

IN THE CITY OF RIVERSIDE, CALIFORNIA

TRACT NO. 2345

BEING A SUBDIVISION OF A PORTION OF LOT 9 BLOCK 25 VILLAGE OF ARLINGTON AS SHOWN BY MAP RECORDED IN MAP BOOK I PAGE 62 RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

FILED on Jan 24, 1963 At 9:20 A.M.

W. D. BALOGH COUNTY RECORDER By Alema Shalton DEPUTY FEE \$7.00

No. 8106 Filed by County Clerk Sub GEE. T.I.P.T. Co.

-BY-

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS

DECEMBER

1962

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 "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, including access rights, appurtenant to Lots 1, 2, 3, 4, and 15 as shown on the annexed map, on, over, and across Lot A (Jackson Street) adjoining said Lots 1, 2, 3, 4 and 15. In the event of any change of alignment or width, of Jackson Street results in the vacating of Lot A 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, 2, 3, 4, and 15 as to the vacated portion.

W. Horstman, Dorothy C. Horstman, James W. Totman Pres., First American Title Insurance & Trust Company, a California corporation TRUSTEE UNDER DEED OF TRUST, John D. Jones Asst. Secy., Title Insurance and Trust Company, a California corporation TRUSTEE UNDER DEED OF TRUST, Jack Stiles Asst. Secy.

STATE OF CALIFORNIA } ss. COUNTY OF RIVERSIDE } On this 17th day of JANUARY 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES W. TOTMAN known to me to be the President of Totman Development Corp., the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein 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.

STATE OF CALIFORNIA } ss. COUNTY OF RIVERSIDE } On this 17th day of JANUARY 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared PHILIP J. LIDBERT known to me to be the Asst. Vice-President and JOHN W. LEWIS known to me to be the Asst. Secretary of First American Title Insurance and Trust Company, a California corporation, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein 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.

STATE OF CALIFORNIA } ss. COUNTY OF RIVERSIDE } On this 17th day of JANUARY 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JACK STILES known to me to be the Asst. Secretary of Title Insurance and Trust Company, the corporation that executed the within instrument and known to me to be the person who executed the same on behalf of the corporation herein named and he acknowledged to me that such corporation executed the same.

STATE OF CALIFORNIA } ss. COUNTY OF RIVERSIDE } On this 17th day of JANUARY 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared RUDOLPH W. HORSTMAN and DOROTHY C. HORSTMAN known to me to be persons who executed the within instrument and they acknowledged to me that they executed the same.

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 January 18, 1963 [Signature] Superintendent of Light and 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 N° 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 Jan 21st 1963. [Signature] Director of Public Works

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 DECEMBER 1962 and the survey is true and complete as shown and that all monuments shown hereon actually exist or shall be in position not later than one year from the recordation of this map and are sufficient to enable the survey to be retraced.

Dated DEC. 28 1962 [Signature] Registered Civil Engineer No. 9876

I hereby certify that a bond in the sum of _____ 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 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 _____ 1963 Donald D. Sullivan County Clerk and ex-officio clerk of the Board of Supervisors

By _____ 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/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 Jan 18 1963 [Signature] 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 JAN 18 1963 [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.

Dated January 17, 1963 [Signature] County Tax Collector Deputy

Resolved: That this map, consisting of two (2) sheets, be and the same is hereby accepted as the official map of Tract No. 2345, 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 22nd day of January 1963. [Signature] City Clerk of the City of Riverside, California

I hereby certify that this map was approved by the Riverside City Planning Commission at its meeting held on the 7 day of December, 1961. [Signature] Planning Director

STATE OF CALIFORNIA } ss. COUNTY OF RIVERSIDE } I, Virginia 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.

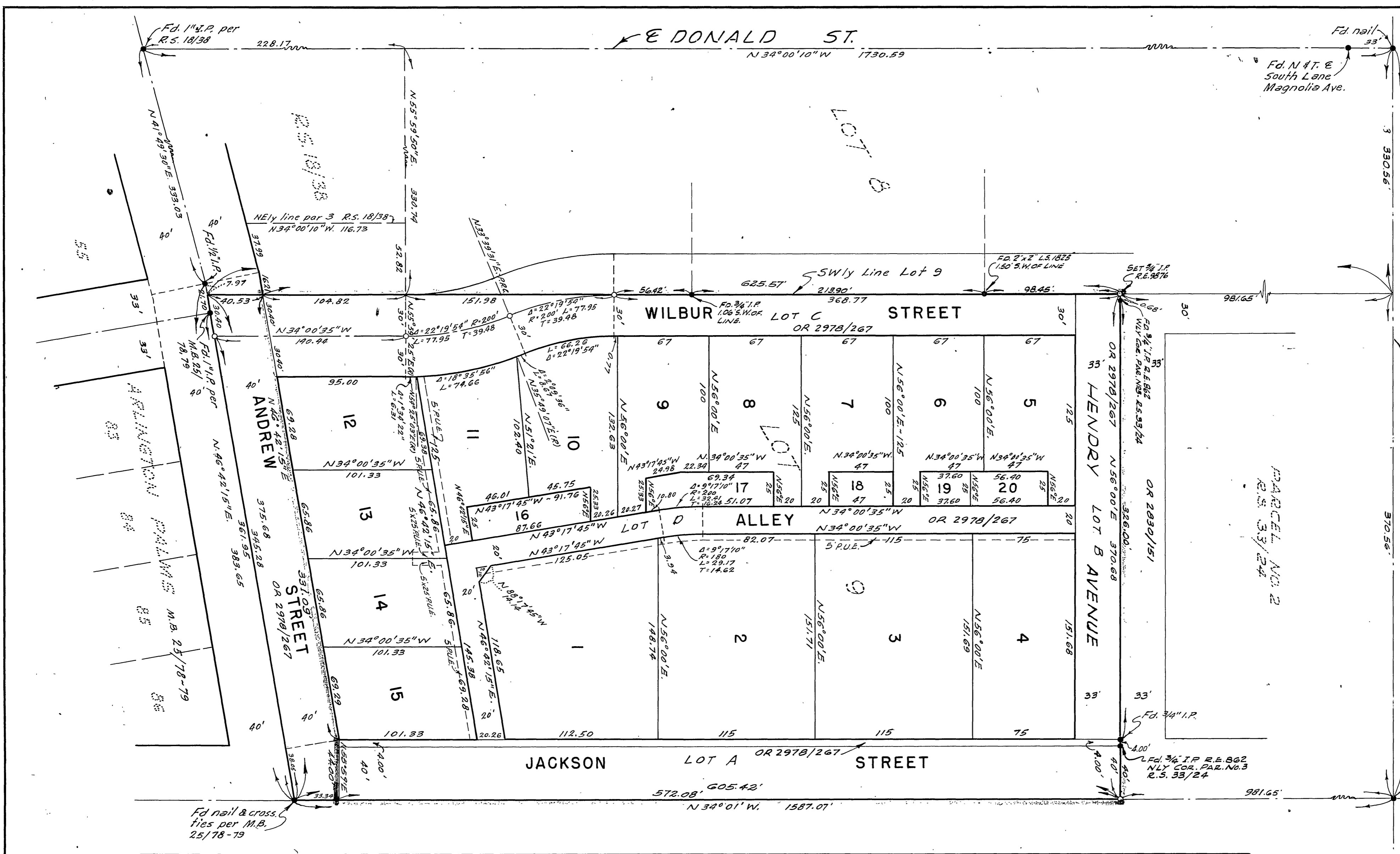
In Witness Whereof, I have hereunto set my hand and affixed the official seal of the City of Riverside, California this 22nd day of January 1963 [Signature] City Clerk of the City of Riverside, California

2345 M.B. 45/85

2345 M.B. 45/85

Sheet 2 of 2 Sheets
TRACT NO. 2345
Being a subdivision of a portion
of Lot 9, Block 25, Village of
Arlington per M.B. 1/62 Records
S. B. Co., Calif.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
DECEMBER 1962



ENGINEER'S NOTES
 Basis of Bearings is the centerline of Jackson Street taken as N 34° 01' W as same is shown on Record of Survey recorded in Book 30 page 49, Records of Riv. Co., Calif.
 Found Monuments as noted at all points shown thus ●
 Set 3/4" I.P. tagged RE 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.
 Areas marked thus - OR 2978/267, refer to Official Records of Riverside County, Book & Page whereby City of Riverside acquired title.

