

# TRACT NO. 2416

BEING A SUBDIVISION OF A PORTION OF THE SW 1/4 OF SECTION 31, T.2S., R.4W., S.B.B.&M. AND A PORTION OF THE NW 1/4 OF SECTION 6, T.3S., R.4W., S.B.B.&M.

SEPTEMBER 1962

SCALE 1" = 80'

ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS

FILED  
On Dec. 27, 1962

At 11:10 A.M.

Jack A. Ross  
County Recorder

By L. J. DeLoach  
Deputy

Fee \$ 9.00

No. 1100

Filed by County Clerk  
S.T. J. Co.

45/70  
M.B. 45/70  
2416

### 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 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 I inclusive and for construction and maintenance of public utilities the public utility easements designated as "5' P.U.E.", "10' P.U.E.", "5' x 5' P.U.E." and "5' x 25' P.U.E." and "10' Aerial Easement" 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 all access rights appurtenant to Lot I as shown on the annexed map, on, over and across Chicago Avenue adjoining said Lot I, and further the undersigned owners, our successors and assigns in interest, hereby release and relinquish to the City of Riverside, a Municipal Corporation, all vehicular access rights appurtenant to Lot I as shown on the annexed map, on, over and across Lot A (Ransom Road) adjoining said Lot I.

HICKS - BADRAUN, Inc., a California Corporation  
Arthur B. Hicks, Jr. President  
W.W. Badraun Secretary  
SOUTHERN COMMERCIAL CORPORATION, a Calif. Corporation, Trustee  
Larum M. Brown President  
Leonard P. Burton Assistant Secretary

STATE OF CALIFORNIA } ss.  
COUNTY OF RIVERSIDE }

On December 10, 1962, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ARTHUR B. HICKS, JR. and W.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.

Eugene L. Shaw  
Notary Public in and for said County and State  
My commission expires May 11, 1966 and State EUGENE L. SHAW

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

On December 12, 1962, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Leonard H. Brown and Helene P. BURTON known to me to be the PRESIDENT and ASSISTANT SECRETARY of SOUTHERN COMMERCIAL CORPORATION 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.

Eugene L. Shaw  
Notary Public in and for said County and State EUGENE L. SHAW  
My commission expires May 11, 1966

### CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held October 4, 1962

Thomas M. Brown  
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 12B (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 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 Dec 18<sup>th</sup>, 1962

W. Martinez  
Director of Public Works

### 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 Dec 13, 1962

W. J. Lark  
Street Superintendent

### SUPERINTENDENT OF LIGHT AND WATER DEPT.

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.s 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 December 12, 1962

Ernest C. Ross by Dow Campbell  
Superintendent of Light and Water Dept., City of Riverside, Calif.

### 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 Dec 11, 1962

J. J. Phillips  
City Treasurer

### CITY CLERK

I, V. J. STROHECKER, City Clerk of the City of Riverside, California, hereby certify that on 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 18 day of December, 1962.

V. J. Strohecker  
City Clerk of the City of Riverside, California  
By \_\_\_\_\_ Deputy

### RESOLUTION OF ACCEPTANCE

RESOLVED: That this map consisting of 3 sheets be, and the same is hereby accepted as the official map of TRACT No. 2416 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 her name thereto 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 accepted by the Mayor and Council of the City of Riverside this 18 day of Dec., 1962.

V. J. Strohecker  
City Clerk of the City of Riverside, California  
By \_\_\_\_\_ Deputy

### 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 \$~~

Dated December 11, 1962

DONNA M. BOUER, County Tax Collector  
By Al Stode Deputy

### TAX BOND

I hereby certify that a bond in the sum of \$ \_\_\_\_\_ 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 \_\_\_\_\_, 1962

G. A. PEQUEGNAT  
County Clerk and ex-officio  
Clerk of the Board of Supervisors  
By \_\_\_\_\_ Deputy

### CIVIL ENGINEER

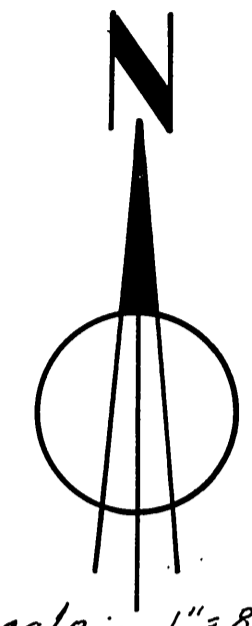
I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of three (3) sheets correctly represents a survey made under my supervision during September of 1962; that all monuments shown hereon actually exist and their positions are correctly shown, or will be in place within one (1) year from the recordation of this map.

Dated Nov 19<sup>th</sup>, 1962

Ernest N. Webb  
Registered Civil Engineer No. 9876

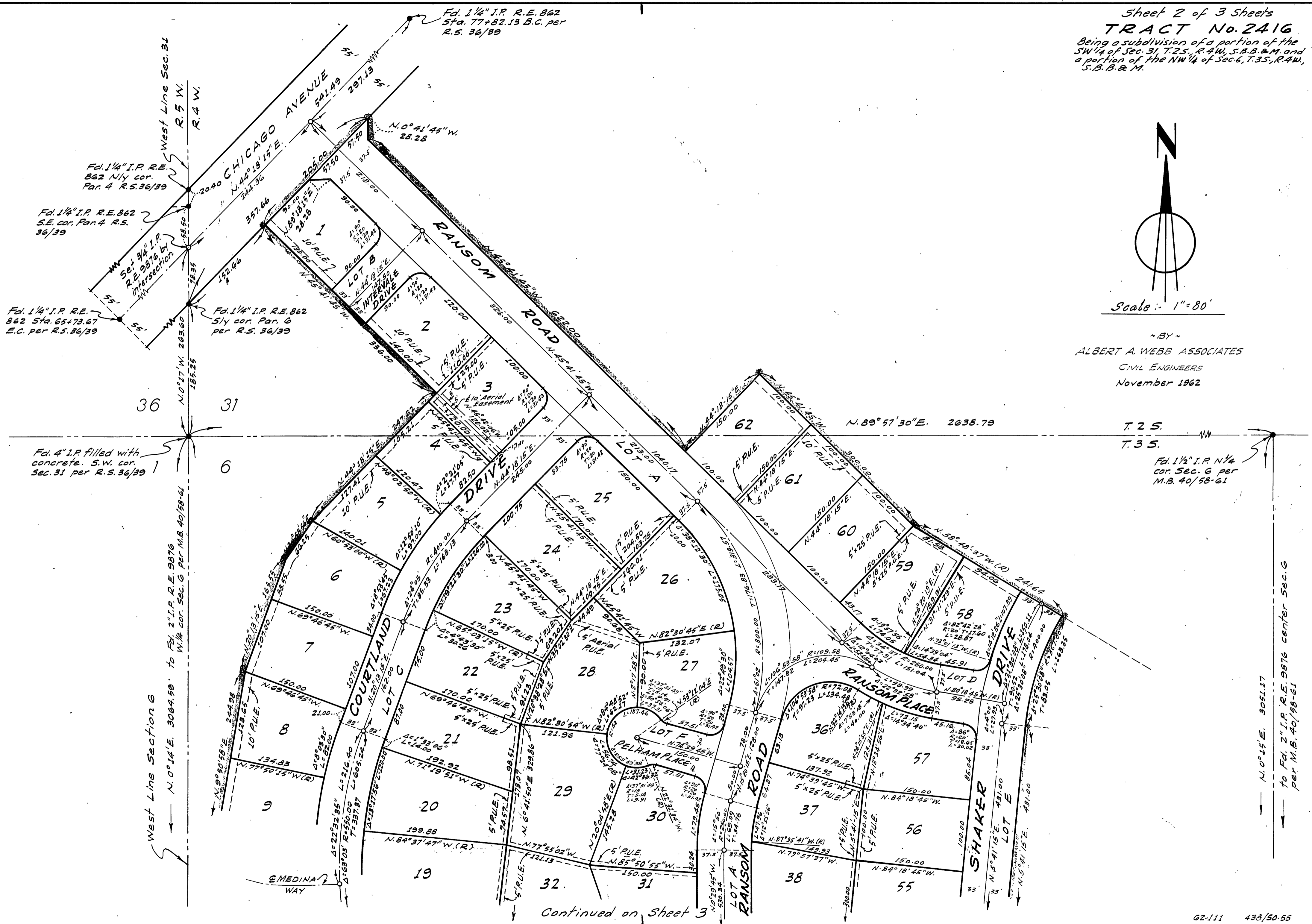
2416  
M.B. 45/70

Sheet 2 of 3 Sheets  
**TRACT No. 2416**  
Being a subdivision of a portion of the SW 1/4 of Sec. 31, T.25, R.4W, S.B.B. & M. and a portion of the NW 1/4 of Sec. 6, T.35, R.4W, S.B.B. & M.



Scale: 1" = 80'

BY  
**ALBERT A. WEBB ASSOCIATES**  
CIVIL ENGINEERS  
November 1962



Fd. 1/4" I.P. R.E. 862 N 1/4 cor. Par. 4 R.S. 36/39  
West Line Sec. 31 R 5 W. R 4 W.  
Fd. 1/4" I.P. R.E. 862 S.E. cor. Par. 4 R.S. 36/39  
Fd. 1/4" I.P. R.E. 862 S 1/4 cor. Par. 6 per R.S. 36/39  
Fd. 1/4" I.P. R.E. 862 Sta. 65+73.67 E.C. per R.S. 36/39  
Fd. 1/4" I.P. R.E. 862 Sta. 65+73.67 E.C. per R.S. 36/39

West Line Section 6  
N. 0° 14' E. 3064.59' to Fd. 2" I.P. R.E. 9876 N 1/4 cor. Sec. 6 per M.B. 40/58-61  
Fd. 4" I.P. filled with concrete. S.W. cor. Sec. 31 per R.S. 36/39  
N. 0° 17' W. 2638.60' 185.25'

T. 25.  
T. 35.  
Fd. 1/2" I.P. N 1/4 cor. Sec. 6 per M.B. 40/58-61

N. 0° 15' E. 3051.17'  
to Fd. 2" I.P. R.E. 9876 center Sec. 6 per M.B. 40/58-61

Continued on Sheet 3

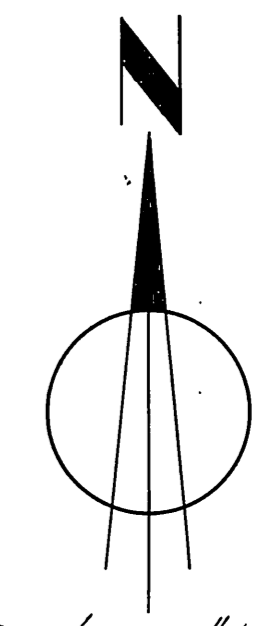
2416-4571

2416-4571

Continued on Sheet 2

Sheet 3 of 3 sheets  
TRACT NO. 2416  
Being a subdivision of a portion of the  
SW 1/4 of Sec. 31, T. 2 S., R. 4 W., S. B. B. & M. and  
a portion of the N.W. 1/4 of Sec. 6, T. 3 S., R. 4 W.,  
S. B. B. & M.

West Line Section 6  
N. 0° 14' E. 3064.59 to Fd. 4" I.P. filled with concrete S.W. cor. Sec. 31



Scale: - 1" = 80'

BY  
ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
November 1962.

Fd. 2" I.P. R.E. 9876  
W 1/4 cor. Sec. 6  
per M.B. 40/58-61

N. 0° 15' E. 3051.17  
to Fd. 1 1/2" I.P. N. 1/4 cor. Sec. 6  
per M.B. 40/58-61

Fd. 2" I.P. R.E. 9876  
Center Sec. 6 per  
M.B. 40/58-61

N. 89° 40' E. 781.44  
N. 89° 40' E. 2638.00