

2274 MB 42/54

42/54

LOCATED IN THE CITY OF RIVERSIDE, CALIFORNIA

30411

TRACT 2274

FILED

BEING A SUBDIVISION OF A PORTION OF LOT 8, BLOCK 13, RIVERSIDE LAND AND IRRIGATING COMPANY LANDS AS RECORDED IN MAP BOOK I, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

SEP 19 1961
Jack A. Ross
William D. Ralph
A.T. - 10:40 A.M.
Fees \$7.00
By - County Clerk
F. A. T. ca

JULY 1961

W. R. MAXWELL - SURVEYOR

SCALE 1" = 60'

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 31st day of August, 1961.

R. James Johnson
Planning Director, City of Riverside

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, except taxes and special assessments now a lien, but not payable, which are estimated to be \$1000.00. Dated this 31 day of August, 1961.

By Deputy Donna M. Bauer
Donna M. Bauer, County Tax Collector

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 1st day of Sept., 1961.
J. Martinec
Director of Public Works

I hereby certify that a bond in the sum of \$1000.00 has been deposited with the Board of Supervisors of the County of Riverside, conditioned upon the payment of all taxes, State, County, and local, and all special assessments collected as taxes, which at the time of filing of the annexed map with the County Recorder are a lien against the lands shown upon said map, but not payable, and that said bond has been duly approved by said Board of Supervisors. Dated this 11 day of Sept., 1961.

By Deputy Gordon A. Pequegnat
Gordon A. Pequegnat, County Clerk and Ex-Officio Clerk of the Board of Supervisors

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 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 30th day of August, 1961. Everett C. Ross by Pam 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 bond of which have not become a lien of said property. Dated this 31st day of August, 1961. Lillian Bridges
Deputy City Treasurer

CITY CLERK'S 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. Dated this 5th day of Sept., 1961.

Virginia J. Strohecker
City Clerk, City of Riverside, California

RESOLVED

That this map consisting of two (2) sheets be, and the same is hereby accepted as the official map of Tract No. 2274, 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 the city thereto. I hereby certify that this foregoing resolution was adopted by the Mayor and Council of said City of Riverside.

Dated this 5th day of Sept., 1961.
Virginia J. Strohecker
City Clerk, City of Riverside

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 31 day of August, 1961. L. M. Tassi
Street Superintendent

SURVEYOR'S 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 by me or under my supervision in November, 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 23 day of Aug., 1961. W. R. Maxwell
W. R. Maxwell, LLS 2788

OWNER'S 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 consents are 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 colored (blue) 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 5' and 10' public utility easements shown by dashed lines and designated 5' and 10' P.U.E. While all of Monroe Street within this subdivision remains a public highway, and for such time only, we abandon all easements of vehicular and pedestrian ingress or egress to said Monroe Street so that owners of lots abutting this highway during such time will have no rights of access whatever in the highway as such except the general easement of travel which belongs to the whole public. If any change of alignment or width of such highway results in the vacation of any part thereof within this subdivision, such vacation terminates the above dedication as to the part vacated.

By Edwin E. Brattain By Belva J. Brattain
President Secretary

Brattain Construction Co, a California Corporation

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss.
COUNTY OF ORANGE }

On this 30 day of August, 1961, before me the undersigned a Notary Public in and for said County and State, personally appeared Edwin E. Brattain known to me to be the President and Belva J. Brattain known to me to be the Secretary of the Corporation; that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the Corporation herein named and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS MY HAND AND OFFICIAL SEAL:

My commission expires May 10, 1965
C. D. Tyler
Notary Public in and for said County and State

NOTES

- Indicates monument found
- Indicates 1" Iron Pipe set, and tagged "L.S. 2788"
- P.U.E. Indicates Public Utility Easement
- B.S.L. Indicates Building Set-back Line
- Basis of Bearing is the C of Monroe Street taken as N 34°00'00" W, per Monroe Park Subdivision MB 31/70.

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JULY 1961

W.R. MAXWELL - SURVEYOR

SCALE 1"=60'



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- Indicates monument set and tagged "L.S. 2788" (1" Iron Pipe)
- PUE Indicates Public Utility Easement.

Basis of Bearing is the ϕ of Monroe Street taken as N 34° 00' 00" W, Per Monroe Park Subdivision M.B. 31/70.

