Delta = 11^{\circ}28'07''$ R = 196' L = 39.23	⑥ $\Delta = 02^{\circ}20'18''$ R = 1655.3' L = 67.56	⑨ $\Delta = 22^{\circ}13'50''$ R = 196' L = 76.05	⑫ $\Delta = 05^{\circ}38'28''$ R = 519' L = 51.10

ENGINEERS NOTE:

BASIS OF BEARINGS IS THE SOUTHERLY LINE OF LOT 194, S.C.C.A. LANDS TAKEN AS N 61°12'00" W AS SHOWN BY RECORD OF SURVEY BOOK 26, PAGE 31, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SET 2x2 REDWOOD STAKES, PAINTED WHITE AND TAGGED R.E. 7702 AT ALL LOT CORNERS.

SET 3/4" I.P. AT POINTS INDICATED BY THIS MARK O, UNLESS OTHERWISE NOTED.

M.B. 40/24

NO1 MB 40/24