

41/45

IN THE CITY OF RIVERSIDE

TRACT 2175

FILED
On Feb. 8, 1961
At 2:45 P.M.

STATE OF CALIFORNIA } 55
COUNTY OF RIVERSIDE }

On JANUARY 31, 1961, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ROBERT E. BLAU and RONALD W. AYERS known to me to be the Vice President and Assistant Secretary of SECURITY TITLE INSURANCE COMPANY, a Corporation, 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.

OF A PORTION OF LOTS 156, 157, 158 & 162 OF LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION AS SHOWN IN M.B. 7, PAGE 3 RECORDS OF SAN BERNARDINO COUNTY, CALIF. NOVEMBER 1960

J. F. DAVIDSON, C. E.

By Jack A. Ross
County Recorder
By William D. Bell
Deputy
Fee \$ 7.⁰⁰
No.
Filed by County Clerk
S. T. I. Co.

My commission expires 3/30/64

Helen E. Simmons
Notary Public in and for said County & State

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 "H" inclusive and for the construction and maintenance of all public utilities, the 10' Sewer Easement and the 9.25' Sewer Easement, the 20' Powerline Easement and the 5'x60' Guy & Anchor Easements as shown on sheet 2 & other sewer easements as shown on sheet 2.

G.W. Singletary Maxine J. Singletary

Daniel F. Almquist Susie V. Almquist

PALM AVENUE DEVELOPMENT CO., INC.

By Gaylor W. Singletary PRES. BY William D. Bell SECRETARY

SECURITY TITLE INSURANCE COMPANY

By Robert E. Blau Vice President By Ronald W. Ayers Assistant Secretary

STATE OF CALIFORNIA } 55
COUNTY OF RIVERSIDE }

On DEC. 22, 1960, before me, the undersigned, a Notary Public in and for said County and State, personally appeared DANIEL L. ALMQUIST AND SUSIE V. ALMQUIST known to me to be the persons whose names are subscribed to the within instrument and they acknowledged to me that they executed the same.

WITNESS my hand and official seal. Helen E. Simmons
Notary Public in and for said County & State
My Commission expires 3/29/64

STATE OF CALIFORNIA } 55
COUNTY OF RIVERSIDE }

On FEBRUARY 1, 1961, before me, the undersigned, a Notary Public in and for said County and State, personally appeared G.W. SINGLETARY AND MAXINE J. SINGLETARY known to me to be the persons whose names are subscribed to the within instrument and they acknowledged to me that they executed the same.

WITNESS my hand and official seal. Dorothy Merritt
Notary Public in and for said County & State
My commission expires 8/13/61

STATE OF CALIFORNIA } 55
COUNTY OF RIVERSIDE }

On FEBRUARY 1, 1961, before me, the undersigned, a Notary Public in and for said County and State, personally appeared GAYLOR W. SINGLETARY and WILLIAM D. BELL known to me to be the President and Secretary of PALM AVENUE DEVELOPMENT CO., 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
My commission expires 8/13/61

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held December 8, 1960.

R. James Farman
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 120 (Subdivision Map Act) Statutes of California, 1943, and of Ordinance No. 1926 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 February 7, 1961. J. Martus
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 Dec 23, 1960. Bill Horn
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 February 1, 1961. Ernest C. Reis
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 December 23, 1960. H. S. Wright
CITY TREASURER

CITY CLERK

I, Virginia J. Strocher, 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 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 7 day of February, 1961.

Virginia J. Strocher
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 TRACT 2175 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 7 day of February, 1961.

Virginia J. Strocher
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 \$~~

Dated February 1, 1961. Donna M. Bauer County Tax Collector
By D. H. Strode Deputy

TAX BOND

I hereby certify that a bond in the sum of \$ 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 , 19 .
County Clerk and ex-officio
Clerk of the Board of Supervisors.
By 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 November of 1960; that all monuments shown hereon actually exist and their positions are correctly shown.

J. F. Davidson
Registered Civil Engineer No. 862

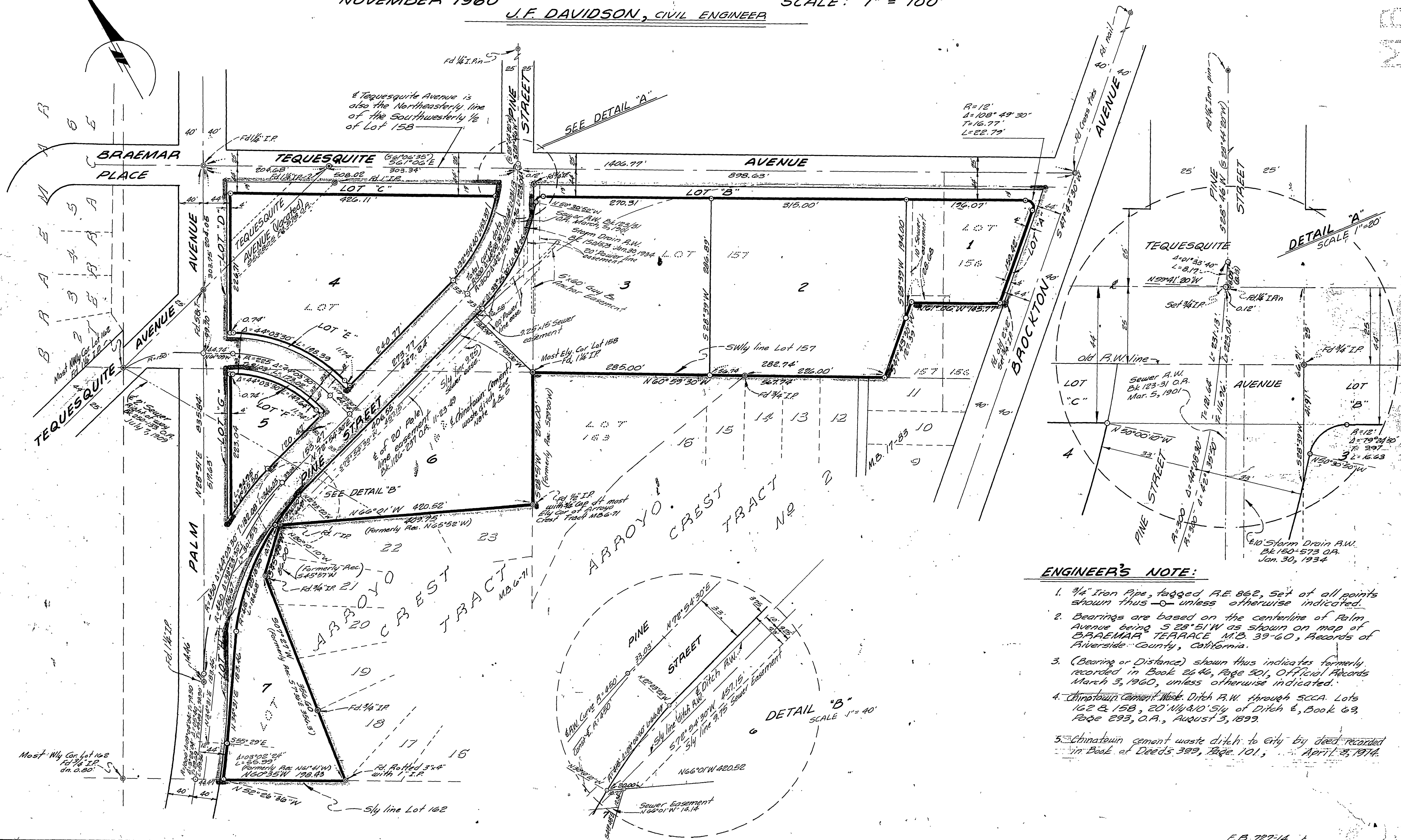
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IN THE CITY OF RIVERSIDE TRACT 2175

OF A PORTION OF LOTS 156, 157, 158 & 162 OF LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION AS SHOWN IN M.B. 7, PAGE 3, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA
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ENGINEER'S NOTE:

1. 3/4" Iron Pipe, tagged A.E. 862, Set of all points shown thus unless otherwise indicated.
2. Bearings are based on the centerline of Palm Avenue being S 28° 51' W as shown on map of BRAEMAR TERRACE, M.B. 39-60, Records of Riverside County, California.
3. (Bearing or Distance) shown thus indicates formerly recorded in Book 2640, Page 501, Official Records March 3, 1960, unless otherwise indicated.
4. Chintatown Cement Waste Ditch P.W. through SCCA. Lots 162 & 158, 20' N1/4 & 10' S1/4 of Ditch E, Book 69, Page 293, O.A., August 3, 1899.
5. Chintatown cement waste ditch to City by deed recorded in Book of Deeds 389, Page 101, April 2, 1974.