

# IN THE CITY OF RIVERSIDE FAIRVIEW ESTATES NO. 5

BEING A SUBDIVISION OF PORTIONS OF LOTS 5, 6, 9 & 10  
OF THE CHURCH SUBDIVISION AS RECORDED IN MAP BOOK  
6, PAGE 55, RECORDS RIVERSIDE COUNTY, CALIF.

~ BY ~  
ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS

**FILED**  
Jun 20, 1961

No. \_\_\_\_\_ at 4:30 P.M.  
Jack L. Ross  
By O. A. \_\_\_\_\_ County Recorder  
Deputy  
Fee \$9.00  
Filed by County Clerk

1999  
M.B. 41/98

FAIRVIEW EST #5

We hereby certify that we are the owners of, or have some right, title or interest in the land included within the subdivision shown on the annexed map, 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 said subdivision and map as shown within the colored border line, and we hereby offer for dedication to public use for street purposes, Lots A to D inclusive, and for construction and maintenance of public utilities the public utility easements designated as "5' P.U.E." and "5'x25' P.U.E. and for sewer purposes the easement designated as "10' Sewer easement."

HICKS - BADRAUN AND COMPANY, a partnership  
Arthur B. Hicks Jr. Partner  
Warren W. Badraun Partner

SOUTHERN COMMERCIAL CORPORATION, a corporation  
Leonard H. Brown President  
Helene P. Burton Asst. Secretary

State of California } ss.  
County of Riverside }  
On this 9<sup>th</sup> day of MAY 1961, before me DOROTHY MERRITT Notary Public in and for said County and State, personally appeared ARTHUR B. HICKS JR. and WARREN W. BADRAUN known to me to be 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.  
Dorothy Merritt  
Notary Public in and for said County & State  
DOROTHY MERRITT

I, V.J. Strahecker, 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, California this 13<sup>th</sup> day of June 1961.  
Virginia J. Strahecker  
City Clerk of the City of Riverside, California  
By Jean W. Black Deputy

State of California } ss.  
County of Riverside }  
On this 8<sup>th</sup> day of MAY 1961, before me the undersigned, a Notary Public in for said County and State, personally appeared LEONARD H. BROWN and HELEN P. BURTON known to me to be the PRESIDENT and ASST SECRETARY respectively of the Southern Commercial Corporation, the corporation that executed the within instrument and they acknowledged to me that such corporation executed the within instrument and they acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.  
Helene E. Simmons  
Notary Public in and for said County and State  
My Commission expires 3/28/64

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 this map, and that all public utility easements shown on this 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 May 10 1961.  
Everett C. Ross by Don Campbell  
Superintendent of Light and Water Departments of the City of Riverside

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 yet become a lien upon said property.

Dated April 25<sup>th</sup> 1961  
J. J. Wright  
City Treasurer

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 drain, 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 and drains shown on said map are correct in form and contents, and are approved, and I am satisfied that this map is technically correct.

Dated May 15 1961  
J. Martineck  
Director of Public Works

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 25 1961  
P. J. Tomi  
Street Superintendent

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, Municipal or local taxes, or special assessments collected as taxes, except taxes and special assessments now a lien, but not payable which are estimated at \$1,000.00.

Dated May 9 1961  
Donna M. Bouer  
County Tax Collector  
By J. J. Strader Deputy

I hereby certify that I am a Registered Civil Engineer of the State of California, and this map, consisting of 3 sheets, correctly represents a survey made under my supervision during Feb. 1960 and that all monuments shown hereon actually exist and their positions are correctly shown or shall be in position not later than one year from the recordation of this map.

Dated Feb 17<sup>th</sup> 1960.  
Ernest N. Webb  
Registered Civil Engineer No. 9876

I hereby certify that this map was approved by the Riverside City Planning Commission at its meeting held on the 8<sup>th</sup> day of JUNE 1961.

R. James Furman  
Planning Director  
City of Riverside

Resolved - That this map consisting of three (3) sheets, be and the same is hereby accepted as the official map of Fairview Estates No. 5, that the streets and public utility easements hereon are hereby accepted as public streets and public utility 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, and to affix the seal of the City thereto.

I hereby certify that the foregoing resolution was adopted by the Mayor and Council of the City of Riverside this 13<sup>th</sup> day of June 1961.

Virginia J. Strahecker  
City Clerk of the City of Riverside, California  
By Jean W. Black Deputy

I hereby certify that a bond in the sum of \$1,000.00 has been 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 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 June 19 1961  
Gordon A. Pequegnat  
County Clerk and ex-officio clerk of the Board of Supervisors  
By Ma Kellar Deputy

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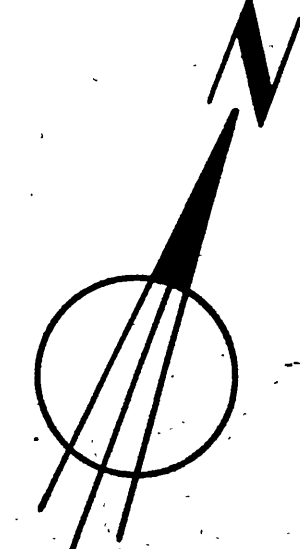
Virginia J. Strahecker  
City Clerk of the City of Riverside, California  
By Jean W. Black Deputy

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M.B. 41/98  
1999

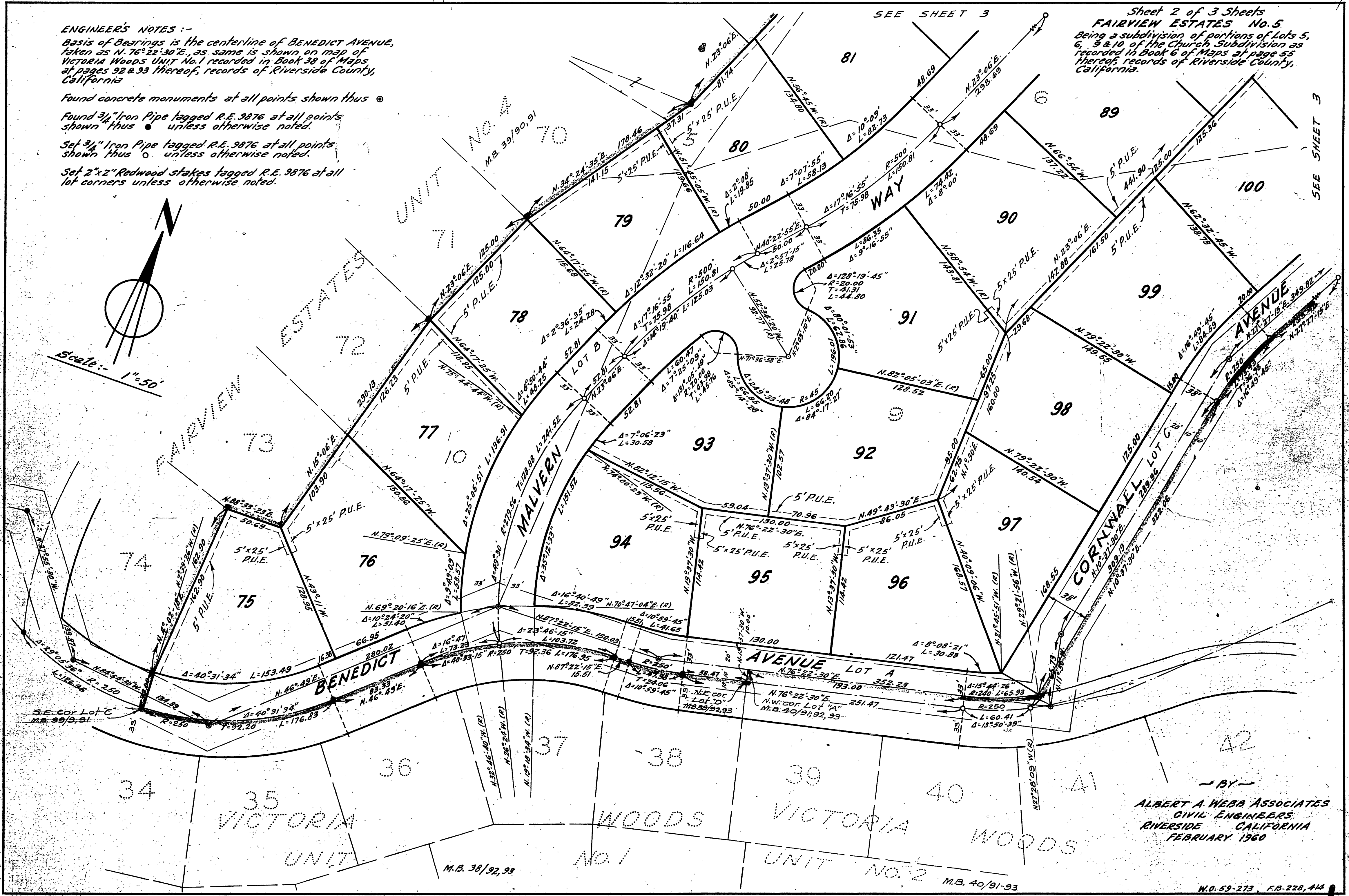
M.B. 41/98

Sheet 2 of 3 Sheets  
FAIRVIEW ESTATES No. 5  
Being a subdivision of portions of Lots 5, 6, 9 & 10 of the Church Subdivision as recorded in Book 6 of Maps at page 55 thereof, records of Riverside County, California.

ENGINEER'S NOTES :-  
Basis of Bearings is the centerline of BENEDICT AVENUE, taken as N. 76° 22' 30" E., as same is shown on map of VICTORIA WOODS UNIT No. 1 recorded in Book 38 of Maps at pages 92 & 93 thereof, records of Riverside County, California  
Found concrete monuments at all points shown thus ⊙  
Found 3/4" Iron Pipe tagged R.E. 9876 at all points shown thus ● unless otherwise noted.  
Set 3/4" Iron Pipe tagged R.E. 9876 at all points shown thus ○ unless otherwise noted.  
Set 2"x2" Redwood stakes tagged R.E. 9876 at all lot corners unless otherwise noted.



Scale: 1" = 50'

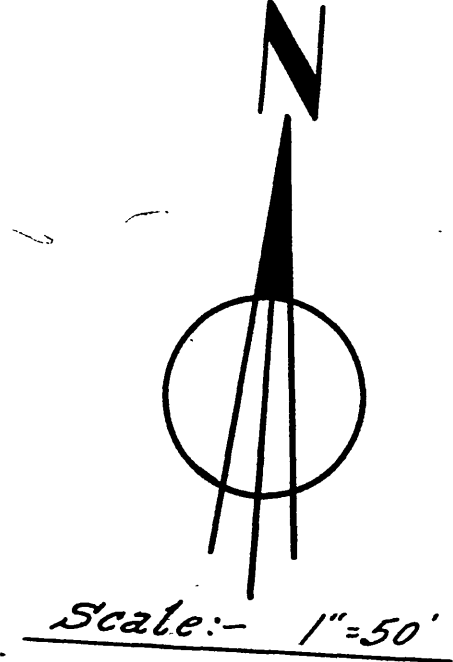


BY  
ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA  
FEBRUARY 1960

M.B. 38/92, 93  
M.B. 40/91-93

M.O. 59-273, F.B. 228, 414

Sheet 3 of 3 Sheets  
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- Found concrete monuments at all points shown thus  $\odot$
- Found  $\frac{3}{4}$ " Iron Pipe tagged R.E. 9876 at all points shown thus  $\bullet$  unless otherwise noted.
- Set  $\frac{3}{4}$ " Iron Pipe tagged R.E. 9876 at all points shown thus  $\circ$  unless otherwise noted.
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— BY —  
**ALBERT A. WEBB ASSOCIATES**  
CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA  
FEBRUARY 1960