

46/97

IN THE CITY OF RIVERSIDE

# TRACT 2587

BEING A SUBDIVISION OF A PORTION OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 17 AND A PORTION OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 20, T. 2 S. R. 4 W., S. B. B. AND M.

FEB. 1963

SCALE 1"=100'

J. F. DAVIDSON, C. E.

SHEET 1 OF 2 SHEETS

**FILED**  
On May 28, 1963  
At 2:50 P. M.

W. D. BALOGH  
County Recorder  
By James B. Vaughn  
Deputy  
Fee \$ 7.00  
No 55-108  
Filed by County Clerk  
Sub 61er S. I. Co

M.B. 46/97  
2587

### 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 C inclusive and for the construction and maintenance of all public utilities, the public utility easements are shown by dashed lines and designated "5' P.U.E.", "5'x25' P.U.E.", and "10' P.U.E."

FRANK I. TOBIN & SON, a Corporation

By Herbert D. Tobin President By Lizzy Tobin Secretary

PHILIP PARK DEVELOPMENT CO., a Nevada Corporation

By Herbert D. Tobin President By Lizzy Tobin Secretary

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

On May 9, 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared HERBERT D. TOBIN and LIZZY TOBIN, known to me to be the President and Secretary of the Corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and they 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 April 18, 1963.

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 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 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 May 17, 1963.

J. M. Matlock  
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 May 26, 1963.

P. W. Jossin  
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 May 16, 1963.

David P. Rose  
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 May 17, 1963.

J. B. Miller  
CITY TREASURER

### CITY CLERK

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, State of California, this 21 day of May, 1963.

V. J. Strohecker  
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 2587" 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 adopted by the Mayor and Council of the City of Riverside this 21 day of May, 1963.

V. J. Strohecker  
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, except taxes and special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$ 300.00.

Dated May 8, 1963.

Donna M. Bouer  
County Tax Collector  
By Donna M. Bouer Deputy

### TAX BOND

I hereby certify that a bond in the sum of \$ 500.00 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 May 27, 1963.

Donald D. Sullivan  
County Clerk and ex-officio  
Clerk of the Board of Supervisors.  
By D. D. Sullivan Deputy

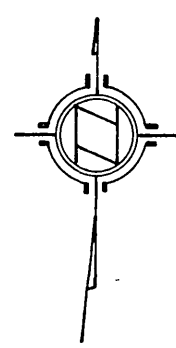
### CIVIL ENGINEER

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 February of 1963; 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 and are sufficient to enable the survey to be retraced.

George E. McCarty  
Registered Civil Engineer No. 10688

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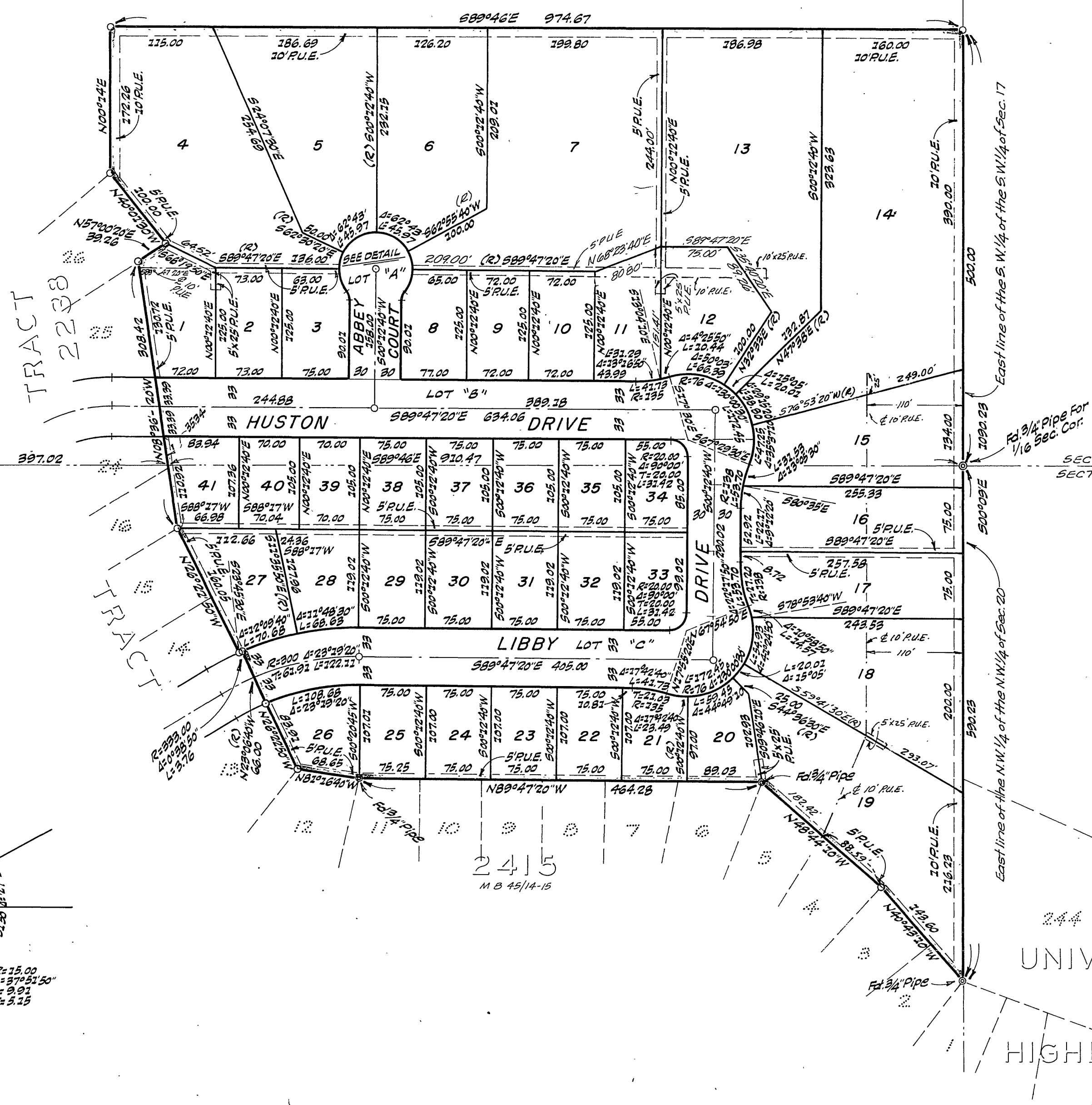
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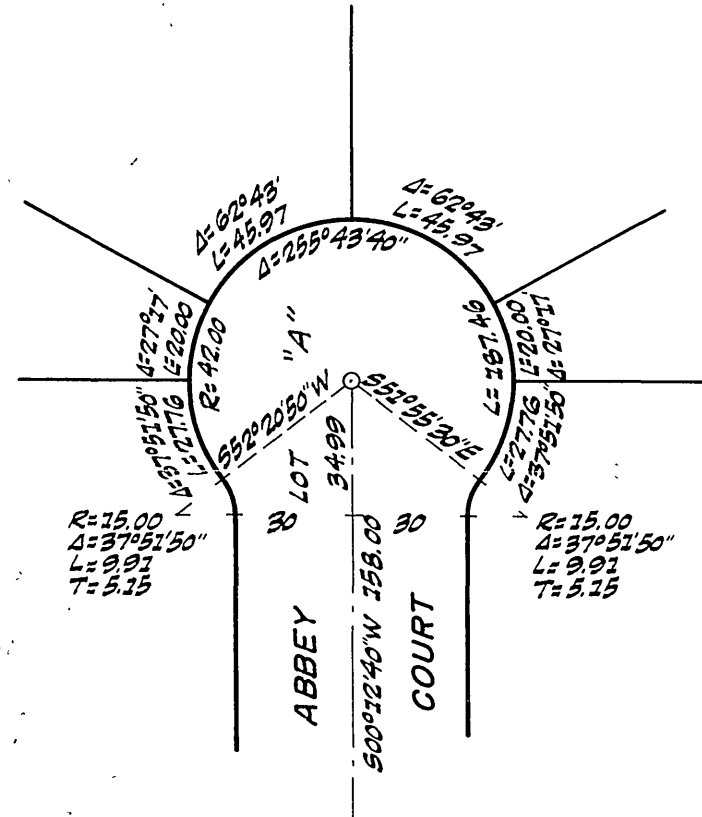
FEB. 1963

J. F. DAVIDSON, C. E.

SCALE 1" = 100'



NOTE:  
Bearings are based on the North line of TRACT 2415 (N. 89°47'20" W.), Map Book 45, Pages 14 and 15, Records of Riverside County, Calif.  
2" x 2" Redwood Stakes, painted yellow and tagged R.E. 862, set at all Lot corners.  
o Indicates 3/4" Pipe tagged R.E. 862 set.



DETAIL  
(Scale 1" = 50')