

TRACT NO. 2327

BEING A SUBDIVISION OF A PORTION OF THE S 1/2 OF THE SW 1/4 OF SECTION 32, T2S, R5W, S.B.B. & M. IN THE CITY OF RIVERSIDE CALIFORNIA. JULY 1963 C.J. QUEYREL L.S. 2988 SCALE 1"=50'

No. 101
FEE: \$ 9.00
Filed By: County Clerk
Sub GTEE: F.A.T. Co.

W.D. BALOGH
Lynn Bluff
AT 9:00 AM

OWNERS CERTIFICATE

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 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, B, C, D, E and for construction, and maintenance of Public Utilities, the public utility easements shown by dashed lines and designated as 5" P.U.E., 10" P.U.E. & 5" 25" 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, and all abutters rights, including access rights appurtenant to Lots 49, 50, 51 & 52, as shown on the annexed map 1 on, over, and across, Lot 1 (River Road Parkway), adjoining said Lots 49, 50, 51 & 52. If any narrow of a pavement or width of such highway results in the vacation of any part thereof within this subdivision, such vacation terminates the above dedication as to the part vacated.

Chase Investment Company

Robinson-Winans Management Corp.

Western Land & Development Corporation

CALIFORNIA PACIFIC ENTERPRISES

SURVEYORS CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of three (3) sheets, correctly represents a survey made under my supervision during July 1963, that all monuments shown hereon, actually exist and their positions are correctly shown or shall be in position not later than one (1) year from date of recording, and that such monuments are sufficient to enable the survey to be retraced.

C.J. Queyrel

Licensed Land Surveyor No. 2988

RESOLUTION

Resolved: That this map consisting of three (3) sheets, be, and the same is, hereby accepted as the official map of Tract No. 2327; that the streets and public utility easements are hereby accepted as public streets and public 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 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 17th day of Sept. 1963.

Virginia J. Strohecker
City Clerk of the City of Riverside, California

CITY TREASURER'S CERTIFICATE

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 on said property.

Dated this 27th day of August 1963.

J. J. Smith
City Treasurer

State of California } s.s.
County of Riverside }

On this 28th day of August 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dana B. Horn known to me to be the President and Secretary of the corporation that executed the within instrument and they acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

Alfred E. Valentini
Notary Public in and for said County and State

My Commission Expires 9-30-66

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, and that all Public Utility Easements shown on this map are sufficient for all requirements of the Electric Light & Water Department of the City of Riverside and for the department of Public Utilities of said City.

Dated Sept. 12, 1963

Verell J. Kott
Superintendent of Light and Water Departments of the City of Riverside

CITY CLERKS CERTIFICATE

State of California } s.s.
County of Riverside }

I, Virginia J. Strohecker, City Clerk of 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 17th day of Sept. 1963.

Virginia J. Strohecker
City Clerk of the City of Riverside, California.

COUNTY TAX COLLECTORS CERTIFICATE

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, or local taxes, or special assessments collected as taxes, except taxes and special assessments now a lien, but not yet payable, which are estimated at \$1,000.

Dated this 27th day of Aug. 1963.

Donna M. Bower
County Tax Collector
By Edith Rehermshorn
Deputy

CITY PLANNING COMMISSION

I hereby certify that this map was approved by the Riverside City Planning Commission at its meeting held on the 9th day of NOV. 1963.

Alfred C. Malt
Acting Planning Director
City of Riverside

State of California } s.s.
County of Riverside }

On this 25th day of Aug. 1963, before me, the undersigned a Notary Public in and for said County and State personally appeared Fred M. Kiederman known to me to be the President and Secretary of the corporation that executed the within instrument and known to me to be the persons 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.

Alfred E. Valentini
Notary Public in and for said County and State

My Commission Expires Aug 14 1966

STREET SUPERINTENDENTS CERTIFICATE

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 August 27, 1963

Street Superintendent

TAX BOND

I hereby certify that a bond in the sum of \$1500.00 has been filed with the Board of Supervisors of the County of Riverside, State of California, conditioned on payment of all taxes, state, county or local, and 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 this 23rd day of Sept. 1963

County Clerk and Ex-officio Clerk of the Board of Supervisors
By M. C. Keller
Deputy

DIRECTOR OF PUBLIC WORKS CERTIFICATE

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 alteration thereof, that all provisions of Chapter 128 (Subdivision Map Act) Statutes of California 1943, and of Ordinance 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 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 Sept. 17, 1963.

Alfred E. Valentini
City Engineer

NOTARY ACKNOWLEDGMENTS

State of California } s.s.
County of Riverside }

On this 21st day of August 1963, before me, the undersigned, a Notary Public in and for said County and State personally appeared Lewis R. Chase, known to me to be the President and Secretary of Chase Investment Company, the corporation that executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the joint venturers that executed the within instrument and acknowledged to me that such corporation executed the same both individually and as joint venturer of said joint venture and that such joint venture also executed the same.

My Commission Expires 9-30-66

Alfred E. Valentini
Notary Public in and for said County and State

State of California } s.s.
County of Riverside }

On this 21st day of August 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared L. Winans, known to me to be the President and Secretary of Robinson-Winans Management Corp., the corporation that executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the joint venturers that executed the within instrument and acknowledged to me that such corporation executed the same both individually and as joint venturer of said joint venture and that such joint venture also executed the same.

My Commission Expires 9-30-66

Alfred E. Valentini
Notary Public in and for said County and State

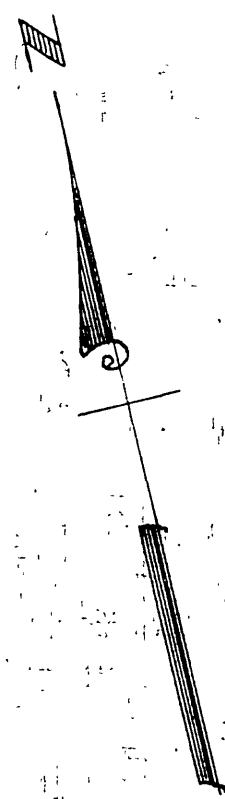
TRACT NO. 2327

JULY, 1961

SCALE: 1" = 50'

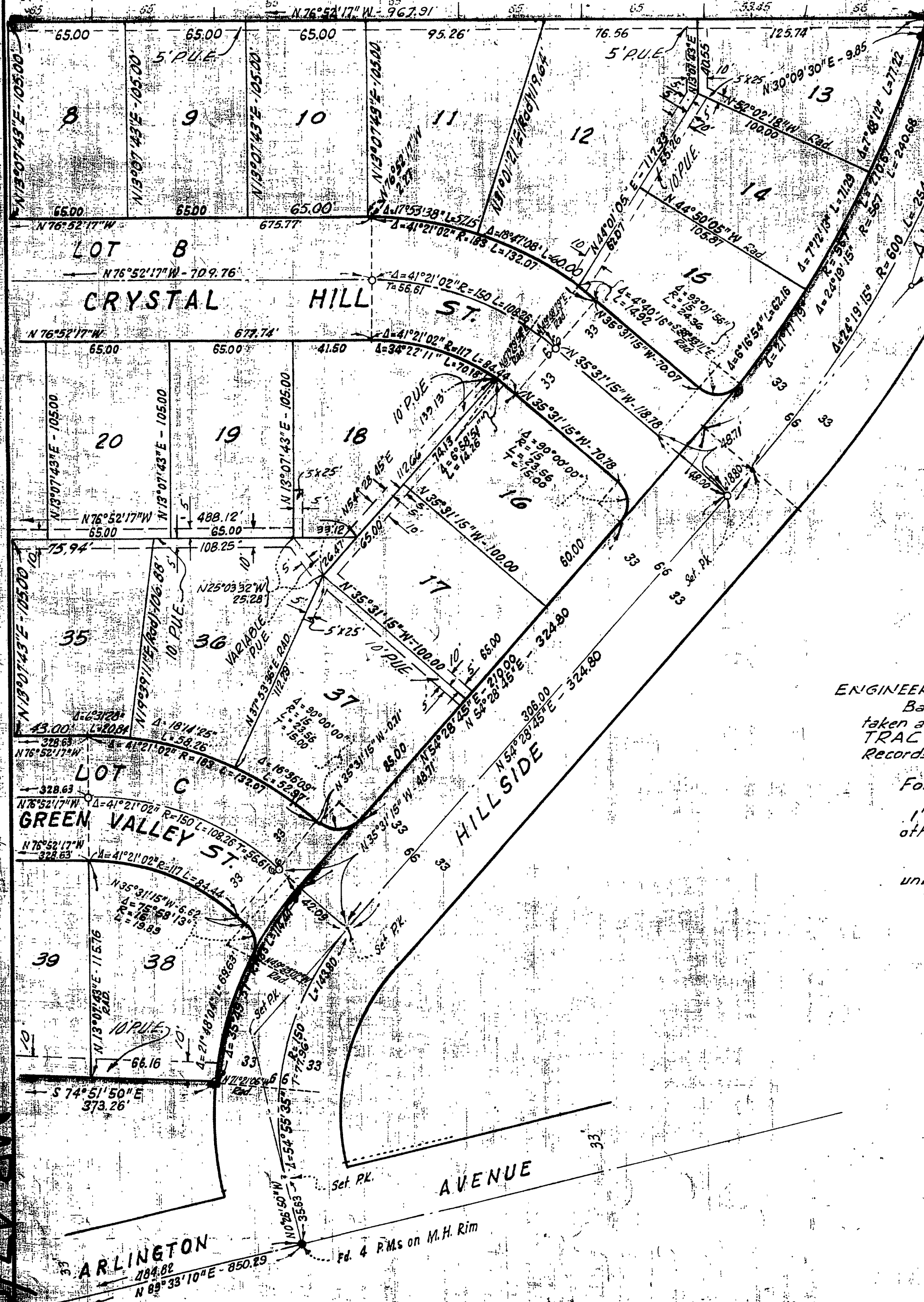
BEING A SUBDIVISION OF A PORTION OF THE S.1/2 OF THE SW.1/4 OF SECTION 32 T.2S., R.5W. S.B.B. & M.

C.J. QUEYREL L.S. 2988



ARBOR DRIVE

VIEW PARK TRACT UNIT NO. 1 M.B. 39/55-56



ENGINEER'S NOTES:
 Basis of Bearings is the centerline of ARLINGTON AVENUE taken as N 89° 33' 10" E as same is shown on map of VIEW PARK TRACT NO. 1 recorded in Book 39 of maps at pages 55 and 56, Records of Riverside County, California.

Found monuments as noted at all points shown, thus ●
 1" I.P. tagged L.S. 2988 set at all points shown thus ○ unless otherwise noted.

3/4" I.P. tagged L.S. 2988, set at all lot corners, unless otherwise noted.

M.B. 47/98

M.B. 47-98

TRACT NO. 2327

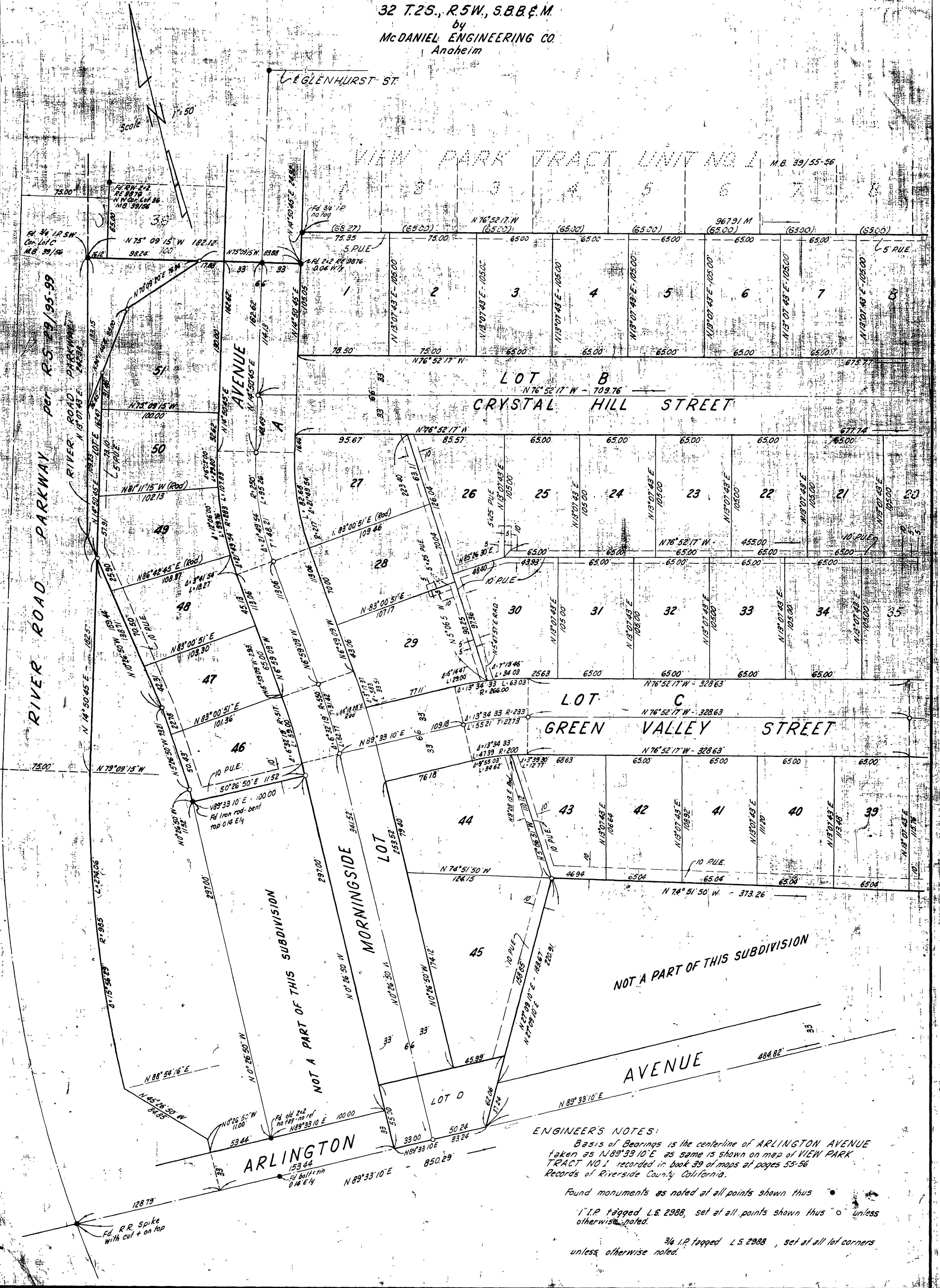
DECEMBER, 1961

SCALE 1"=50'

BEING A SUBDIVISION OF A PORTION OF THE S 1/2 OF THE SW 1/4 OF SECTION

32 T.2S., R.5W., S.B.B.&M

by
McDANIEL ENGINEERING CO.
Anaheim



ENGINEER'S NOTES:

Basis of Bearings is the centerline of ARLINGTON AVENUE taken as N 89° 33' 10" E as same is shown on map of VIEW PARK TRACT NO. 1, recorded in book 39 of maps at pages 55-56 Records of Riverside County, California.

Found monuments as noted at all points shown thus "o"

I.P. tagged L.S. 2988, set at all points shown thus "o" unless otherwise noted.

3/4 I.P. tagged L.S. 2988, set at all lot corners unless otherwise noted.