

IN THE CITY OF RIVERSIDE

TRACT NO. 2189

BEING A SUBDIVISION OF A PORTION OF LOT 13 OF BALMORAL HEIGHTS AS RECORDED IN BOOK II OF MAPS AT PAGE 93 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

~BY~ ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS March 1961

FILED On Sept. 19 1961 At 4:10 P.M. JACK A. ROSS County Recorder By William R. Dalg Deputy Fee \$7.00 No 81176 S.T.I. Co

2189 M.B. 42/56

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, Lot "A", and for construction and maintenance of public utilities the public utility easements designated as "5' P.U.E." and "10' P.U.E."

Harry C. Marsh Clyde S. Marsh Leathe M. Marsh Sylvia S. Marsh James J. Schlie Ronald W. Ayers Vice President Assistant Secretary

STATE OF CALIFORNIA } COUNTY OF RIVERSIDE } S.S. On this 5th day of September 1961, before me the undersigned, a Notary Public in and for said County and State, residing therein and duly commissioned and sworn, personally appeared HARRY C. MARSH, LEATHE M. MARSH, CLYDE S. MARSH, SYLVIA D. MARSH 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.

Notary Public in and for said County and State HELEN E. SIMMONS My commission expires 3-28-64

STATE OF CALIFORNIA } COUNTY OF RIVERSIDE } S.S. I, V. J. Strohecker, 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 12th day of September 1961.

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

STATE OF CALIFORNIA } COUNTY OF RIVERSIDE } S.S. On this 5th day of September 1961, before me, the undersigned, a Notary Public in and for said County and State, personally appeared James J. Schlie and Ronald W. Ayers known to me to be the Vice President and Assistant Secretary, respectively of the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation therein named and acknowledged to me that such corporation executed the same, as Trustee WITNESS my hand and official seal.

Notary Public in and for said County and State HELEN E. SIMMONS 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 Sept. 5, 1961 Everett P. Roth Superintendent of Light and Water Department of the City of Riverside

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 Sept. 11 1961 J. Maitland Director of Public Works

I hereby certify that I am a Registered Civil Engineer of the State of California, and this map, consisting of two (2) sheets, correctly represents a survey made under my supervision during Dec. 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 Aug 18th 1961 Ernest N. Waller Registered Civil Engineer No 9876

I hereby certify that a bond in the sum of \$300.00 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 Sept 18 1961 GORDON A. PEQUEGNAT County Clerk and ex-officio clerk of the Board of Supervisors By M. A. Keller Deputy

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 are 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 Sept. 5, 1961 Lewis Bridges Deputy City Treasurer

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 Sept 5 1961 R. M. Poni 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 yet payable which are estimated at \$500.00.

Dated August 31 1961 DONNA M. BOUER County Tax Collector M. Strode Deputy

I hereby certify that this map was approved by the Riverside City Planning Commission at its meeting held on the 18th day of May 1961. J. James Fairman Planning Director City of Riverside

RESOLVED- That this map consisting of two (2) sheets, be and the same is hereby accepted as the official map of Tract No. 2189 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 12th day of September 1961. Virginia J. Strohecker City Clerk of the City of Riverside, California

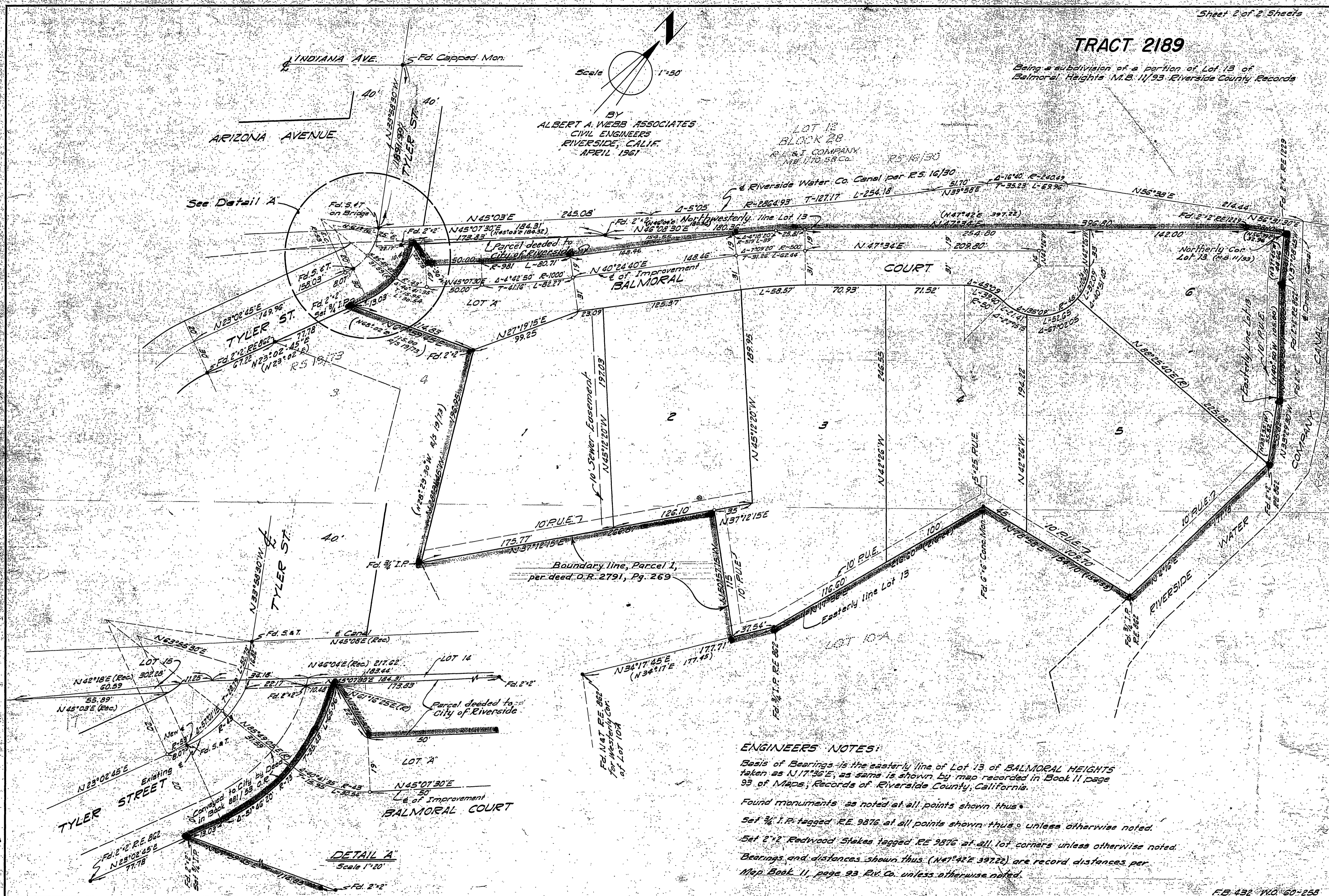
2189 M.B. 42/56

M.B. 42/56

TRACT 2189

Being a subdivision of a portion of Lot 13 of Balmoral Heights M.B. 11/93 Riverside County Records

BY
ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIF.
APRIL 1961



DETAIL A
Scale 1" = 20'

ENGINEERS' NOTES:
Basis of Bearings is the easterly line of Lot 13 of BALMORAL HEIGHTS taken as N17°36'E, as same is shown by map recorded in Book 11 page 93 of Maps, Records of Riverside County, California.
Found monuments as noted at all points shown thus:
Set 3/4" I.P. tagged R.E. 9876 at all points shown thus unless otherwise noted.
Set 2" x 2" Redwood Stakes tagged RE 9876 at all lot corners unless otherwise noted.
Bearings and distances shown thus (N47°42'E 397.22) are record distances per Map Book 11, page 93 Riv. Co. unless otherwise noted.

2189-A

2189-A

MISSION PRINT CO.