

IN THE CITY OF RIVERSIDE

TRACT 2605

FILED
On OCTOBER 2, 1963

At 2:45 P. M.

W. D. BALOGH
County Recorder

By Baron B. Vaughn
Deputy

Fee \$ 7.00

No

Filed by County Clerk
Sub Gtee: F.A.T. Co

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

On September 19, 1963 before me, the undersigned, a Notary Public in and for said County and State, personally appeared John W. Talle, known to me to be the person whose name is subscribed to the within instrument as the Attorney in fact of John W. Talle, and acknowledged to me that she subscribed the name of John W. Talle thereto as principal and her own name as Attorney in fact.

WITNESS my hand and official seal

Delores E. Valentini
Notary Public in and for said County and State.
My Commission expires 7-30-66

BEING A SUBDIVISION OF LOT 160 AND A PORTION OF LOT 181 OF THE S. C. C. A. LANDS, MAP BOOK 7, PG. 3, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. ALSO A PORTION OF LOT 303 OF THE R. L. AND I. CO. LANDS, MAP BOOK 4, PG. 75, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN JURUPA RANCHO.

MARCH 1963

J. F. DAVIDSON, C. E.

SCALE 1" = 60'

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 D inclusive and for the construction and maintenance of all public utilities, said public utility easements, designated as "5 x 25' P.U.E." and "10 P.U.E.". We also offer for dedication to the City of Riverside Lots E and F (alleys). We abandon all easements of vehicular and pedestrian ingress and egress to ALVARADO STREET so that owners of Lots 15 and 21 abutting this street during such time as ALVARADO STREET remains a public street, will have no rights of access whatever to the street except the general easement of travel which belongs to the whole public. We abandon all easements of vehicular and pedestrian ingress and egress to PEQUESQUITE AVENUE so that owners of Lots 14, and 15 abutting this street, during such time as PEQUESQUITE AVENUE remains a public street, will have no rights of access whatever to the street except the general easement of travel which belongs to the whole public.

By Jerome H. Thompson By John W. Talle by Bonny L. Talle his attorney in fact
By Sylvia L. Thompson By Bonny L. Talle
By Fred C. Cook

FIRST AMERICAN TITLE INSURANCE AND TRUST CO.,
a California corporation as trustee:

By Henry L. Faulsen
Assistant Vice President

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

On September 18, 1963 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jerome H. Thompson, Sylvia L. Thompson, Fred C. Cook and Bonnie L. Talle

persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

Signature Delores E. Valentini

My Commission expires 7-30-66
Notary Public in and for said County and State

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

On September 18, 1963 before me, Delores E. Valentini, a Notary Public in and for said County and State, personally appeared Henry L. Faulsen known to me to be the Assistant Vice President 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 and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

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

My Commission expires September 30, 1966

CITY PLANNING COMMISSION

I hereby certify that this map is approved by the Riverside City Planning Commission at its meeting held April 18, 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 12B (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 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. Martinek
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.

W. C. Case
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 19, 1963.

Edward A. Paul
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.

K. J. 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 24th day of September, 1963.

Virginia Strohecker
City Clerk of the City of Riverside, California

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 2605 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 his 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 24th day of September, 1963.

Virginia Strohecker
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 \$ 1800.00.

Dated September 17, 1963.

Donna M. Bouer County Tax Collector
By W. H. Strode Deputy

TAX BOND

I hereby certify that a bond in the sum of \$ 1800.00 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.

D. D. Sullivan
County Clerk and ex-officio
Clerk of the Board of Supervisors.
By W. H. Strode Deputy

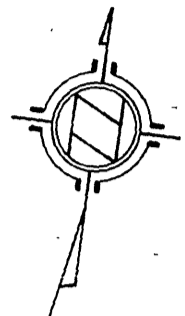
SURVEYOR

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of two (2) sheets correctly represents a survey made under my supervision during March of 1962; that all monuments shown hereon actually exist and their positions are correctly shown, or will be in place within one year from the recordation of this map.

James J. Anderson
Licensed Land Surveyor No. 3078.

M.B. 48/9
2605

M.B. 48/9
2605

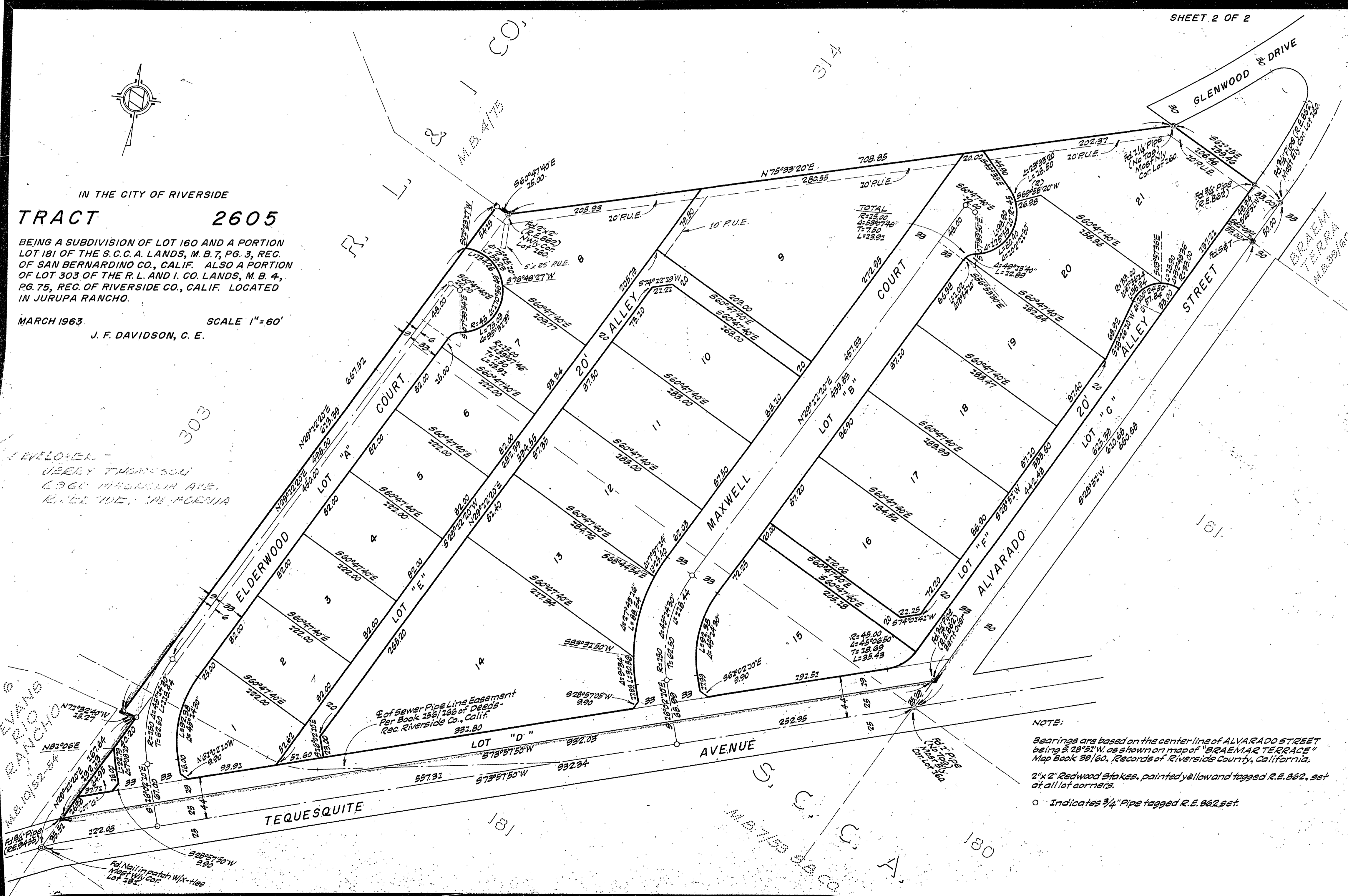


TRACT 2605

BEING A SUBDIVISION OF LOT 160 AND A PORTION LOT 181 OF THE S. C. C. A. LANDS, M. B. 7, PG. 3, REC. OF SAN BERNARDINO CO., CALIF. ALSO A PORTION OF LOT 303 OF THE R. L. AND I. CO. LANDS, M. B. 4, PG. 75, REC. OF RIVERSIDE CO., CALIF. LOCATED IN JURUPA RANCHO.

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

DEVELOPER -
JERRY THOMPSON
1060 MAGNOLIA AVE.
RIVERSIDE, CALIFORNIA



NOTE:
Bearings are based on the center line of ALVARADO STREET being S 28° 51' W, as shown on map of "BRAEMAR TERRACE" Map Book 33/60, Records of Riverside County, California.
2" x 2" Redwood Stakes, painted yellow and tagged R.E. 862, set at all lot corners.
o Indicates 3/4" Pipe tagged R.E. 862 set.

48/10

303

314

181

161

130

S. C. C. A. LANDS

EVANS RANCHO

Red Nail in patch Wx-ties
N. 1/2 W. 1/4 Cor.
Lot 160

E of Sewer Pipe Line Easement
Per Book 156/166 of Deeds -
Rec. Riverside Co., Calif.
331.80

TOTAL
R=18.00
A=53° 07' 46"
T=71.50
L=13.91

R=45.00
A=45° 06' 50"
T=18.69
L=35.43

R=12.00
A=120° 00' 00"
T=12.00
L=0.00

R=12.00
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