

41/79

IN THE CITY OF RIVERSIDE

SHEET 1 OF 2 SHEETS

TRACT 2203

BEING A SUBDIVISION OF A PORTION OF LOTS 285 AND 286 OF CORRECTED MAP OF ADDITIONS TO MAPS OF THE R.L.&I. CO. MAP M.B. 4-75 REC. OF RIVERSIDE CO. CALIF. FEBRUARY 1961 SCALE 1"=100'

J. F. DAVIDSON, C. E.

FILED
On May 3, 1961

At 10:10 A.M.

By Jack A. Ross
County Recorder

By O.A. Mead
Deputy
Fee \$7.00

No. 8773

Filed by County Clerk

M.B. 41/79 2203

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 D inclusive and for the construction and maintenance of all public utilities, easements are shown by dashed lines and designated "S.P.U.E.", "I.P.U.E.", "II SEWER EASE" and "I SEWER EASE."

Wilma R. Miller Wilma R. Miller
Executrix of the Estate of Russell D. Miller deceased.
Kathryn MacPike Beaudreau Edwin J. Simon
Charles M. Beaudreau Joseph Simon
SECURITY-FIRST NATL. BANK, a National Banking Association, Trustee.
Joseph H. Merrill By Joseph
Vice President Assistant Secretary

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE } S.S.

On APRIL 11, 1961, before me, the undersigned, a Notary Public in and for said County & State, personally appeared E.J. Simon and Hazel Simon, Charles M. Beaudreau and Katherine MacPike Beaudreau, Wilma R. Miller - Executrix of said Estate and Wilma R. Miller 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
DOROTHY MERRITT
My commission expires 8/13/64.

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE } S.S.

On APRIL 11, 1961, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Peter H. Ulrich, and E.J. Rose known to me to be the Vice President and Assistant Secretary of SECURITY-FIRST NATL. BANK the National Banking Association that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the Association therein named, and acknowledged to me that such Association executed the same.

WITNESS my hand and official seal.
M. Holsteen
Notary Public in and for said County & State
My commission expires 2-1-64.

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held March 23, 1961.

R. James Fairman
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 128 (Subdivision Map Act) Statutes of California, 1943, and of Ordinance No 1323 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 April 24, 1961. ACTING DIRECTOR OF PUBLIC WORKS

A. R. Zheal

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 April 10, 1961. J. M. Rossi
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 April 10, 1961. Evelyn A. Ross
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 April 11, 1961. CITY TREASURER
J. C. Wright

CITY CLERK

I, Virginia J. Strabekes, 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 25th day of April, 1961.

Virginia J. Strabekes
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 2203 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 here inasmuch 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 25th day of April, 1961.

Virginia J. Strabekes
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 \$ 1,200.00.

Dated April 10, 1961. DONNA M. BOUER County Tax Collector

J. H. Strade Deputy

TAX BOND

I hereby certify that a bond in the sum of \$ 1,200.00 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, 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 May 1, 1961. G.A. PEQUEGNAT
County Clerk and ex-officio
Clerk of the Board of Supervisors.

By M. P. [Signature] 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 February of 1961; that all monuments shown hereon actually exist and their positions are correctly shown, or will be in place within one of recordation of this map.

J. F. Davidson
Registered Civil Engineer No. 882

M.B. 41/79 2203

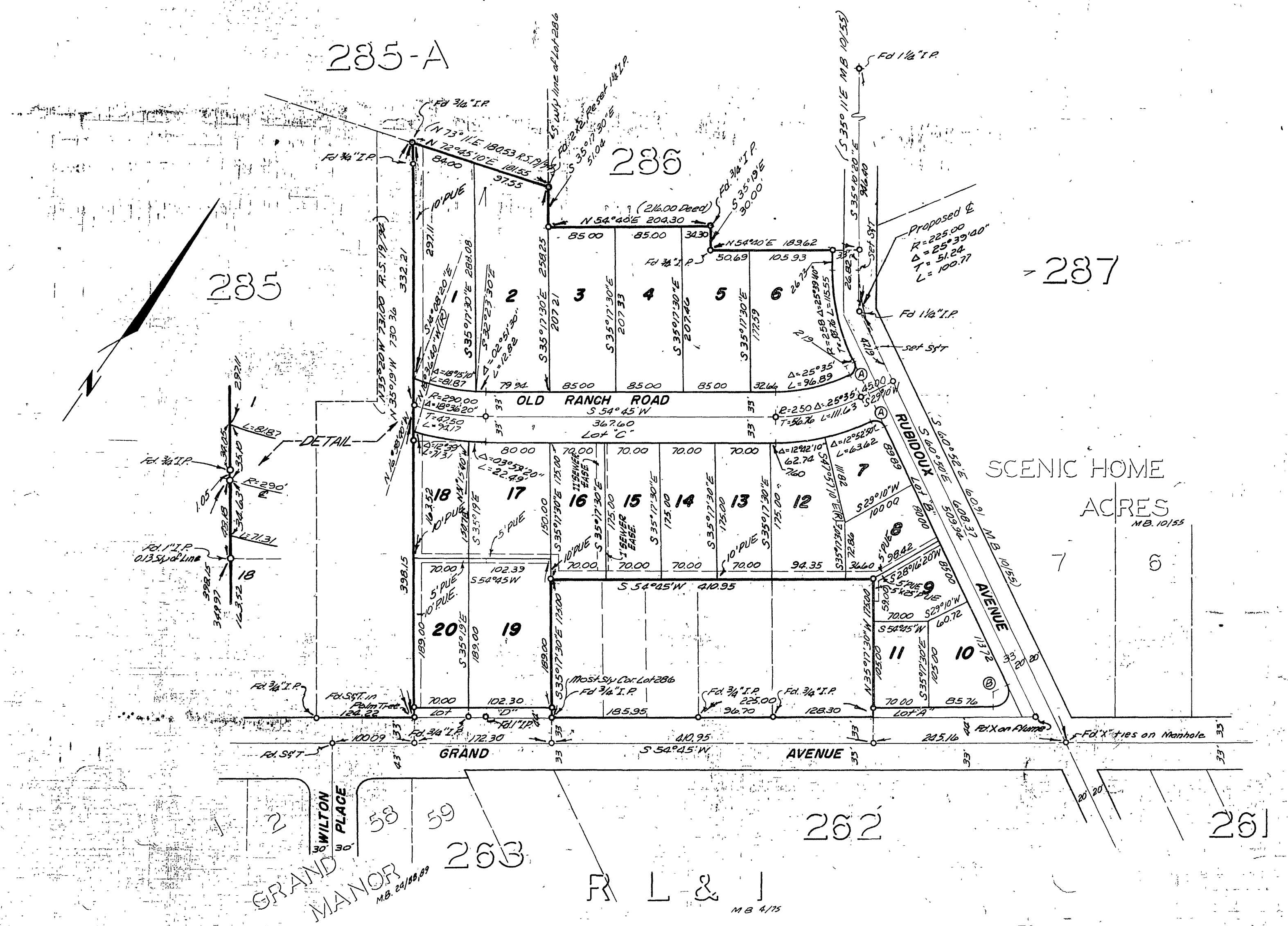
M.B. 41/79

41/80

IN THE CITY OF RIVERSIDE

TRACT 2203

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Engineers Notes

Bearings are based on the center line of Grand Ave being S 54° 45' W, as shown on R.S. 1934. Records of Riv. Co. Calif.

2 x 2 Redwood Stakes tagged R.E.B62 set at all Lot Corners.

o Indicates 1 1/4" Iron Pipe set, unless otherwise noted

RETURN DATA				
	R	Δ	T	L
A	12.00	90° 00'	12.00	18.85
B	20.00	115° 35'	31.75	40.35

M.B. 41/80

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