

RIVERSIDE RANCHOS UNIT NO. THREE

BEING A SUBDIVISION OF A PORTION OF LOTS 6 AND 11, BLOCK 7,
RIVERSIDE LAND AND IRRIGATING COMPANY LANDS, AS RECORD-
ED IN MAP BOOK I, PAGE 70, RECORDS OF SAN BERNARDINO
COUNTY, CALIFORNIA

SEPTEMBER, 1959 SURVEYOR - W.R. MAXWELL LS. 2788

CITY PLANNING COMMISSION CERTIFICATE

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 12th day of October, 1959.

Ronald J. Surran
Planning Director, City of Riverside

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

Dated this 22nd day of August, 1960.
J. J. Martinez
Director of Public Works

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 costs of installing all necessary fire hydrants together with all water mains and laterals to the curb line of 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 this 18th day of August, 1960.
E.C. Ross by Dan Campbell
Superintendent of Light and Water Department, City of Riverside

CITY TREASURER'S CERTIFICATE

I hereby certify that according to the records of this office as of this date, that 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 of said property.

Dated this 15th day of August, 1960.
J. S. Whight
City Treasurer

CITY CLERKS CERTIFICATE

I Virginia Strohecker, 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 the subdivision was approved and filed in my office prior to the final acceptance of this subdivision map. IN WITNESS WHEREOF, I hereunto set my hand and affix the official seal of the City of Riverside, State of California, this 23rd day of August, 1960.

Virginia Strohecker
City Clerk, City of Riverside, Calif.

RESOLVED

That this map consisting of two (2) sheets be, and the same is hereby accepted as, the official map of RIVERSIDE RANCHOS UNIT NO. 3, 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 this foregoing resolution was adopted by the Mayor and Council of said City of Riverside, this 23rd day of August, 1960.

Virginia Strohecker
City Clerk, City of Riverside, Calif.

SURVEYORS CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map consisting of two (2) sheets represents a survey made under my supervision in September, 1959, that all monuments shown hereon actually exist or will be placed, their position being correctly shown and sufficient to enable the survey to be readily retraced.

Dated this 5th day of Oct, 1959.
W. R. Maxwell
W. R. Maxwell, Licensed Land Surveyor No. 2788

NOTES

Basis of Bearing is the \angle of Shelby Drive, Riverside Ranchos No. 2 (Map Book _____ Page _____) taken as N 16° 24' 00" W
-●- Indicates Monument found.
-○- Indicates 1" Iron Pipe (I.P.) set
P.U.E. Indicates Public Utility Easement

OWNERS CERTIFICATE

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 clear title to said land, that we hereby consent to the making and filing of said map and subdivision as shown within the blue border line, and we hereby offer for dedication Lots 'A' to 'D' for Public Street purposes and Lot 'E' for storm drain purposes and for construction and maintenance of Public Utilities the 5' and 10' public utility easements shown by dashed lines and designated 5' and 10' P.U.E.

Ranchos Company #3, A Partnership
Max Coenen

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS.
On this 22nd day of August, 1960 before me a Notary Public in and for the County of Riverside, State of California personally appeared MAX COENEN 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.

WITNESS MY HAND AND OFFICIAL SEAL:
Delores E. Valentia
My commission expires 9-22-62 Notary Public, in and for the County of Riverside, State of California.

STREET SUPERINTENDENT'S CERTIFICATE

I hereby certify that according to the records of this office the property shown on the annexed map is not subject to any special assessments which have not been paid in full.

Dated this 14th day of August, 1960.
James W. Tuvaglione
Ja R. M. Rossi
Street Superintendent

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 this map for unpaid State, County or local taxes or special assessments collected as taxes and special assessments now a lien but not yet payable which are estimated at \$ 750.00.

Dated this 12th day of August, 1960.
Donna M. Bauer
County Tax Collector
By M. J. Steade
Deputy

COUNTY CLERKS CERTIFICATE

I hereby certify that a bond in the sum of \$ 750.00 has been filed with Board of Supervisors of the County of Riverside, State of California conditioned on 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 bond has been duly approved by the Board of Supervisors.

Dated this 22nd day of August, 1960.
G. A. Dequeanot, County Clerk and Ex-officio Clerk of the Board of Supervisors of the County of Riverside.
By M. J. Steade
Deputy

FILED

SEP 7 1960
Jack A. Ross
O. A. Priest
Fee \$7.00
Filed at 1:40 P.M.
By County Clerk.

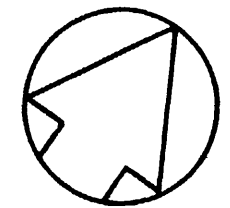
RIVERSIDE RANCHOS UNIT NO. 3

BEING A SUBDIVISION OF PORTIONS OF LOTS 6 & 11, BLOCK 7, RIVERSIDE LAND AND IRRIGATING COMPANY LANDS, AS RECORDED IN MAP BOOK 1, PAGE 70 RECORDS OF SAN BERNARDINO COUNTY, CALIF.

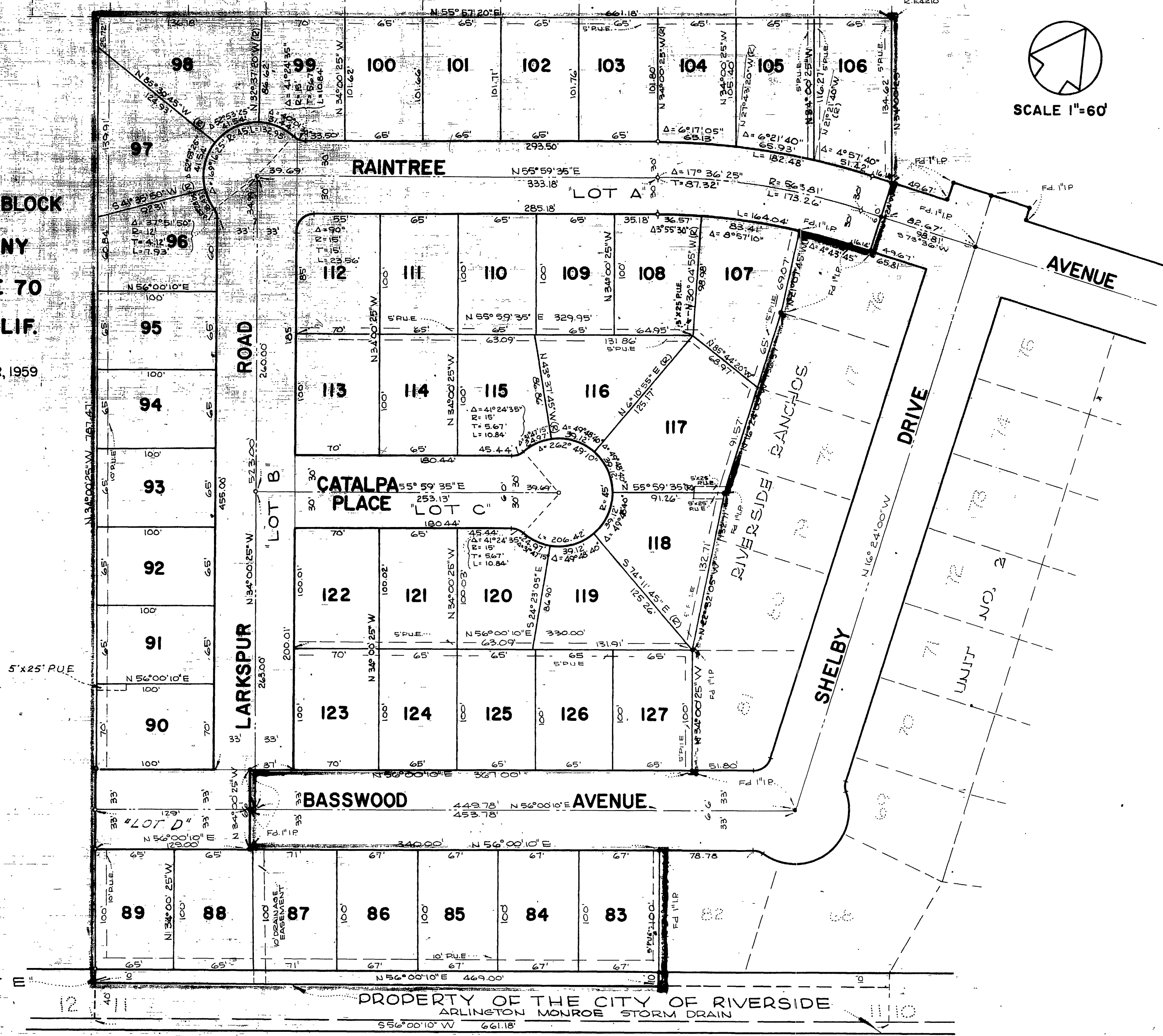
W.R. MAXWELL - SURVEYOR

SEPTEMBER, 1959

HALE CREST HOMES UNIT NO. 11 MB 35/47-48



SCALE 1"=60'



NOTES

BASIS OF BEARING IS THE \angle OF SHELBY DRIVE (RIVERSIDE RANCHOS UNIT 2, MAP BOOK PAGE) TAKEN AS $N16^{\circ}24'00''W$

- INDICATES MONUMENT FOUND
- INDICATES IRON PIPE SET
- PUE INDICATES PUBLIC UTILITY EASEMENTS

M.B. 40/75

40/75

MB 40/75

M.B. 40/75