

IN THE CITY OF RIVERSIDE

SHEET 1 OF 3 SHEETS

TRACT 2604

BEING A SUBDIVISION OF A PORTION OF LOTS B AND I3 OF MONTE VISTA TRACT, M. B. 6/20, RECORDS OF RIVERSIDE COUNTY, CALIF. ALSO PORTIONS OF LOTS 1, 2, 3, 4, 5, 6, 7 AND B OF LA COLINA TRACT, M. B. 9/31-32, RECORDS OF RIVERSIDE COUNTY, CALIF. ALSO A PORTION OF THE N. W. 1/4 AND A PORTION OF THE N. E. 1/4 OF SECTION 31, T. 2 S. R. 4 W., S. B. B. AND M.

APRIL 1963

J. F. DAVIDSON, C. E.

SCALE 1"=60'

FILED
On Oct. 1, 1963
At 4:30 P. M.

W. D. BALOGH
County Recorder
By Alexe Traldier
Deputy
Fee \$ 9.00
No
Filed by County Clerk
Subd'n G'fee: T. I. & Tr 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 G inclusive and for the construction and maintenance of all public utilities the easements shown by dashed lines and designated "S.P.U.E.", "I.P.U.E.", "5x25'P.U.E." and the "10' drainage easement on Lot I.

While all of Central Avenue within this subdivision remains a public highway, and for such time only, we abandon all easements of vehicular and pedestrian ingress and egress to said Central Avenue so that owners of lots abutting this highway during such time will have no rights of access whatever in the highway as such during the general easement of travel which belongs to the whole public. If any change of alignment or width of such highway results in the vacation of any part thereof within this subdivision, such vacation terminates the above dedication and the part vacated. We also offer for dedication for the construction and maintenance of public utilities the 5'x25' P.U.E. designated as Lots H to N inclusive.

M & G PROPERTIES, Inc.,
a California Corporation.
Hunter G. Penn by O. P. Ladd
President Secretary

THE YEAMANS COMPANY, a California Corporation, trustee under deed of trust,
recorded April 16, 1963 as instrument No. 38145, in Book 3370 page 72 of Official Records.
Elizabeth Yeaman by Elizabeth Yeaman
VICE President Ass'n. Secretary

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On August 26, 1963, before me, the undersigned, a Notary Public in and for said County and State personally appeared LLOYD F. JUVV, and ELIZABETH YEAMAN, 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 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.

Helene M. Blankenhorn
Notary Public in and for said County and State

My commission expires MAY 7, 1965

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

On August 30, 1963, before me, the undersigned, a Notary Public in and for said County and State personally appeared Hunter G. Penn, and O. P. Ladd, 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 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.

Doratha DePaugh
Notary Public in and for said County and State

My commission expires Nov. 6, 1966

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held May 2, 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. 1323 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 Sept. 23rd, 1963.

J. Martinec
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 Sept 18, 1963.

Cliff Fossi
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 Sept 18, 1963.

Evelyn 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 Sept 18, 1963.

J. F. Miller
CITY TREASURER

CITY CLERK

I, V. J. Stroehecker, 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 24 day of September, 1963.

Virginia Stroehecker
City Clerk of the City of Riverside, California

RESOLUTION OF ACCEPTANCE

RESOLVED: That this map consisting of three (3) sheets be, and the same is hereby accepted as the official map of TRACT 2604 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 here 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 24 day of September, 1963.

Virginia Stroehecker
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 \$ 6000.00.

Dated August 20, 1963.

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

TAX BOND

I hereby certify that a bond in the sum of \$ 6000.00 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 Sept. 30, 1963.

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

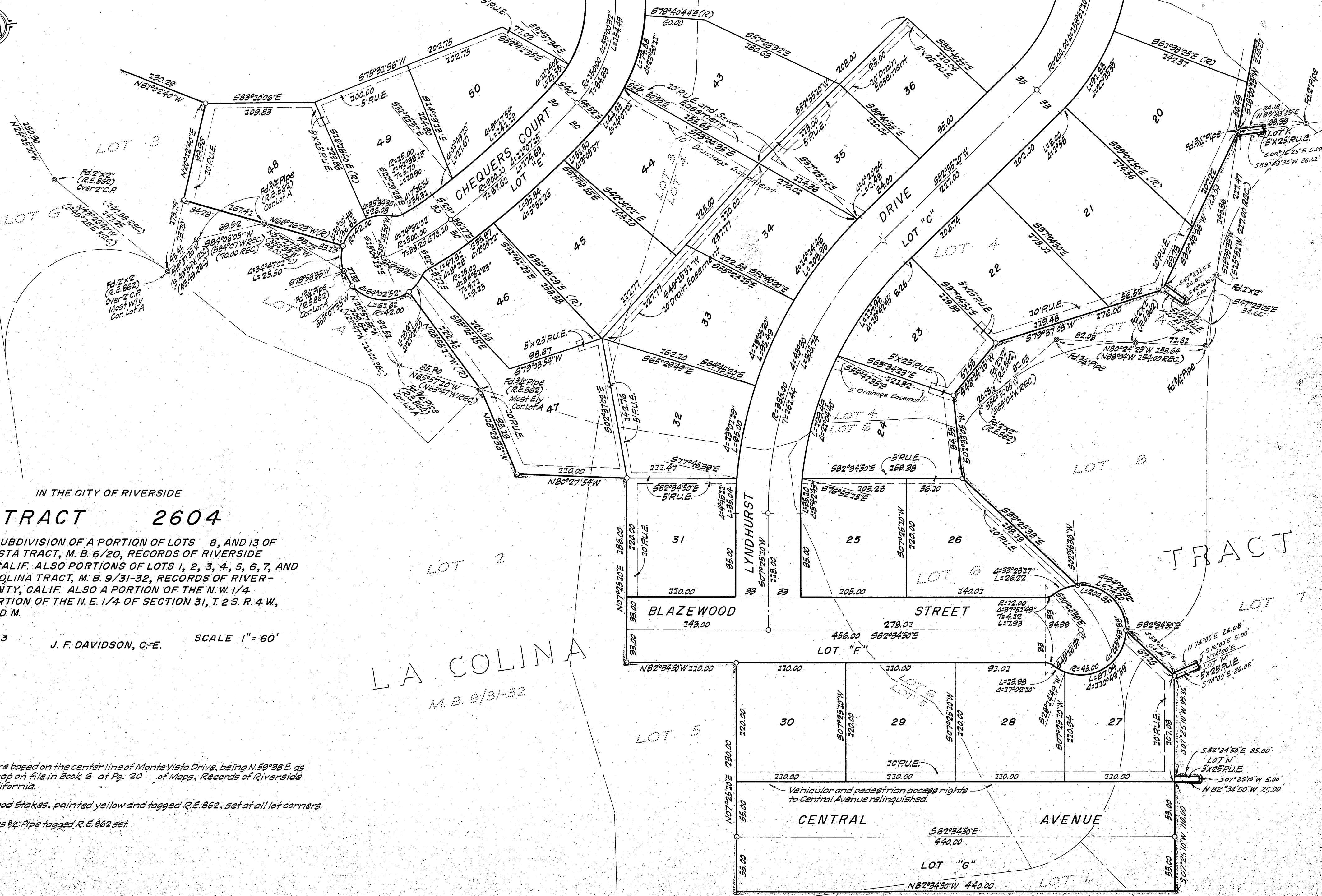
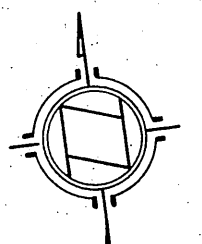
CIVIL ENGINEER

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of three (3) sheets correctly represents a survey made under my supervision during April 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 be sufficient to enable the survey to be retraced.

J. F. Davidson
Registered Civil Engineer No. 562

M.B. 48/3 2604 M.B. 48/3

M.B. 48/3 2604



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APRIL 1963 J. F. DAVIDSON, C.E. SCALE 1" = 60'

LA COLINA
M.B. 9/31-32

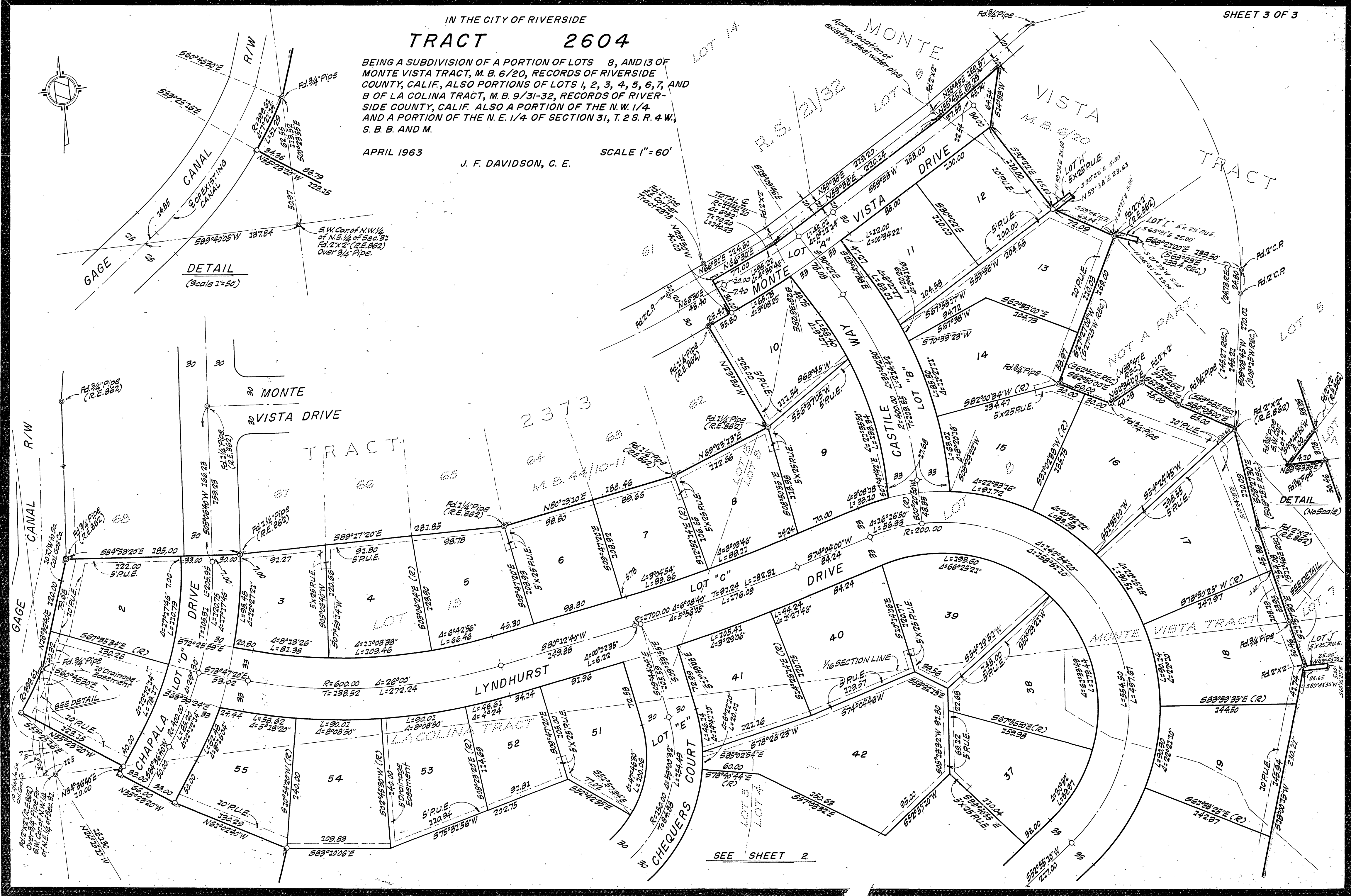
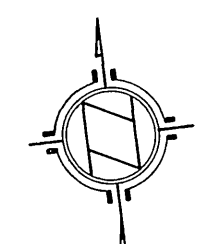
NOTE:
Bearings are based on the center line of Monte Vista Drive, being N. 59° 38' E. as shown by map on file in Book 6 at Pg. 20 of Maps, Records of Riverside County, California.
2" X 2" Redwood Stakes, painted yellow and tagged R.E. 862, set at all lot corners.
○ Indicates 3/4" Pipe tagged R.E. 862 set

Vehicular and pedestrian access rights to Central Avenue relinquished.

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APRIL 1963
J. F. DAVIDSON, C. E. SCALE 1" = 60'



DETAIL
(Scale 1"=50')

DETAIL
(No Scale)

SEE SHEET 2