

IN THE CITY OF RIVERSIDE

TRACT NO. 2591

BEING A SUBDIVISION OF A PORTION OF THE NW1/4 OF SECTION 6 T.3 S., R. 4 W. S.B.B. & M.

AUGUST 1963

SCALE 1"=80'

ALBERT A. WEBB ASSOCIATES
Civil Engineers

FILED
On OCTOBER 2, 1963

At R: 45 P: M

W. D. BALOGH

County Recorder

By Dean B. Vaughn

Deputy

Fee \$ 9.00

N^o _____

Filed by County Clerk

Sub GEE: F.A.T. 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 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.

HICKS-BADRAUN, INC., a California Corporation

[Signature] President
W.D. Badraun Secretary

SOUTHERN COMMERCIAL CORPORATION, a Calif. Corporation, Trustee

[Signature]
Helene P. Buxton

ACKNOWLEDGEMENT

State of California } S.S.
County of Riverside }

On September 20, 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Arthur B. Hicks, Jr. and W.D. Badraun 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.
[Signature]
Notary Public in and for said County and State

My Commission expires 9-30-66

ACKNOWLEDGEMENT

State of California } S.S.
County of Riverside }

On Sept. 25, 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared [Signature] and [Signature] known to me to be the President and Cash Secretary respectively 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 as Trustee.

WITNESS my hand and official seal.
[Signature]
Notary Public in and for said County and State

My Commission expires April 27, 1966

ACKNOWLEDGEMENT

State of California } S.S.
County of Riverside }

On 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared [Signature] and [Signature] known to me to be the [Title] and [Title] respectively 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 as Trustee.
[Signature]
Notary Public in and for said County and State

My Commission expires _____

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held SEPT 5 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 N^o 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 Sept 24th 1963
[Signature]
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
[Signature]
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 Sept. 19, 1963
[Signature]
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 19 1963
[Signature]
City Treasurer

CITY CLERK

I, V. J. STROHECKER, City Clerk of the City of Riverside, California, hereby certify that on 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 24th day of September 1963.

City Clerk of the City of Riverside, Calif.
By [Signature]

RESOLUTION OF ACCEPTANCE

RESOLVED: That this map consisting of 4 sheets be, and the same is hereby accepted as the official map of TRACT N^o 2591 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 accepted by the Mayor and Council of the City of Riverside this 24th day of September 1963.
[Signature]
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 \$ 2.50⁰⁰.

Dated September 20, 1963
DONNA M. BOUER, County Tax Collector
By [Signature] Deputy

TAX BOND

I hereby certify that a bond in the sum of \$ 250.00 has been executed and filed with the Board of Supervisors of the County of Riverside, California, conditioned upon the payments 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 [Signature] 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 May 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 SEPT. 18 1963
[Signature]
Registered Civil Engineer N^o 9876

M.B. 48/6
2591

M.B. 48/6
2591

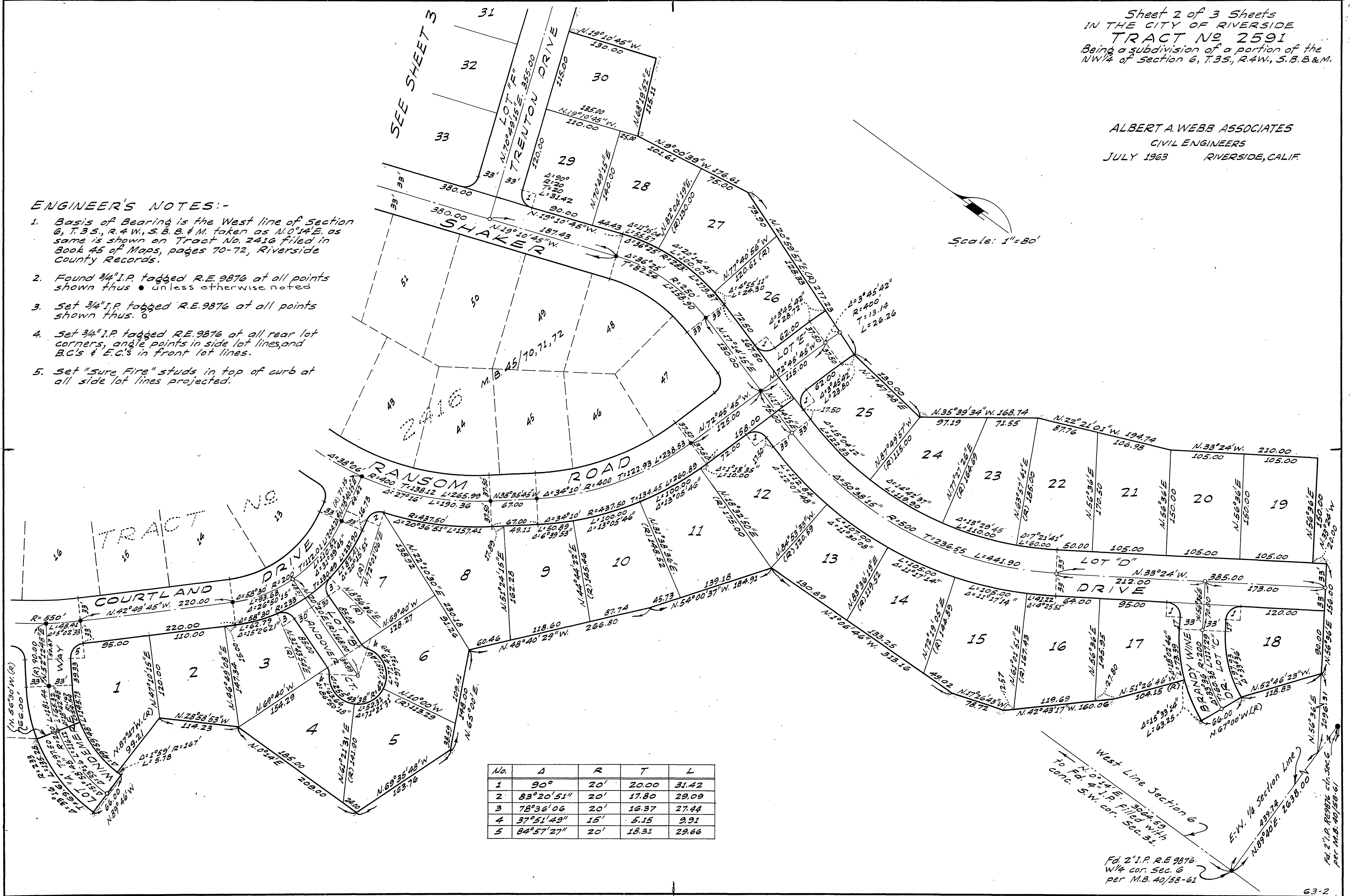
Sheet 2 of 3 Sheets
 IN THE CITY OF RIVERSIDE
TRACT No 2591
 Being a subdivision of a portion of the
 NW 1/4 of Section 6, T.35, R.4W, S.B.B.&M.

ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 JULY 1963 RIVERSIDE, CALIF.

Scale: 1"=80'

ENGINEERS' NOTES:-

1. Basis of Bearing is the West line of Section 6, T.35, R.4W, S.B.B.&M. taken as N.0°14'E, as same is shown on Tract No. 2416 filed in Book 45 of Maps, pages 70-72, Riverside County Records.
2. Found 3/4" I.P. tagged R.E. 9876 at all points shown thus • unless otherwise noted
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 rear lot corners, angle points in side lot lines, and B.C.'s & E.C.'s in front lot lines.
5. Set "Sure Fire" studs in top of curb at all side lot lines projected.

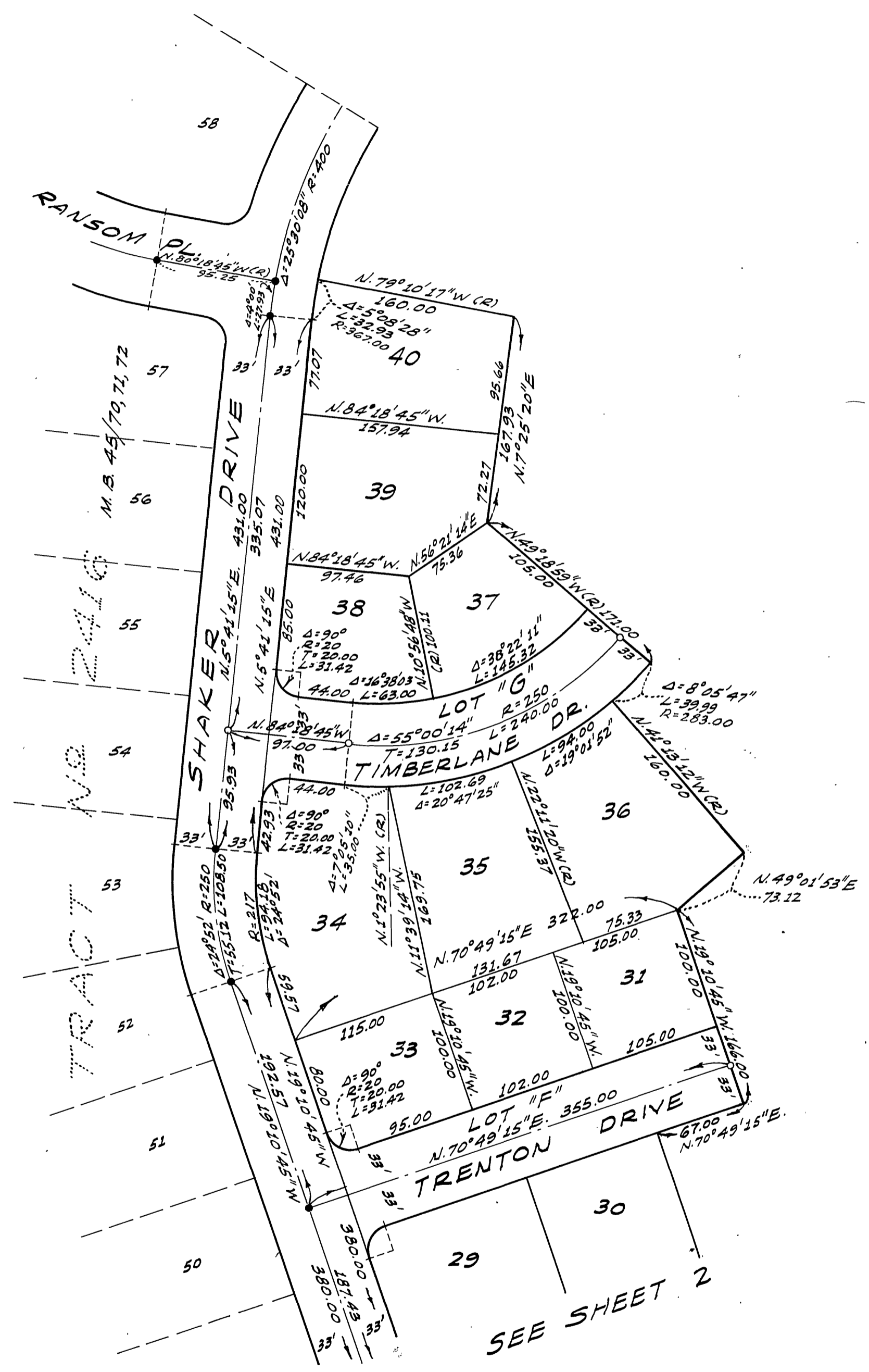


No.	Δ	R	T	L
1	90°	20'	20.00	31.42
2	83°20'51"	20'	17.80	29.09
3	78°36'06"	20'	16.37	27.44
4	37°51'49"	15'	5.15	9.91
5	84°57'27"	20'	18.31	29.66

West Line Section 6
 N. 0°14' E. 306.53
 to P.M. 4" I.P. Filled with
 conc. S.W. cor. Sec. 6
 E-W 1/4 Section Line
 N. 52°46'23" W.
 118.83
 Fd. 2" I.P. R.E. 9876
 W 1/4 cor. Sec. 6
 per M.B. 40/58-61

Sheet 3 of 3 Sheets
TRACT No 2591
Being a subdivision of a portion of the NW 1/4
of Section 6, T.35, R.4W, S.B.B.#M.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
June 1963



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Scale: 1"=80'

SEE SHEET 2