

IN THE CITY OF RIVERSIDE

# TRACT 2213

BEING A SUBDIVISION OF A PORTION OF THE S. W. 1/4 OF THE N. W. 1/4, A PORTION OF THE N. W. 1/4 OF THE S. W. 1/4 OF SECTION 28, T. 2 S. R. 4 W., AND A PORTION OF THE S. E. 1/4 OF THE N. E. 1/4 OF SECTION 29, T. 2 S. R. 4 W., S. B. B. & M.

JANUARY 1963

SCALE 1"=100'

J. F. DAVIDSON, C. E.

SHEET 1 OF 2 SHEETS

**FILED**  
On Feb 8, 1963  
At 2:20 P. M.

W. O. Balogh  
County Recorder  
By Deon B. Vaughn  
Deputy  
Fee \$7.00  
NE \_\_\_\_\_  
Filed by County Clerk  
Sub. G Fee by T.I. & T. Co.

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 and recording 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 E inclusive and for the construction and maintenance of all public utilities, the 6, 10, and 12 P.U.E.'s and for the construction and maintenance of sanitary sewer the 6 sewer easements and for the construction and maintenance of storm drain structures the 6, 10 & 12 drainage easements as shown on said map, and for walkway purposes Lot F; and for tree planting and public utilities the 5' tree planting and P.U.E. as shown on said map, and for public utilities the aerial easements as shown on said map.

SUN GOLD, INC., a Corporation.

By Fred Lummis President By Thomas E. Kapia Ass't Secretary

TITLE INSURANCE & TRUST CO., trustee

By Jack Stiles

STATE OF CALIFORNIA } 55  
COUNTY OF RIVERSIDE }

On JANUARY 31, 1963, before me, the undersigned, a Notary Public in and for said County & State, personally appeared ERED C. JENNINGS, and THOMAS E. KAPIS, known to me to be the President and Ass't Secretary of SUN GOLD, INC. 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 same.  
WITNESS my hand and official seal.

My commission expires \_\_\_\_\_  
Nov. 17, 1966

Keith A. Chapman  
Notary Public in and for said County & State  
862

STATE OF CALIFORNIA } 55  
COUNTY OF RIVERSIDE }

On JANUARY 31, 1963, before me, the undersigned, a Notary Public in and for said County & State, personally appeared JACK STILES, known to me to be the ASSISTANT SECRETARY of TITLE INSURANCE & TRUST CO. 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 same.  
WITNESS my hand and official seal.

My commission expires \_\_\_\_\_  
Nov. 17, 1966

Keith A. Chapman  
Notary Public in and for said County & State  
862

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held Feb 9, 1963, 19\_\_\_\_.

By Frank W. Hall  
Acting 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 128 (Subdivision Map Act) Statutes of California, 1943, and of Ordinance No 1320 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 February 6, 1963.

Tom Martin  
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 January 30<sup>th</sup>, 1963.

Bill Lane  
Street Superintendent

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 on 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 Jan. 31, 1963.

Howard L. Creamer for E. C. ROSS  
Superintendent of Light and Water Dept.,  
City of Riverside, California.

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 Jan 31, 1963.

J. J. Shuller  
CITY TREASURER

CITY CLERK

I, \_\_\_\_\_, 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, State of California, this 6<sup>th</sup> day of February, 1963.

Virginia D. Lischke  
City Clerk of the City of Riverside, California

RESOLUTION OF ACCEPTANCE

RESOLVED: That this map consisting of two (2) sheets be, and the same is hereby accepted as the official map of TRACT 2213 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 \_\_\_\_\_ 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 adopted by the Mayor and Council of the City of Riverside this 5<sup>th</sup> day of February, 1963.

Virginia D. Lischke  
City Clerk of the City of Riverside, California

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.

Dated January 30<sup>th</sup>, 1963.

Anna M. Bower County Tax Collector  
By Patricia Schermerhorn 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 \_\_\_\_\_, 19\_\_\_\_.

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 two (2) sheets correctly represents a survey made under my supervision during January of 1962; that all monuments shown hereon actually exist and their positions are correctly shown, or will be in place within one year from the recording of this map, and that such monuments are sufficient to enable the survey to be retraced.

J. J. Shuller  
Registered Civil Engineer No 062.

M.B. 4617 2213

M.B. 4617 2213

IN THE CITY OF RIVERSIDE  
**TRACT 2213**

BEING A SUBDIVISION OF A PORTION OF THE S.W. 1/4 OF THE N.W. 1/4, A PORTION OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 28, T. 2 S., R. 4 W., AND A PORTION OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 29, T. 2 S., R. 4 W., S. B. B. & M.

JANUARY 1961 J. F. DAVIDSON, C. E. SCALE 1"=100'

E BROADBENT DRIVE

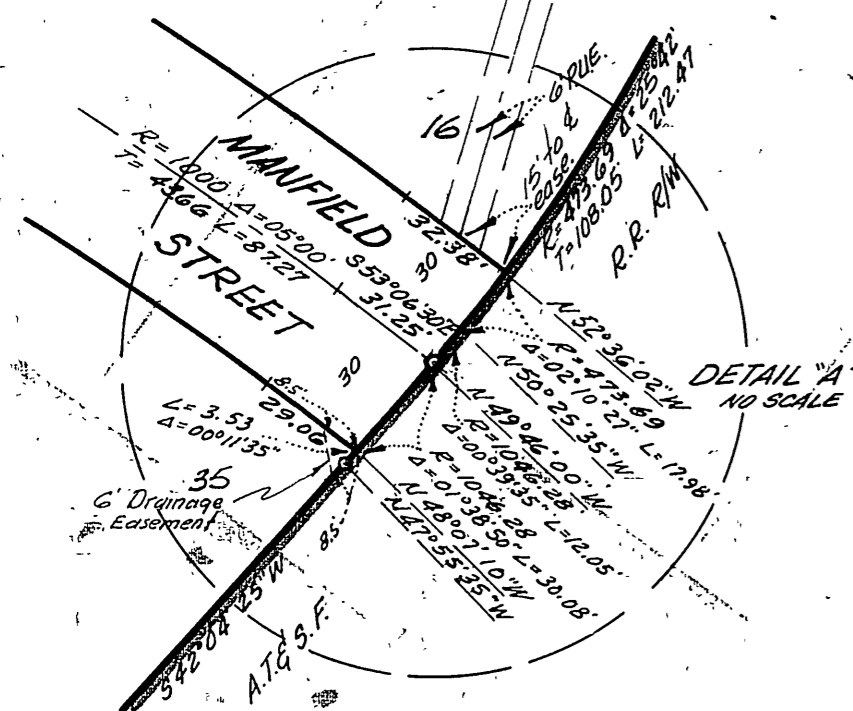
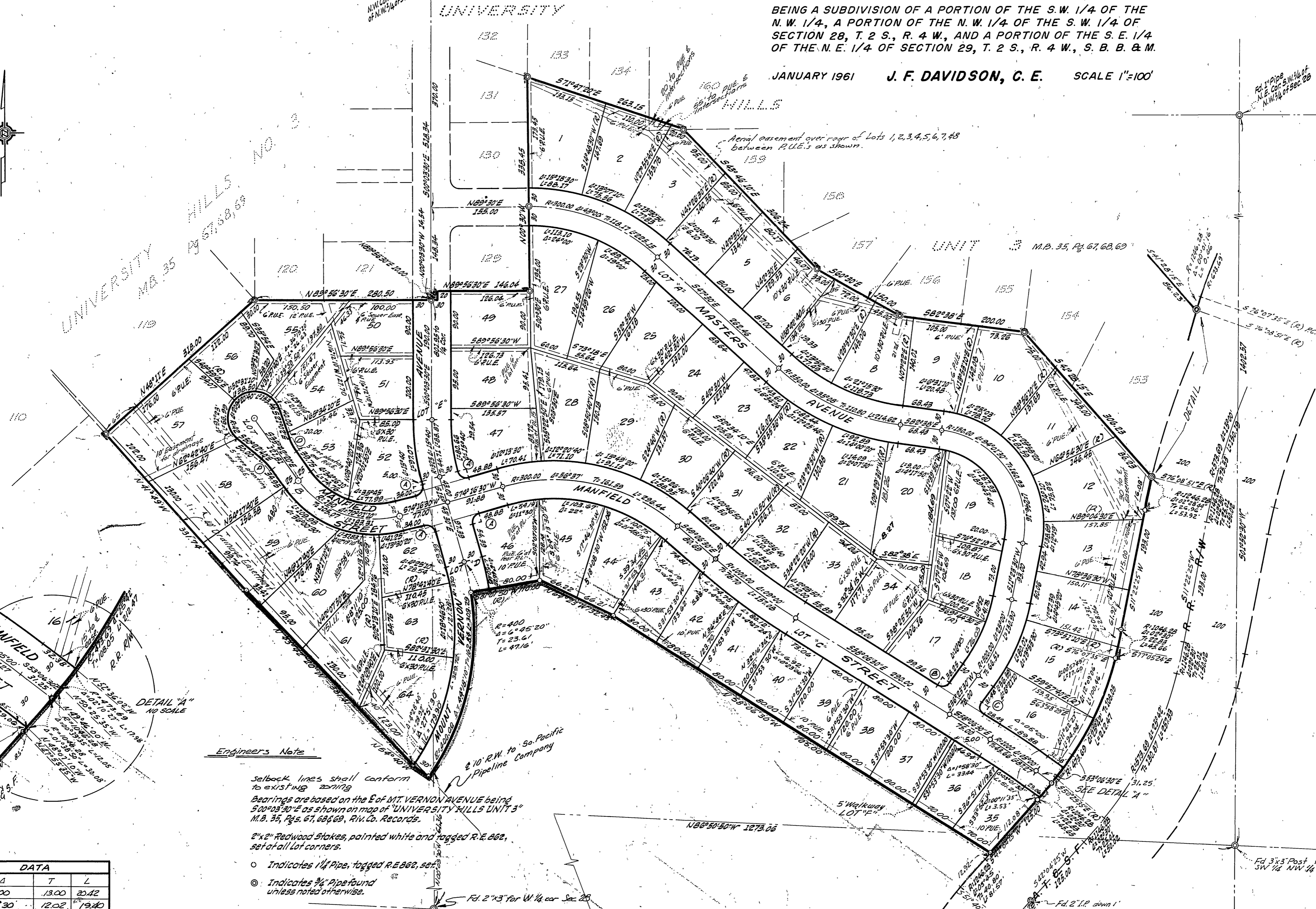
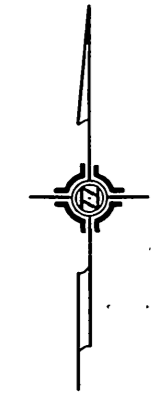
UNIVERSITY

HILLS

UNIT 3

M.B. 35, Pgs. 67, 68, 69

UNIVERSITY HILLS  
M.B. 35 Pgs. 57, 58, 59



Engineers Note

Setback lines shall conform to existing zoning.  
Bearings are based on the E of MT. VERNON AVENUE being 50°03'30"E as shown on map of UNIVERSITY HILLS UNIT 3 M.B. 35, Pgs. 67, 68, 69, Riv. Co. Records.

2"x2" Redwood stakes, painted white and tagged R.E. 862, set at all lot corners.

- Indicates 1/4" Pipe, tagged R.E. 862, set
- Indicates 3/4" Pipe found unless noted otherwise.

CURVE DATA	
R	Δ T L
"A"	13.00 90°00' 13.00 20.42
"B"	13.00 85°30' 12.02 19.40
"C"	13.00 94°30' 14.06 21.44
"D"	31.00 14°10'20" 11.72 23.30