

IN THE COUNTY OF RIVERSIDE

TRACT NO. 2612

BEING A SUBDIVISION OF A PORTION OF SECTIONS 9 & 10 T.3S., R.6W. OF RANCHO LA SIERRA PER MAP BOOK 6 PAGE 70 AND LOTS 10-14 INCLUSIVE & PORTIONS OF LOTS A & C OF TRACT NO. 2360 PER MAP BOOK 44 PAGES 40 & 41, ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

FEBRUARY 1963

SCALE: 1" = 50'

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS

FILED
On July 21, 1963

At _____ M.
W.D. BALOGH
County Recorder
By _____
Deputy
Fee \$15.00
No _____
Filed by _____
S. GEE, F.S.T.

M.B. 47/53

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 to public use for street purposes the area designated as Lots A to G inclusive, and for construction and maintenance of public utilities the utility easements designated as "10' P.U.E.", "6' P.U.E.", "6' x 30' P.U.E." and "6' x 25' P.U.E." Lots "H" thru "K" inclusive are offered for dedication to the County of Riverside, and the 10' & 6' Drainage easements, and the 6' Sewer Easements.

J-M HOMES, INC. a California corporation.

Clarence Mierscough
President

ACKNOWLEDGEMENT

State of California } 5.5.
County of Riverside }

On this 22nd day of July, 1963, before me, the undersigned a Notary Public in and for said County and State, personally appeared Clarence Mierscough and _____ known to me to be the President and _____ respectively of the J-M Homes, Inc. the corporation that executed the within instrument and known to me to be the person 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.

Helen Klemm
Notary Public in and for said
County and State

My Commission expires 11-24-63

BOARD OF SUPERVISORS

The County of Riverside, State of California, by and through its duly authorized officers hereby approves said final map and accepts the foregoing dedications, except Lots "H" to "K" inclusive (1' barrier strips) which are accepted contingent upon extension and improvement of streets and except the easements designated as "10' Drainage Easements" & "6' Drainage Easement, and 6' Sewer Easements.

Dated July 21, 1963 County of Riverside, State of Calif.

ATTEST By _____
Donald Sullivan Chairman, Board of Supervisors
County Clerk and ex-officio clerk
of the Board of Supervisors

By _____ Deputy

COUNTY SURVEYOR

I hereby certify that I have examined this map and find it to be substantiantially the same as it appeared on the Tentative Map as filed, amended and approved by the County Planning Commission; that all provisions of the Subdivision Map Act and County Subdivision Ordinance No. 460 have been complied with; and that I am satisfied this map is technically correct.

Dated July 24, 1963 A.C. KEITH
County Surveyor

By _____

COUNTY PLANNING COMMISSION

Tract No. 2612, being a portion of the original approved Tentative Map of Tract No. 2484, has been designated as a Unit of Tract No. 2484, pursuant to the provisions of Section 5.18 of Ordinance 460 of the County of Riverside.

The Tentative Map of Tract No. 2484 was approved by the Planning Commission of the County of Riverside in accordance with requirements of law in duly authorized meeting held on the 28 day of August 1962.

Wayne J. Evensen
Secretary

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 \$600.00.

Dated July 14, 1963 Donna M. Bower
County Tax Collector

By _____ Deputy

TAX BOND

I hereby certify that a bond in the sum of \$400.00 has been executed 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 July 29, 1963 Donald Sullivan
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 four (4) sheets correctly represents a survey made under my supervision during January of 1963; that all monuments shown hereon actually exist and their positions are correctly shown, or will be in place within one (1) year of recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

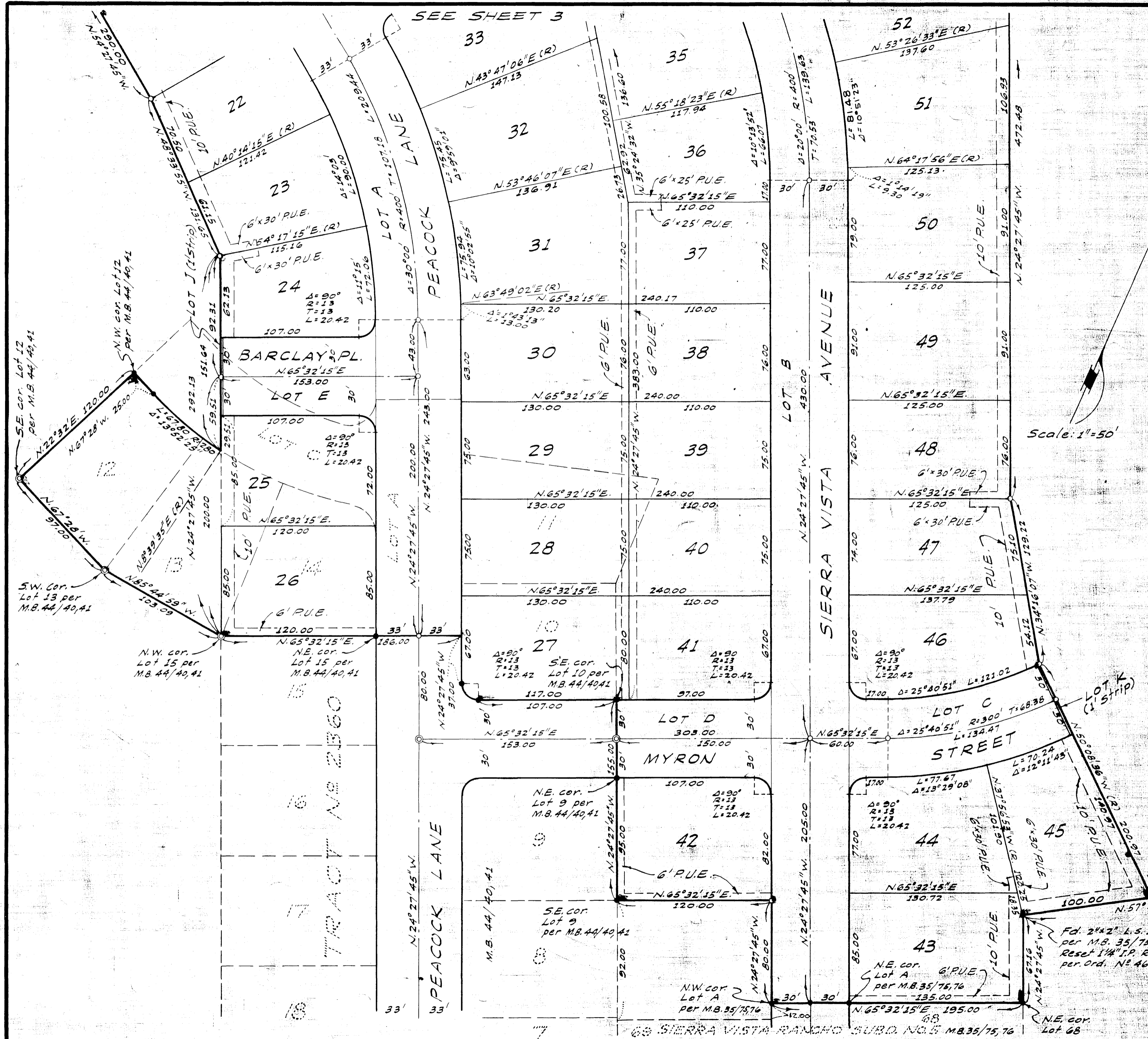
Dated Feb 15th, 1963 Ernest N. Wall
Registered Civil Engineer No. 9876

M.B. 47/53 TRACT NO. 2612 47/53

Sheet 2 of 4 Sheets
TRACT NO. 2612

Being a subdivision of Sections 9 and 10
T.3S., R.6W. of the Rancho La Sierra per
Map Book 6 page 70 and Lots 10-14 inclusive
and portions of Lots A & C of Tract No. 2360
per Map Book 44 pages 40 & 41, all records
of Riverside County, Calif.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
February 1963 Riverside, Calif.



Scale: 1"=50'

ENGINEERS NOTES:

1. Basis of Bearings is the centerline of Peacock Lane taken as N. 24° 27' 45" W. as shown on Tract No. 2360 recorded in Map Book 44 pages 40-41, Riverside County, Records.
2. Found 3/4" I.P. tagged R.E. 9876 at all points shown thus • unless otherwise noted.
3. Found 1/4" I.P. tagged R.E. 9876 at all points shown thus © unless otherwise noted.
4. Set 1/4" I.P. tagged R.E. 9876 per Ordinance No. 461 at all points shown thus o
5. Set 3/4" I.P. tagged R.E. 9876 at all lot corners unless otherwise noted.
6. Building Setback Line shall conform to the existing zoning Ordinance.
7. All monuments set are placed according to Ordinance 461 Standard No. 42

Angle point
Boundary line
O.R. 2312/433

Fd. 2"x2" L.S. 1825
per M.B. 35/75, 76
Reset 1/4" I.P. R.E. 9876
per Ord. No. 461

47/55

Sheet 3 of 4 Sheets
TRACT NO. 2612

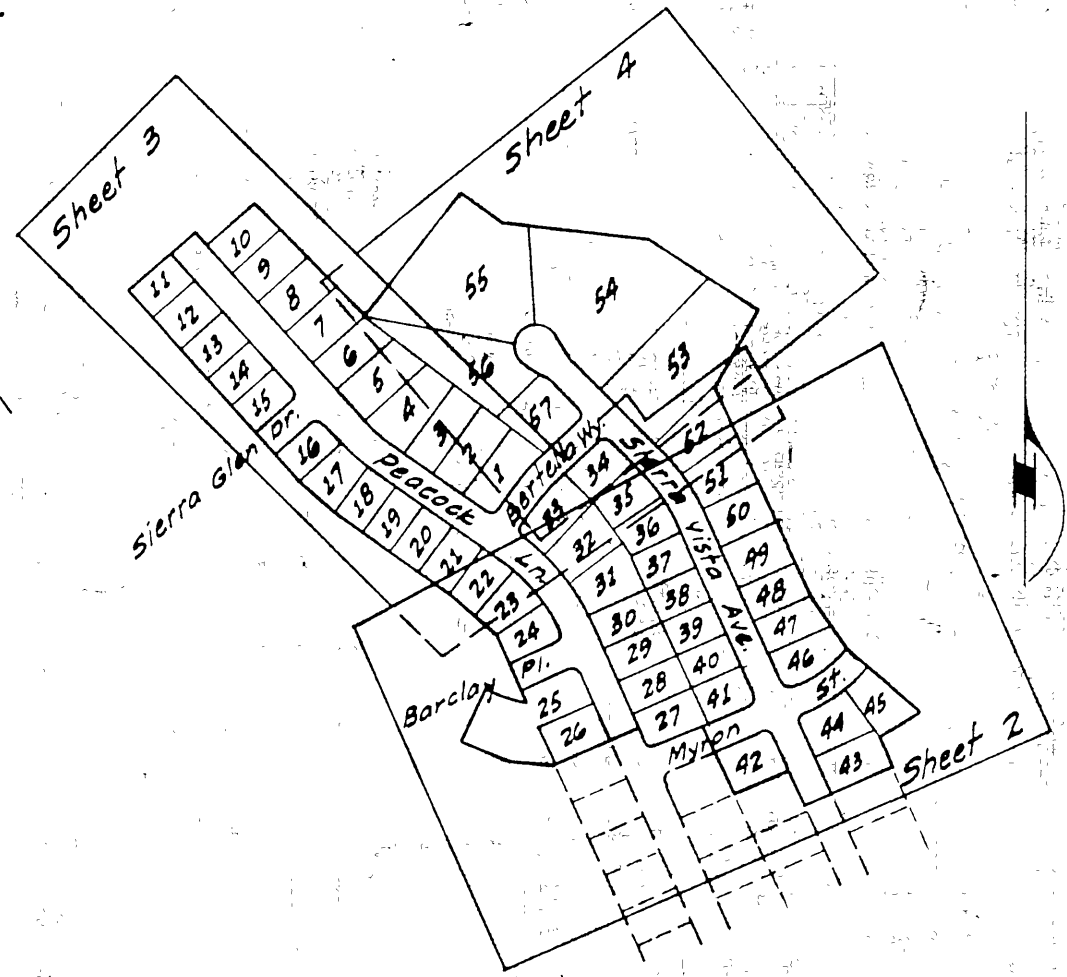
Being a subdivision of sections 9 and 10 T.35, R.6W. of the Rancho La Sierra per Map Book 6 page 70 and Lots 10-14 inclusive and portions of Lots A & C of Tract No 2360 per Map Book 44 pages 40 & 41, all records of Riverside County, Calif.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
February 1963 Riverside, Calif.

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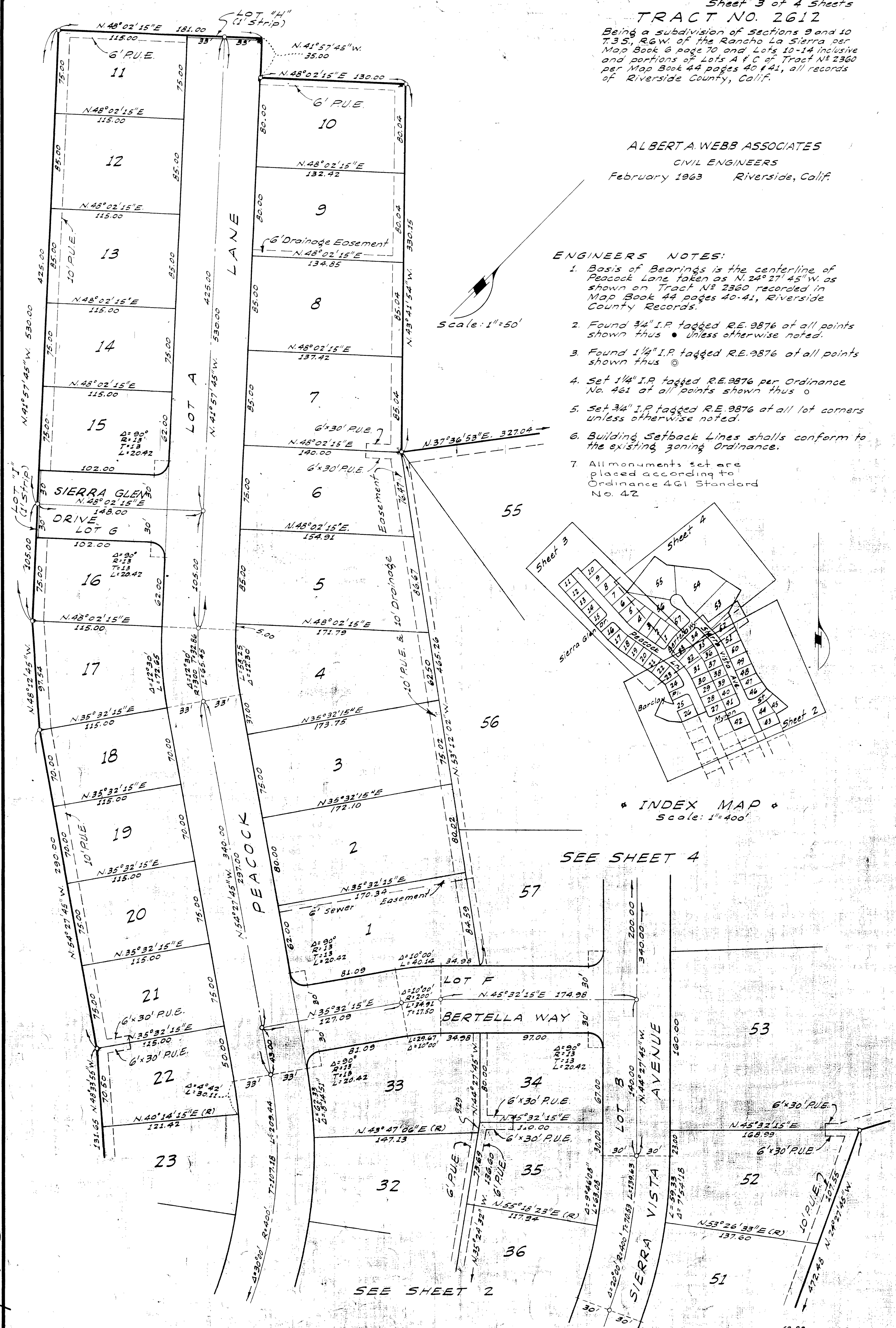
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Scale: 1"=50'



INDEX MAP
Scale: 1"=400'

SEE SHEET 4



SEE SHEET 2

MB 47/55

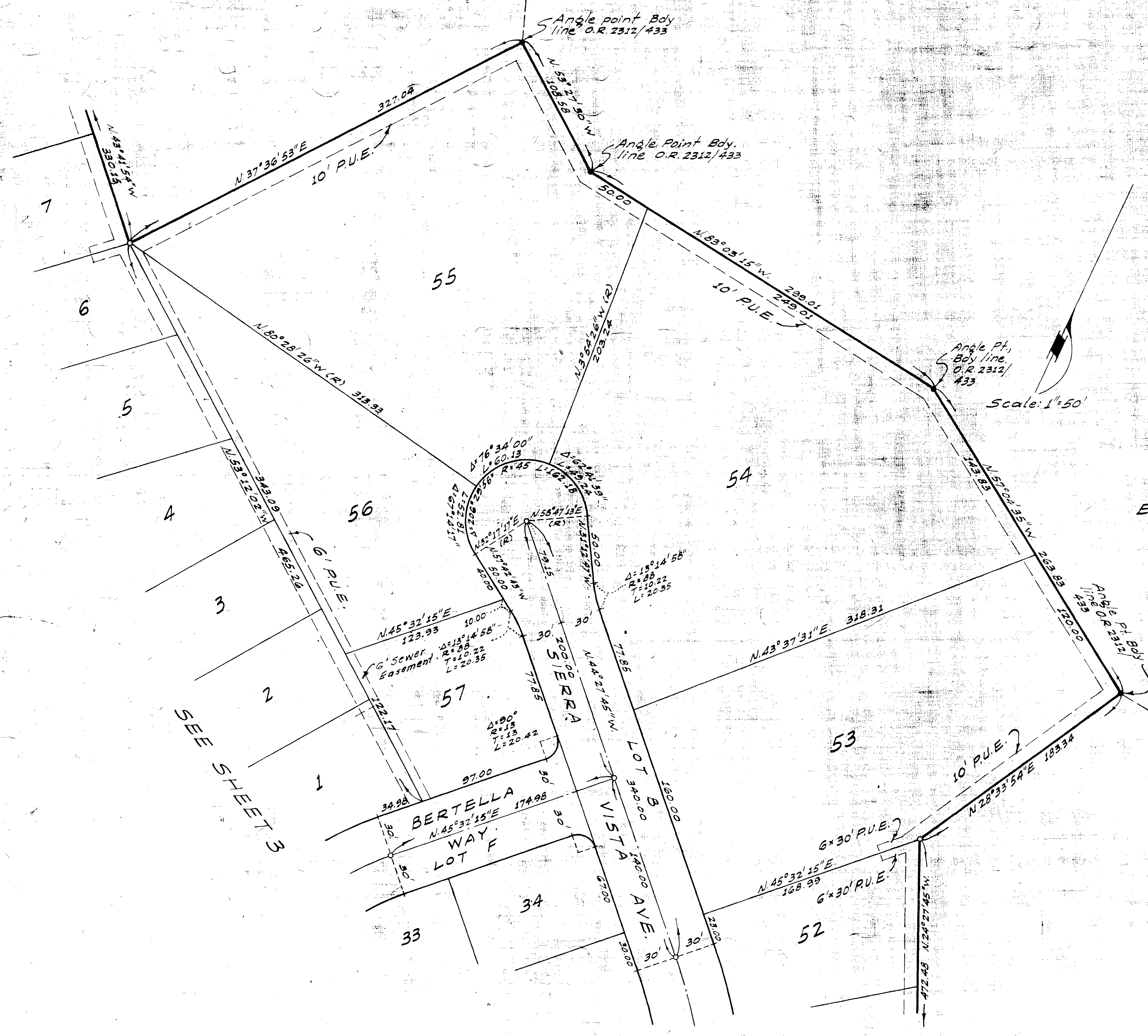
See OR 3681/355 Riverside County Records

Sheet 4 of 4 Sheets
TRACT No 2612

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ALBERT A WEBB ASSOCIATES
CIVIL ENGINEERS
February 1963 Riverside, Calif.

M.B. 47/56



- ENGINEERS NOTES:
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SEE SHEETS 3

3/4" I.P.s set in lieu of 1/4" I.P.s
see O.R. 5681/355 Riverside County Records

M.B. 47/56 TRACT NO. 2612 47/56