

IN THE CITY OF RIVERSIDE CALIFORNIA

# TRACT NO. 2264

BEING A SUBDIVISION OF A PORTION OF LOTS 15, 16, 17, 21 & 26 OF TEQUESQUITE HEIGHTS SUB-DIVISION AS SHOWN BY MAP RECORDED IN MAP BOOK 10, PAGE 31, RIVERSIDE COUNTY RECORDS IN NE 1/4 SECTION 1 T.3S., R.5W. S.B.B. & M.

FILED

JACK A. Ross  
County Clerk

FEES. \$9.00  
AT: 4:45 P.M.  
By: COUNTY CLERK  
S.T.I. Co.

I hereby certify that a bond in the sum of \$1000.00 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 Mar. 19 1962 G.A. PEQUEGNAT  
County Clerk and ex-officio clerk  
of the Board of Supervisors  
By [Signature]  
Deputy

~ By ~  
ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
SEPTEMBER, 1961

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

and further, the undersigned owners, our successors and assigns in interest, hereby release and relinquish to the City of Riverside, a Municipal corporation, any and all abutters rights, appurtenant to Lots 1 to 5 inclusive as shown on the annexed map, on, over, and across Lot H (Alessandro Blvd.) adjoining said Lots 1 to 5 inclusive. In the event of any change of alignment or width of Alessandro Blvd. results in the vacating of Lot H within said subdivision, then such vacation proceedings shall automatically terminate the rights hereby released and relinquished and said rights shall again become appurtenant to said Lots 1 to 5 inclusive, and further, the undersigned owners, our successors and assigns in interest, hereby release and relinquish to the City of Riverside, a Municipal corporation, any and all abutters rights, including access rights appurtenant to Lots 19 & 20, as shown on the annexed map, on, over, and across Lot G (Chicago Avenue), adjoining said Lots 19 & 20. 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, and further the undersigned owners, our successors and assigns in interest, hereby release and relinquish to the City of Riverside, a Municipal corporation, any and all abutters rights, including access rights appurtenant to Lots 5, 6, 11, 12, 15, 16, 18 and 19, as shown on the annexed map, on, over, and across Chicago Avenue, adjoining said Lots 5, 6, 11, 12, 15, 16, 18 and 19.

HICKS - BADRAUN INC. a California Corporation.  
Warren W. Badraun President  
Warren W. Badraun Secretary  
SECURITY TITLE INSURANCE COMPANY, TRUSTEE  
Gerald A. Mercer Assistant Vice President  
Ronald W. Ayers Assistant Secretary

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }  
On this 9<sup>th</sup> day of March 1962 before me the undersigned, a 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 President and Secretary of Hicks - Badraun Inc., 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.

WITNESS my hand and official seal.

Dorothy Merritt  
Notary Public in and for said  
County and State

My commission expires August 13, 1965  
Dorothy Merritt

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 March 12, 1962 [Signature]  
Superintendent of Light & Water  
Department of 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 sewer and drains shown on said map are correct in form and contents, and approved; and I am satisfied that this map is technically correct.

Dated March 12, 1962 [Signature]  
Director of Public Works

I hereby certify that this map was approved by the Riverside City Planning Commission at its meeting held on the 15<sup>th</sup> day of OCTOBER 1961.

Frank W. Wall  
Planning Director

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 Sept. 1961, and that all monuments shown hereon actually exist and their positions are correctly shown or shall be in position not later than one (1) year from the recordation of this map.

Dated OCT 4<sup>th</sup> 1961. Ernest H. Wall  
Registered Civil Engineer  
No. 9876.

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }  
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 March 1962  
[Signature]  
City Clerk of the City of  
Riverside, California

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 March 9, 1962 [Signature]  
City Treasurer

I hereby certify that according to the records of the office the property shown on this map is not subject to any special assessments which have not been paid in full.

Dated March 9, 1962 [Signature]  
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 \$1000.00.

Dated March 9, 1962 [Signature]  
DONNA M. BOUER  
County Tax Collector  
By [Signature] Deputy

RESOLVED: That this map, consisting of two (2) sheets, be and the same is hereby accepted as the official map TRACT No. 2264, 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, California, and to affix the 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 day of March 1962.

[Signature]  
City Clerk of this City of  
Riverside, California

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }  
On this 8<sup>th</sup> day of March 1962, before me, the undersigned a Notary Public in and for said County and State, personally appeared Gerald A. Mercer and Ronald W. Ayers known to me to be the Ass't. Vice-President and Assistant Secretary of the SECURITY TITLE INSURANCE COMPANY 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.

WITNESS my hand and official seal.  
[Signature]  
Notary Public in and for said  
County and State  
My commission expires AUGUST 13, 1965  
DOROTHY MERRITT

2264  
M.B. 43/54

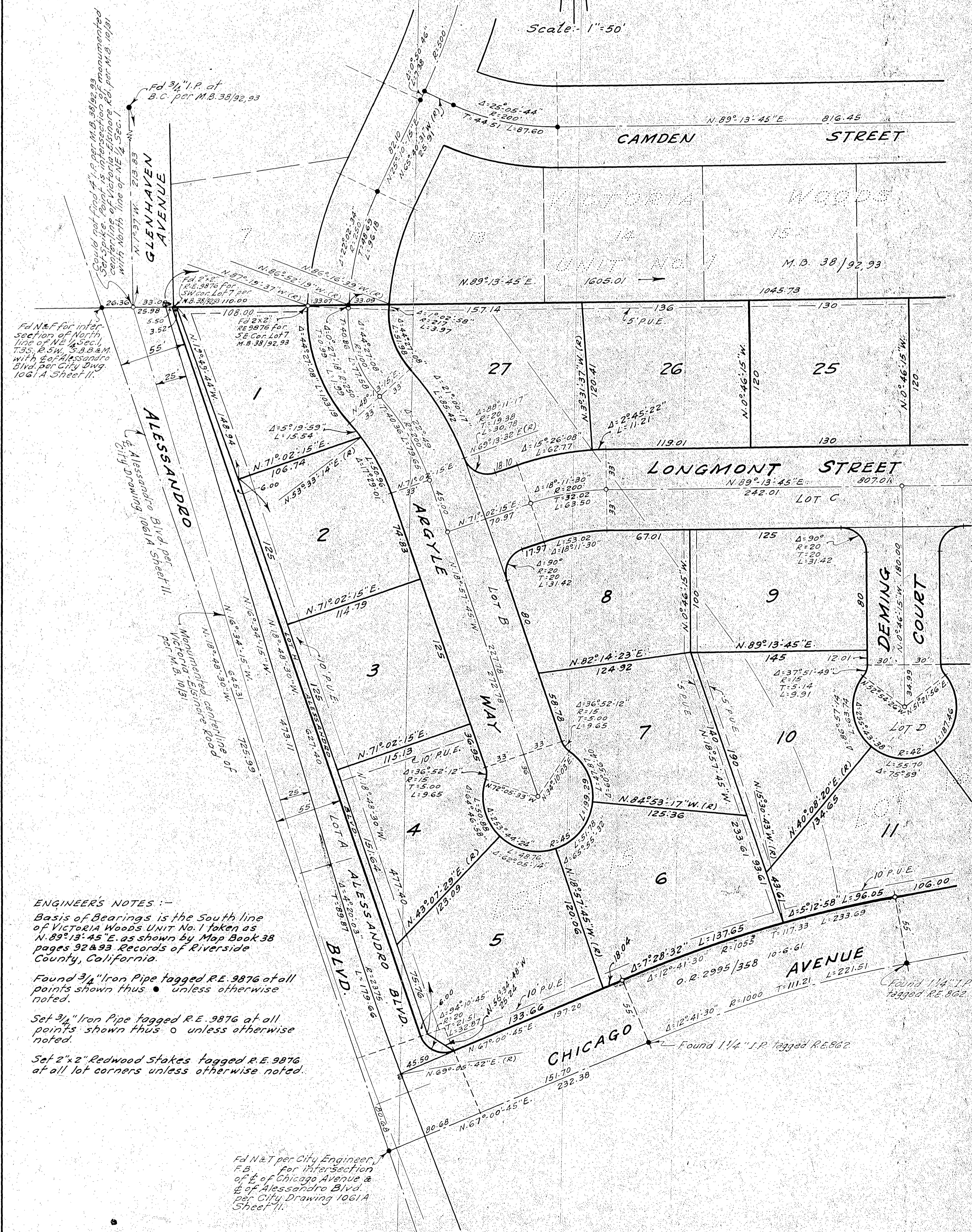
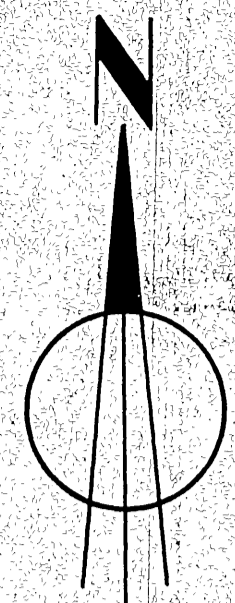
M.B. 43/54

Sheet 2 of 3 sheets  
TRACT No. 2264

Being a subdivision of a portion of Lots 15, 16, 17, 21 & 26 of Tequesquite Heights Subdivision recorded in M.B. 10 page 31, Riverside County records in NE 1/4 Sec. 1, T.35, R.5W, S. B. B. & M.

—BY—  
ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA  
SEPTEMBER 1961

Scale: 1"=50'



**ENGINEER'S NOTES :-**  
Basis of Bearings is the South line of VICTORIA WOODS UNIT No. 1 taken as N. 89° 13' 45" E. as shown by Map Book 38 pages 92 & 93 Records of Riverside County, California.  
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.

Fd N&T per City Engineer F.B. for intersection of E of Chicago Avenue & E of Alessandro Blvd. per City Drawing 1061A Sheet II.

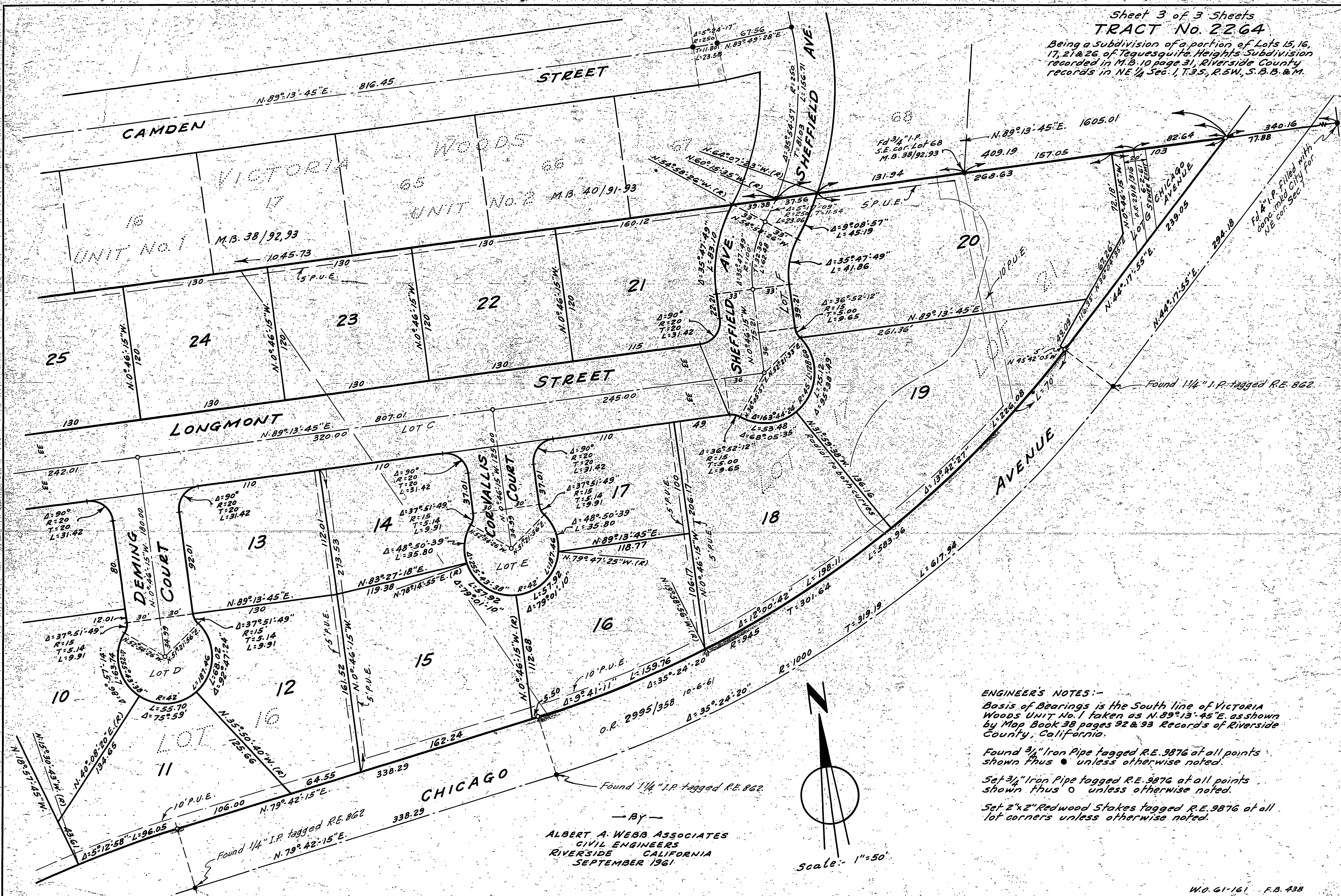
Found 1 1/4" I.P. tagged R.E. 862

Found 1 1/4" I.P. tagged R.E. 862

Sheet 3 of 3 Sheets  
TRACT No. 2264

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2264-B  
M.B. 43/56



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2264-B  
M.B. 43/56