

IN THE CITY OF RIVERSIDE

# TRACT NO. 2578

BEING A SUBDIVISION OF LOT 3 OF BLOCK 67 OF ARLINTON HEIGHTS SUBDIVISION AS RECORDED IN M.B. 11 AT PAGES 20-21 RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

JANUARY 1963

SCALE: 1" = 60'

ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS

**FILED**  
on Aug 22, 1963

At 9:00 A. M.

W.D. Balogh

County Recorder

By Allen Shalton

Deputy

Fee \$ 7.00

N<sup>o</sup> \_\_\_\_\_

Filed by 1st American Title Co.

M.B. 47172 2578

### 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 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 "S.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 8, 9, 24, 25 and 40 as shown on the annexed map, on, over, and across Lot D (Lincoln Avenue), adjoining said Lots 8, 9, 24, 25 and 40. In the event of any change of alignment or width of Lincoln Avenue results in the vacating of Lot D 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 8, 9, 24, 25 and 40 and we hereby offer for dedication to public use for Pedestrian Walks Lot E, F, and G.

G.K.S. ASSOCIATES, a California corporation.

By William L. Galtis President By Paul H. Koeh Vice President

SECURITY TITLE INSURANCE COMPANY, Trustee

Werald A. Mercer  
Assistant Vice President

### ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss.  
COUNTY OF RIVERSIDE }

On this 6th day of August 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JULIAN L. GENTIS and FRED H. KOCH, known to me to be the President and Vice President of the corporation that executed the within instrument, known to me to be the persons whose names are subscribed to the within instrument and they acknowledged to me that they executed the same on behalf of the corporation.

WITNESS my hand and official seal.

Palmer E. Valentine  
Notary Public in and for said County and State

My commission expires 9-30-66

### ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss.  
COUNTY OF RIVERSIDE }

On this 6th day of August 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Gerald E. Mercer and known to me to be the 1st Vice President and respective of 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.

Dorothy Merritt  
Notary Public in and for said County and State

My commission expires 8-13-65

### CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held February 7th, 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 plan 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 Aug 12 1963

Alfred P. Theal  
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 Aug 5 1963

W. H. Form  
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 August 8, 1963

Everett C. Row  
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 Aug. 6 1963

R. 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 13th day of August 1963.

Virginia J. Strocker

### 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 No. 2578 and the streets and easements are hereby accepted as public streets, easements, and pedestrian walks 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 13th day of August 1963.

Virginia J. Strocker  
City Clerk of the City of Riverside, Calif.

### 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 \$ 1200.00.

Dated August 6 1963 DONNA M. BOUER, County Tax Collector

By W. H. Steude Deputy

### TAX BOND

I hereby certify that a bond in the sum of \$ 1200.00 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 August 19 1963 DONALD D. SULLIVAN  
County Clerk and ex-officio Clerk of the Board of Supervisors

By W. H. Steude Deputy

### CIVIL ENGINEER

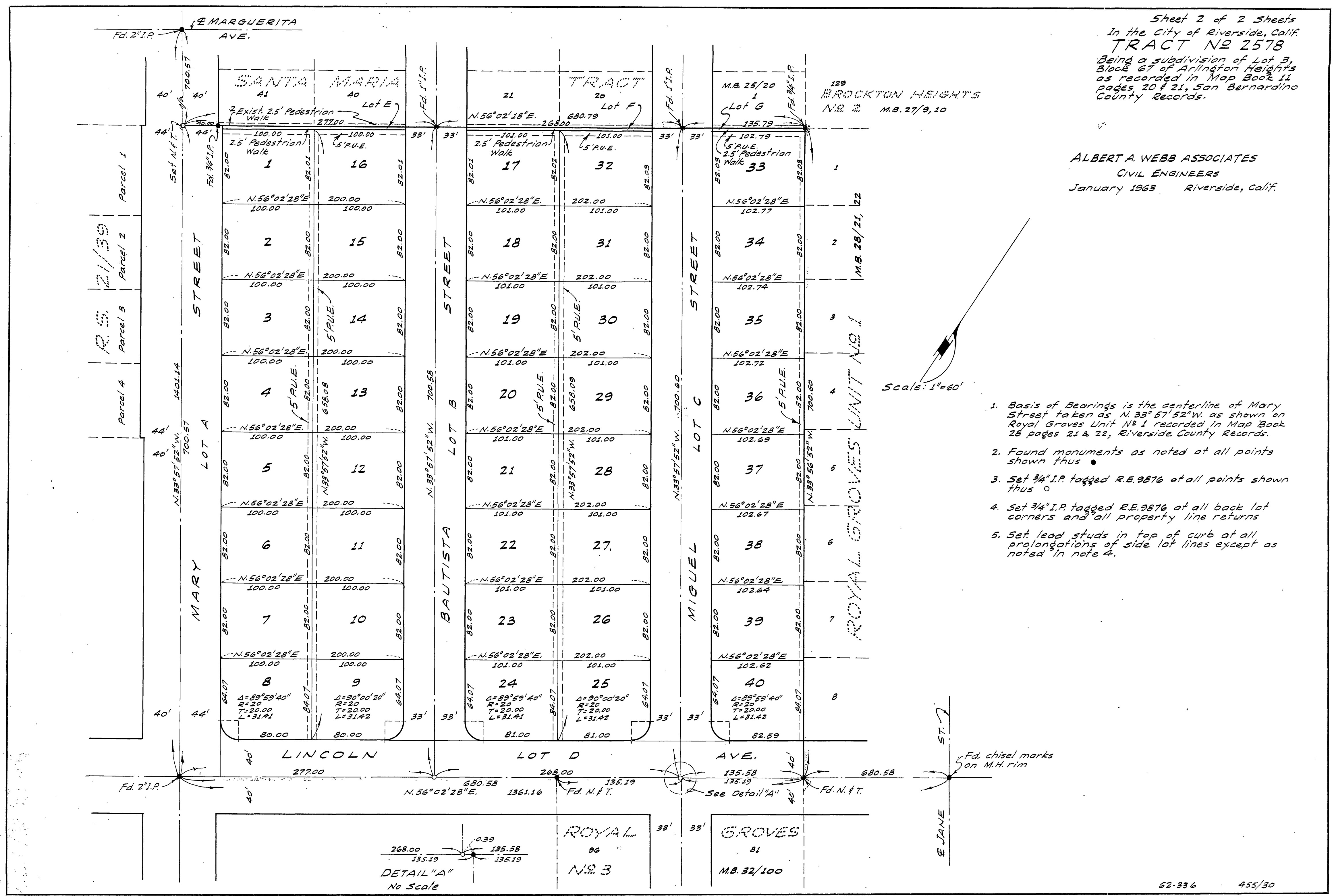
I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of two (2) sheets correctly represents a survey made under my supervision during January of 1963; that all monuments shown hereon actually exist and their positions are correctly shown, or will be in place within one (1) year from the recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Dated Aug 5 1963 Donald N. Webb  
Registered Civil Engineer No. 9876

M.B. 47172 2578

Sheet 2 of 2 Sheets  
 In the City of Riverside, Calif.  
**TRACT NO 2578**  
 Being a subdivision of Lot 3,  
 Block 67 of Arlington Heights  
 as recorded in Map Book 11  
 pages 20 & 21, San Bernardino  
 County Records.

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



Scale: 1" = 60'

1. Basis of Bearings is the centerline of Mary Street taken as N. 33° 57' 52" W. as shown on Royal Groves Unit No. 1 recorded in Map Book 28 pages 21 & 22, Riverside County Records.
2. Found monuments as noted at all points shown thus ●
3. Set 3/4" I.P. tagged R.E. 9876 at all points shown thus ○
4. Set 3/4" I.P. tagged R.E. 9876 at all back lot corners and all property line returns
5. Set lead studs in top of curb at all prolongations of side lot lines except as noted in note 4.

