

40/58  
M.B. 40/58

IN THE COUNTY OF RIVERSIDE

# TRACT NO. 2121

BEING A SUBDIVISION OF A PORTION OF THE W 1/2  
OF THE SW 1/4 OF SECTION 6, T.3S., R.4W., S.B.B.&M.

**FILED**  
On Aug 17 1960

At 11:50 A.M.

JACK A. ROSS  
County Recorder

By Deputy  
Fee \$11.00

No  
By County Clerk  
Sub. Ct. P.T.I. Co.

By  
ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
June 1960

We hereby certify that we are the owners of, or have some right title or interest in and to the land included within the subdivision shown on the annexed map consisting of four (4) 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 and filing of this map and subdivision as shown within the colored border lines, and we hereby offer for dedication to public use for street purposes the areas designated as Lots A to E inclusive, and for construction and maintenance of all public utilities, the "6' 10' and 6' x 30' public utility easements designated as "6' P.U.E.", "10' P.U.E.", and "6' x 30' P.U.E.", and for drainage purposes the easement designated as "10' Drainage Easement & P.U.E." Lots F thru J are offered for dedication to Riverside County.

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 annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes now a lien but not yet payable which are estimated to be \$150.00.

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 State Law and County Ordinance No. 460 have been complied with and I am satisfied that this map is technically correct.

Dated August 7, 1960  
DONNA M. BOUER  
Tax Collector  
By W. Strode Deputy

Dated August 11, 1960  
A. C. KEITH  
County Surveyor  
By C. C. Keith Deputy

RIVERSIDE HIGHLANDS, a Limited Partnership  
Clarence Wagner gen'l ptr  
Ben F. Fremmer gen'l ptr

The County of Riverside, State of California, by and through its duly authorized officers hereby approves this final map and accepts the foregoing dedications, except Lots F thru J which are contingent upon the extension and improvement of the streets and except the 10' drainage easements, which are not accepted.

The tentative map (2074) was approved by the Riverside County Planning Commission in accordance with requirements of law in duty authorized meeting held on the 31st day May 1960.

SOUTHERN COMMERCIAL CORPORATION, a Calif. Corporation  
Trustee under Deed of Trust  
Leonard H. Brown President  
Frances A. Osterode Assistant Secretary

Dated August 15, 1960  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
By Paul [unclear]  
Chairman, Board of Supervisors

Harold J. Evensen  
Secretary

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }  
On this 10th day of August 1960, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Clarence Wagner and Ben F. Fremmer known to me, to be two of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.  
WITNESS my hand and official seal.

ATTEST  
G. A. PEQUEGNAT  
County Clerk and ex-officio clerk  
of the Board of Supervisors  
By M. J. [unclear] Deputy

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of four (4) sheets correctly represents a survey made under my supervision during June 1960, and that all monuments shown hereon actually exist and their positions are correctly shown or shall be in position not later than one (1) year from the recordation of this map.  
Dated July 7<sup>th</sup> 1960  
Ernest N. Webb  
Registered Civil Engineer No. 9876

132704  
Dorothea De Peugh  
Notary Public in and for said  
County and State  
Dorothea De Peugh  
My commission expires 11-6-52

I hereby certify that a bond in the sum of \$1500.00 has been executed and 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 taxes 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 August 15, 1960

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }  
On this 10th day of August 1960, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Leonard H. Brown and Frances A. Osterode known to me to be the President and Asst. Secretary respectively of the corporation that executed the within 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 same, as Trustee.  
WITNESS my hand and official seal.

G. A. PEQUEGNAT  
County Clerk and ex-officio  
clerk of the Board of Supervisors  
By M. J. [unclear] Deputy

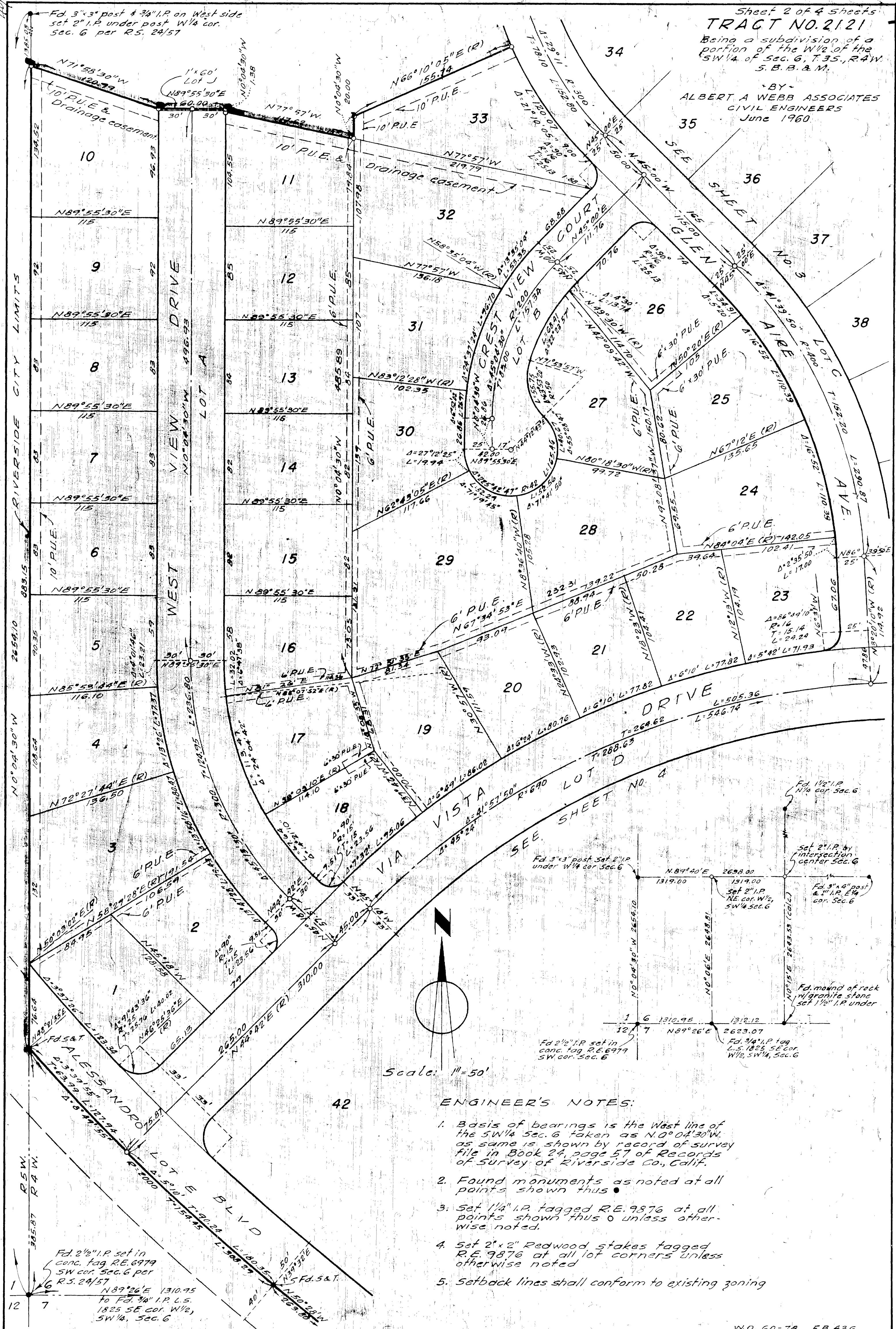
132705  
Dorothea De Peugh  
Notary Public in and for said  
County and State  
Dorothea De Peugh  
My commission expires 11-6-52

MB 40/58

M.B. 40/58

Sheet 2 of 4 sheets  
TRACT NO. 2121  
Being a subdivision of a  
portion of the W/2 of the  
SW/4 of Sec. 6, T.35., R.4W.  
S. B. B. & M.

BY  
ALBERT A WEBB ASSOCIATES  
CIVIL ENGINEERS  
June 1960



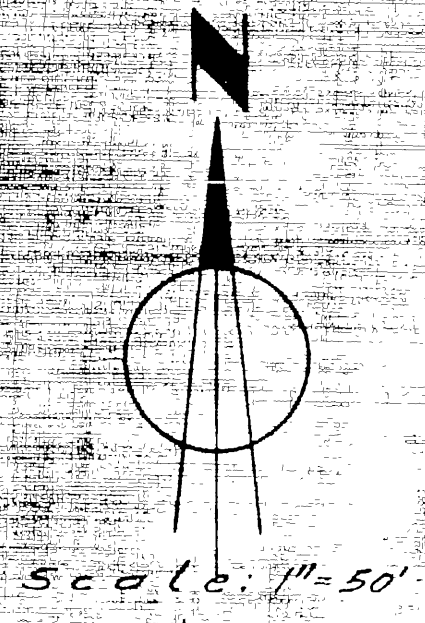
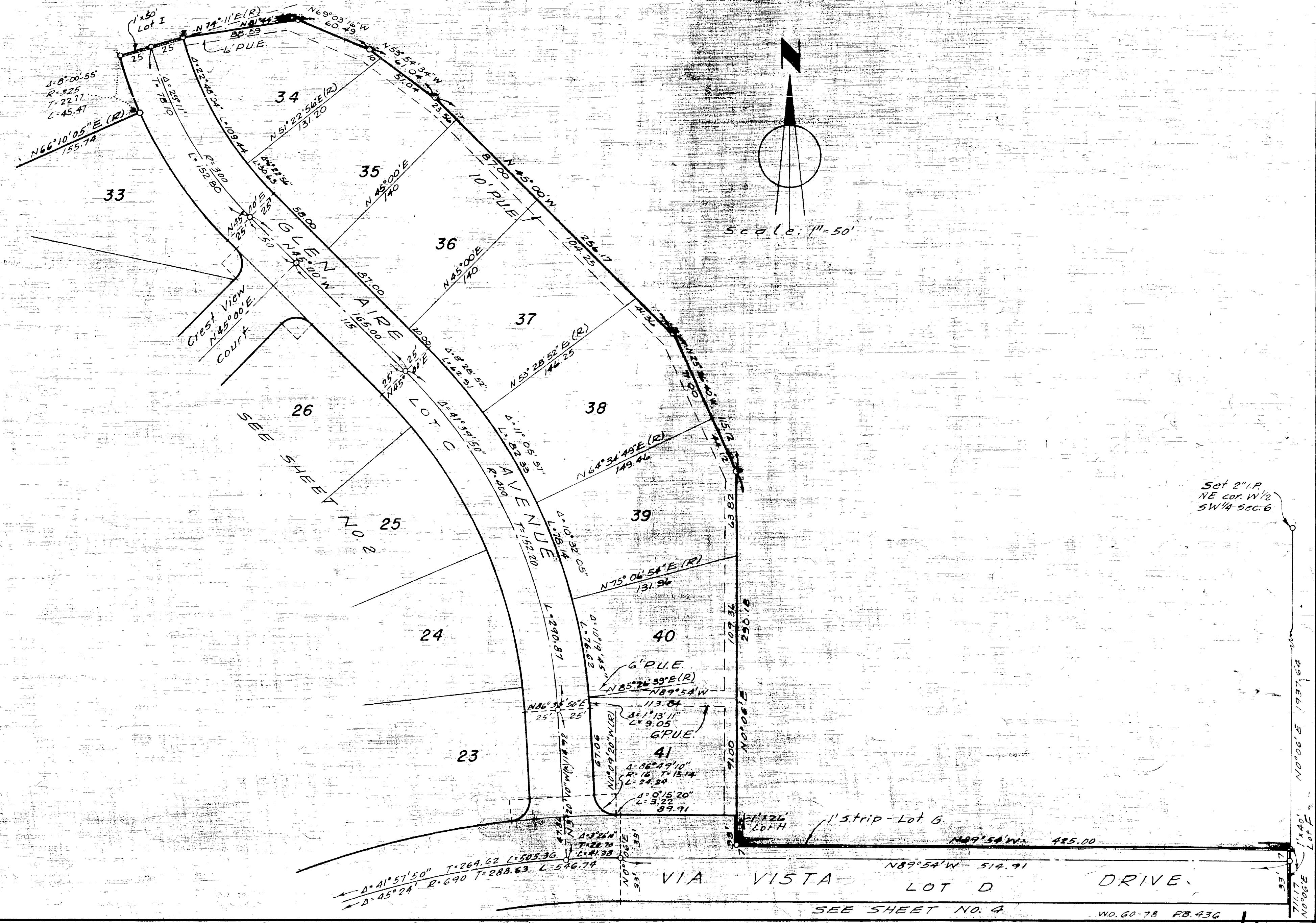
Scale: 1" = 50'

ENGINEER'S NOTES:

1. Basis of bearings is the West line of the SW/4 Sec. 6 taken as N.0°04'30"W. as same is shown by record of survey file in Book 24, page 57 of Records of Survey of Riverside Co., Calif.
2. Found monuments as noted at all points shown thus ●
3. Set 1 1/4" I.P. tagged R.E. 9876 at all points shown thus ○ unless otherwise noted.
4. Set 2" x 2" Redwood stakes tagged R.E. 9876 at all lot corners unless otherwise noted
5. Setback lines shall conform to existing zoning

Sheet 3 of 4 sheets  
TRACT NO. 2121  
Being a subdivision of a  
portion of the W 1/2 of the  
SW 1/4 of Sec. 6, T.35, R.4W.  
S.B.B. & M.

M.B. 40/60

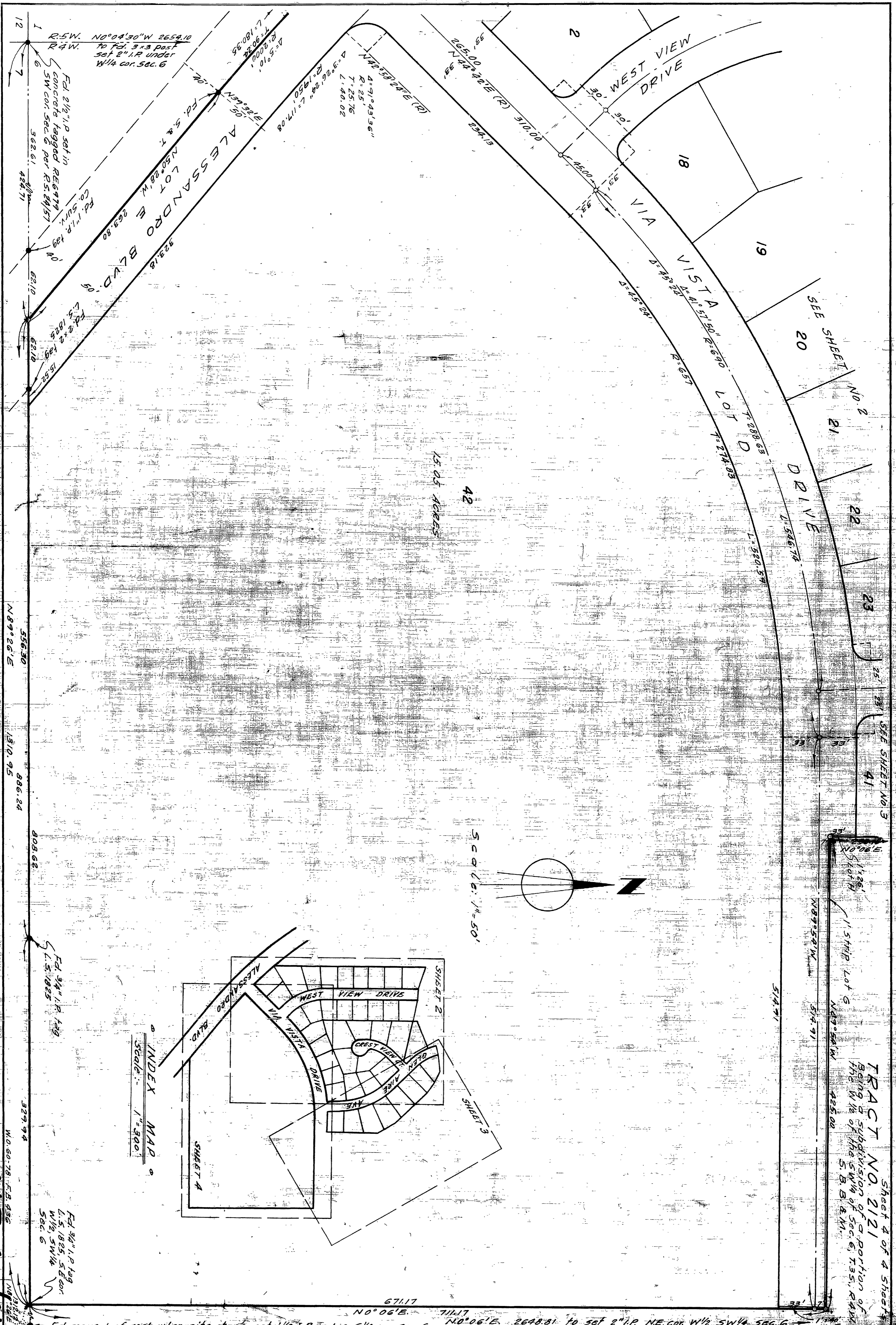


Set 2" I.P.  
NE cor. W 1/2  
SW 1/4 sec. 6

1' strip - Lot G  
N 89° 54' W 425.00  
N 89° 54' W 514.91  
DRIVE  
SEE SHEET NO. 4  
WD. 60-78 FB. 436

No 2 MB 40/60

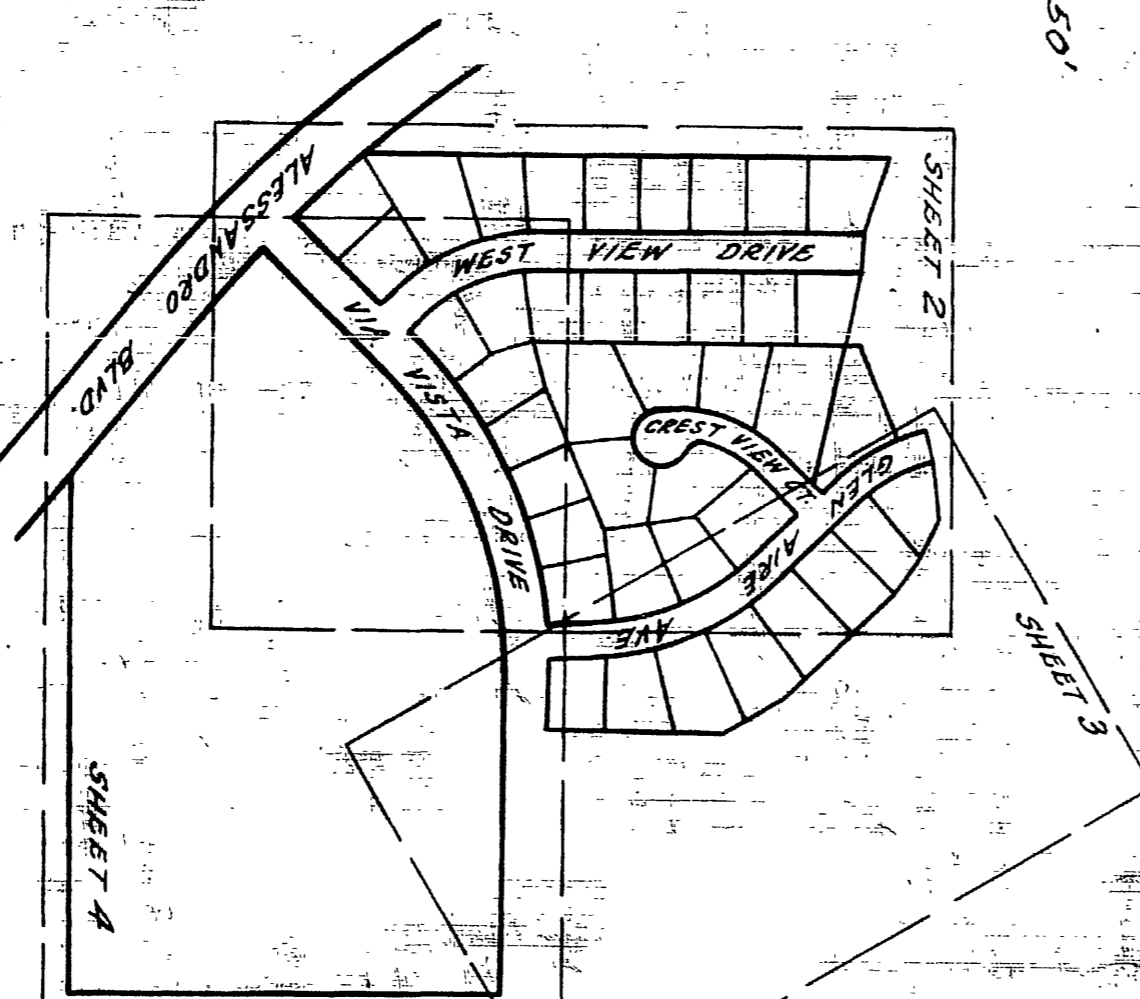
M.B. 40/60



R. 5/8" SW. N0°04'30"W 2654.10  
 R 4/4" W. To Fd. 3x3 post  
 set 2" I.P. under  
 W/1/4 cor. Sec. 6  
 Fd. 2 1/2" I.P. set in  
 concrete tagged R266779  
 SW cor. Sec. 6 per R5 44/57  
 Co. Surv. Fd. 1" I.P. tag N  
 362.61 444.71  
 62.10 62.10  
 Fd. 3/4" I.P. tag N  
 L. 5,182.5  
 Fd. 3/4" I.P. tag  
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ALESSANDRO BLVD.  
 LOT 18  
 LOT 19  
 LOT 20  
 LOT 21  
 LOT 22  
 LOT 23  
 LOT 24  
 15.05 ACRES  
 SCALE: 1" = 50'  
 INDEX MAP  
 SCALE: 1" = 300'

WEST VIEW DRIVE  
 VIA VISTA  
 DRIVE  
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1102  
 MB 40/61