

40/43  
CITY OF RIVERSIDE  
M.B. 40/43  
207

IN THE CITY OF RIVERSIDE  
**UNIVERSITY MESA**  
**UNIT NO 1**

BEING A SUBDIVISION OF A PORTION OF THE NORTH  
WEST QUARTER OF SEC. 31 T25, 12W SAN BERNAR-  
DINO BASE AND MERIDIAN

MAY, 1960

HUGH E. HALDERMAN, R.C.E. 8793

SCALE: 1"=60'

FILED

June 28, 1960  
Jack A. Ross  
O. A. Wheat

Fee \$9.00  
Filed at 4:10 P.M.  
By County Clerk

**OWNERS 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 three (3) 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, lots 1 to F inclusive for street purposes and for the construction and maintenance of all public utilities, the five (5) and ten (10) foot easements shown by dashed lines and designated as "5' P.U.E." and "10' P.U.E."; we hereby dedicate vehicular access as shown on annexed map and further the undersigned owner, our successors and assigns in interest hereby release and relinquish any and all access rights, excluding pedestrian access, appurtenant to lots 3, 7, 10, 24, 25, and 30 as shown on the annexed map on, over, and, across that portion of South Street adjoining said lots 3, 7, 10, 24, 25, 30 and any and all access rights appurtenant to lot 1, as shown on the annexed map on, over, and, across that portion of Chicago Avenue adjoining said lot 1 and on, over and across that portion of South Street not designated as lot "B" on the annexed map adjoining said lot 1. In the event that any change of alignment or width of said portion of South Street and/or Chicago Avenue results in the vacating of land from this subdivision dedicated for street purposes in that portion of South Street and/or Chicago Avenue, such vacation proceedings shall automatically reinstate the abutters rights hereby released and relinquished as to the vacated portion.

UNIVERSITY MESA, a limited partnership  
Harold Thompson  
(a general partner)

**CIVIL ENGINEERS CERTIFICATE**

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of three (3) sheets correctly represents a survey made under my supervision during May, 1960; that all monuments shown hereon actually exist and their positions are correctly shown.

H. E. Halderman  
Registered Civil Engineer No 8793

**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 and overflow have been approved by me; that all easements for sewers shown on said map are correct in form and contents are approved; and I am satisfied that this map is technically correct.

Dated this 21<sup>st</sup> day of June, 1960  
M. A. Kellar  
City Engineer of the City of Riverside, California

**STREET SUPERINTENDENTS 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 collected as taxes.

Dated this 20<sup>th</sup> day of June, 1960  
R. M. Travis  
Street Superintendent of the City of Riverside, California

**COUNTY TAX COLLECTORS 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 collected as taxes, except taxes and special assessments, now a lien but not yet payable, which are estimated to be \$1800.00.

Dated this 17<sup>th</sup> day of June  
Donna M. Bauer, County Tax Collector  
By: M. A. Kellar  
Deputy

**CITY PLANNING COMMISSION**

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 20<sup>th</sup> day of August, 1959.

James Thurman  
Director of Planning, City of Riverside, California

**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 said 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.

Dated this 16<sup>th</sup> day of June  
Ernest P. Row  
Superintendent of Light and Water Department  
City of Riverside, California

**CITY TREASURERS 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 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 this 10<sup>th</sup> day of June, 1960  
H. S. Wright  
City Treasurer of the City of Riverside, California

**CITY CLERKS CERTIFICATE**

I, V. I. 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 approved and filed in my office prior to the final acceptance of this subdivision map.

IN WITNESS WHEREOF, I have here unto set my hand and affixed the official seal of the City of Riverside, State of California, this 21<sup>st</sup> day of June, 1960.

Virginia J. Strohecker  
City Clerk of the City of Riverside, California  
By: Rachael O. LaDue, Deputy

**RESOLVED**

That this map consisting of three (3) sheets be, and the same is hereby accepted as the official map of "University Mesa Unit No 1" 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 Riverside this 21<sup>st</sup> day of June, 1960.

Virginia J. Strohecker  
City Clerk of the City of Riverside, California  
By: Rachael O. LaDue, Deputy

**NOTARY**

State of California) ss.  
County of Riverside)  
On this 20<sup>th</sup> day of June, 1960 before me the undersigned, a Notary Public in and for said County and State, personally appeared Harold Thompson known to me to be one of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

Shelva Kleiman  
My Commission expires 11-24-63

**TAX BOND**

I hereby certify that a Bond in the sum of \$1800.00 has been deposited with the Board of Supervisors of the County of Riverside conditioned upon the payment of all taxes, State, County, and 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 the lands shown on said map, but not payable and that said land has been duly approved by said Board of Supervisors.

Dated this 27<sup>th</sup> day of June, 1960  
Gordon A. Piaguegnat,  
County Clerk and ex-officio  
Clerk of the Board of Supervisors

By: M. A. Kellar  
Deputy

IN THE CITY OF RIVERSIDE  
**UNIVERSITY MESA**  
UNIT NO. 1

BEING A SUBDIVISION OF A PORTION OF THE NORTH  
WEST QUARTER OF SEC. 31 T. 2 S. R. 4 W. SAN BERNARDINO  
BASE & MERIDIAN

MAY 1960

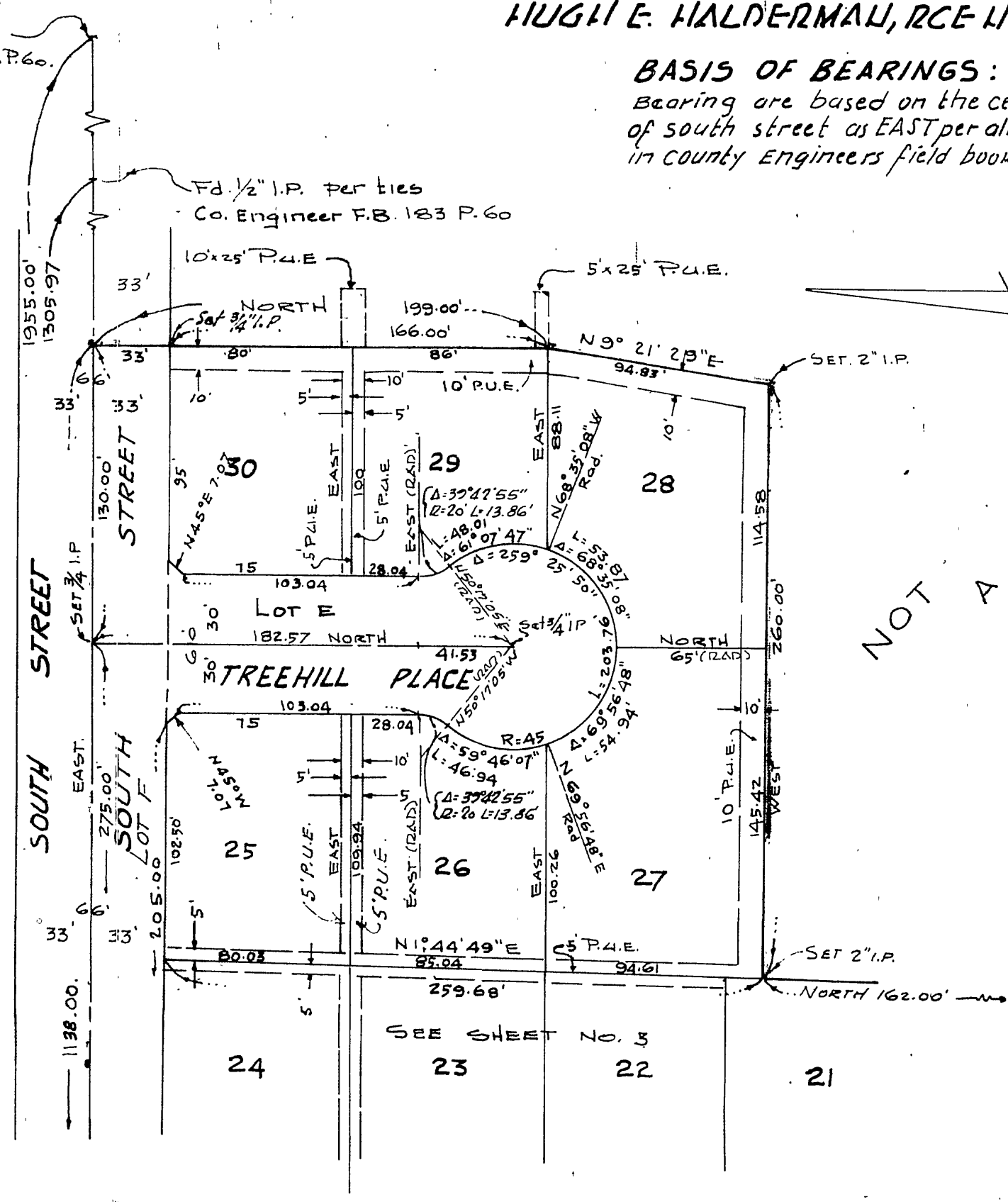
SCALE 1" = 60'

HUGH E. HALDERMAU, R.C.E. 11° 8793

**BASIS OF BEARINGS:**  
Bearing are based on the center line  
of south street as EAST per alignment  
in county Engineers field book 183 page 60

Fd. 1/2" I.P. per ties  
Co. Engineer F.B. 183 P. 60.

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Co. Engineer F.B. 183 P. 60



NOT A PART

**MONUMENT NOTE:**  
Set 2x2\" Redwood stakes tagged \"D.C.E. 8793\" of all lot corners.  
All other points set or found as noted.

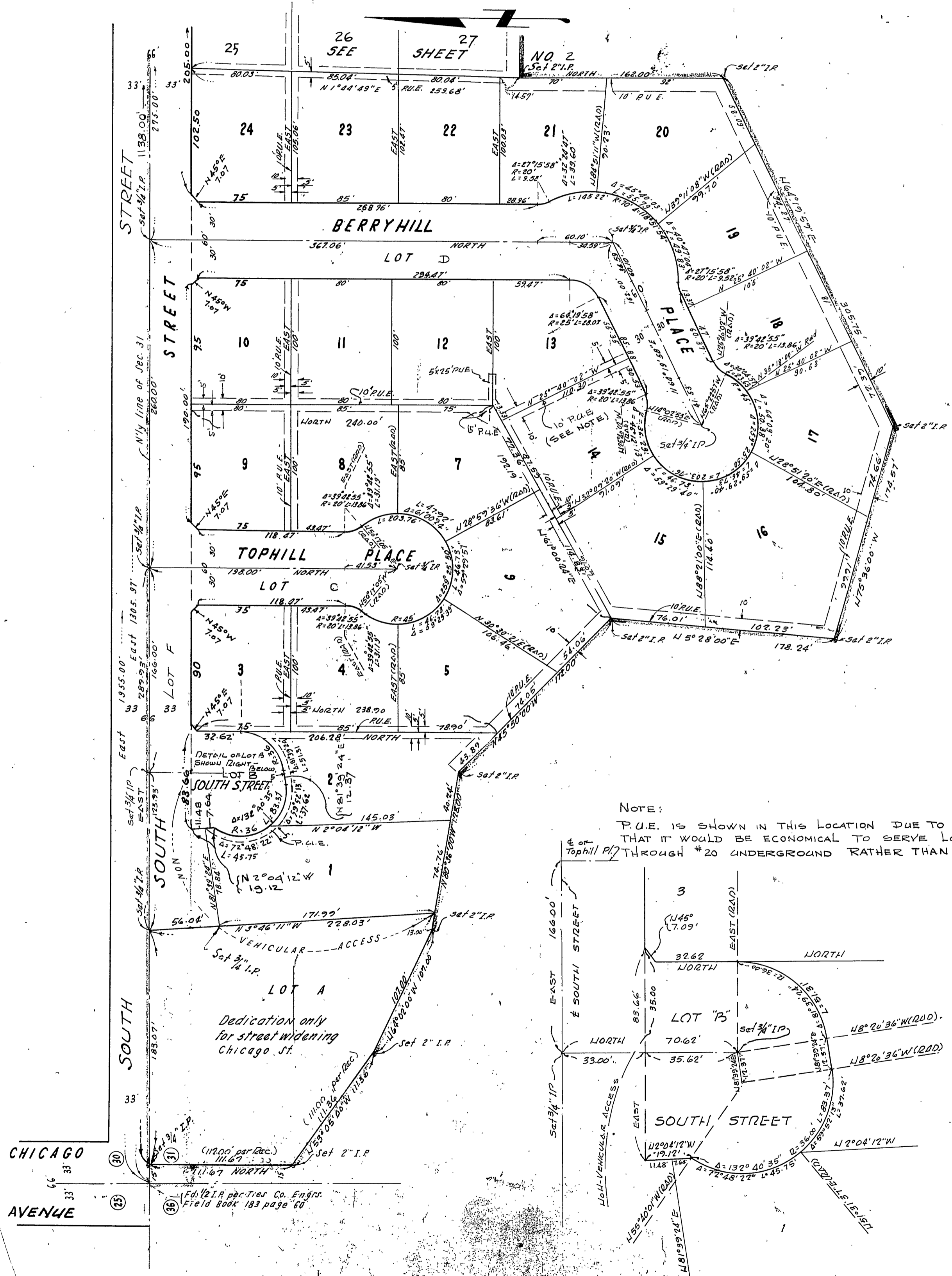
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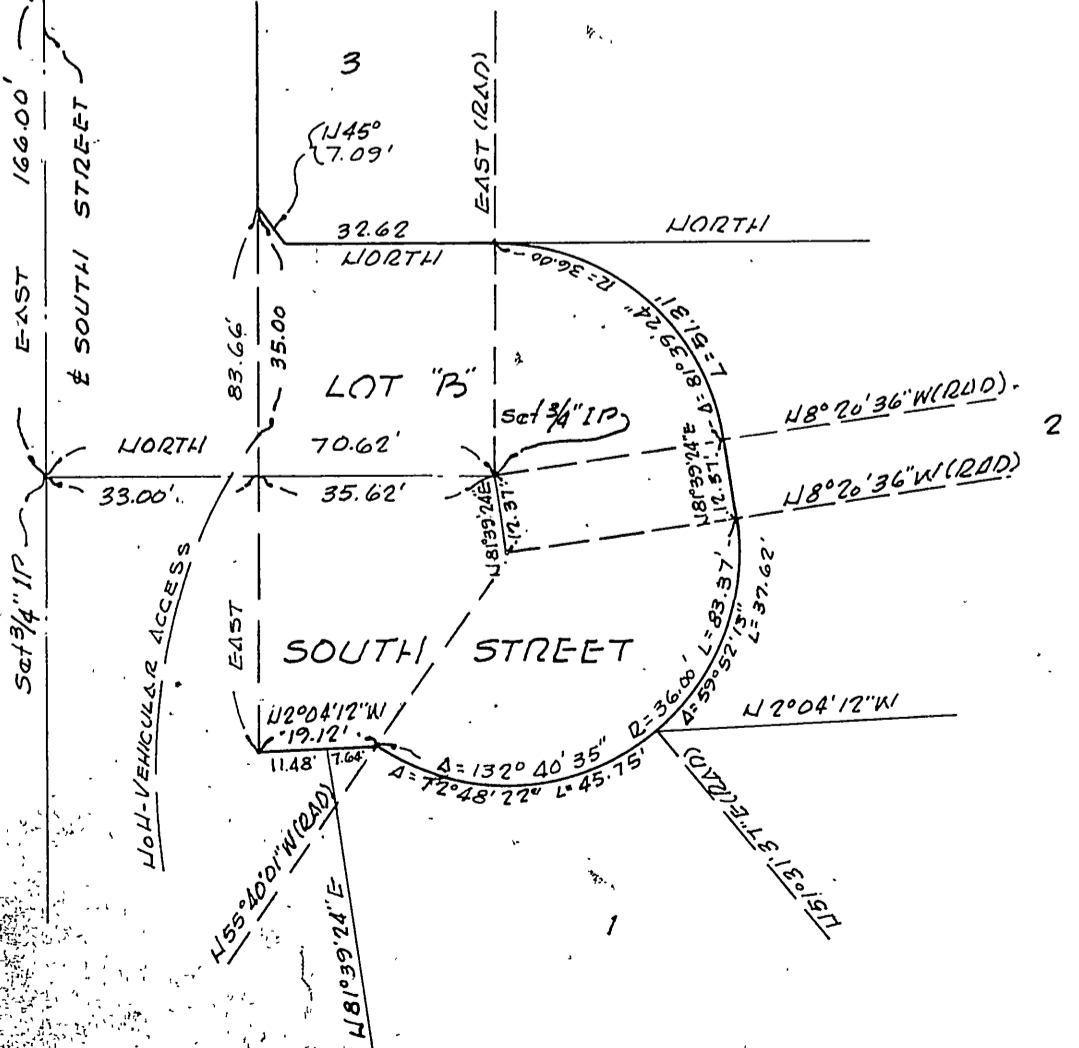
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**UNIVERSITY MESA**  
 UNIT NO. 1  
 BEING A SUBDIVISION OF A PORTION OF THE NORTH  
 WEST QUARTER OF SEC. 31-T2S R4W. SAN BERNARDINO  
 BASE & MERIDIAN  
 MAY 1960  
 HUGH E. HALDERMAN, R.C.E. N° 8793 SCALE 1" = 60'

**BASIS OF BEARINGS:**

Bearings are based on the centerline of South Street as EAST per alignment in County Engineers Field book 183 page 60



NOTE:  
 P.U.E. IS SHOWN IN THIS LOCATION DUE TO THE FACT THAT IT WOULD BE ECONOMICAL TO SERVE LOTS #14 THROUGH #20 UNDERGROUND RATHER THAN WITH POLE LINES.



MONUMENT NOTE:  
 Set 2" x 2" Redwood stakes tagged "D.C.E. 8793" at all lot corners  
 All other points set or found as noted.

Detail of Lot 'B' on South Street  
Scale: 1" = 30'