

IN THE CITY OF RIVERSIDE

TRACT NO. 2481

BEING A SUBDIVISION OF PORTIONS OF LOTS 46, 47, 48, AND 49 OF BLOCK 12 OF VILLAGE OF ARLINGTON, MAP BOOK 1 PAGE 62, SAN BERNARDINO COUNTY RECORDS

AUGUST 1963

ALBERT A. WEBB ASSOCIATES
Civil Engineers

SCALE 1" = 100'

FILED
On December 19, 1963
At 11:35 P.M.
W. D. BALOGH
County Recorder
By Clara DePaugh
Deputy
Fee \$ 7.00
No. Filed By County Clerk
Filed by T.I. & Tr. Co.
Sub 6627

M.B. 48/81
T.C. NO. 2481

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 H inclusive and for construction and maintenance of public utilities the public utility easements designated as "5' P.U.E." and "10' 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 1, 11, 12, 23, 24, 35 & 36 as shown on the annexed map, on, over and across Lot F (California Ave.) adjoining said Lots 1, 11, 12, 23, 24, 35 & 36. In the event of any change of alignment or width of California Avenue results in the vacating of Lot F 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 1, 11, 12, 23, 24, 35 & 36 as to the vacated portion, and further, the undersigned owners, our successors and assigns in interest, hereby release and relinquish to the City of Riverside, a Municipal corporation, all rights of vehicular access appurtenant to Lots 1, 2, 3, 4 & 5 as shown on the annexed map, on, over and across Lot G (Jackson St.) adjoining said Lots 1, 2, 3, 4 & 5. In the event of any change of alignment or width of Jackson Street results in the vacating of Lot G 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 1, 2, 3, 4 & 5 as to the vacated portion. We also hereby offer for dedication to public use the areas designated as "11' sewer, drainage and public utility easement" over the SW 1/4 of lots 11 and 35 (measured along the NW 1/4 lines) and the SPECIAL DRAINAGE EASEMENT over that portion of lot 35 as shown on said map, and we also hereby offer for dedication to public use for street purposes Lot I (one foot barrier strip).

James M. Maurer
James M. Maurer, a married man, as his separate property

ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss.
COUNTY OF RIVERSIDE }
On this 18th day of November 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared James M. Maurer known to me to be the individual who executed the within instrument and acknowledged to me that such individual executed the same.
WITNESS my hand and official seal.

Doratha DePaugh
Notary Public in and for said County and State
Doratha DePaugh
My commission expires Nov 5, 1966

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held September 5, 1963
Thomas M. Brown
Planning Director

CITY CLERK

I, V.I. 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 3rd day of December 1963.

Virginia J. Strohecker
City Clerk

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 plans and specifications for drains, sewer and drainage works sufficient to protect all lots in said subdivision from flood or overflow have been approved by me; that all easement 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 Dec 3rd 1963
D. Matthews
Director of Public Works

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 2481 and the streets and easements are hereby accepted as public streets and easements, except lot I, 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 3rd day of December 1963.

Virginia J. Strohecker
City Clerk

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 Dec 2 1963
J.W. Loni
Street Superintendent

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

Dated November 29 1963 Donna M. Bover
County Tax Collector
By J. Thode Deputy

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 Dec. 2, 1963
Dorothy C. Ross
Superintendent of Light and Water Dept.

TAX BOND

I hereby certify that a bond in the sum of \$ 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 1963 Donald D. Sullivan
County Clerk and ex-officio Clerk of the Board of Supervisors
By Deputy

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 assessment the bonds of which have not become a lien upon said property.

Dated Dec 2 1963
R. Shuller
City Treasurer

CIVIL ENGINEER

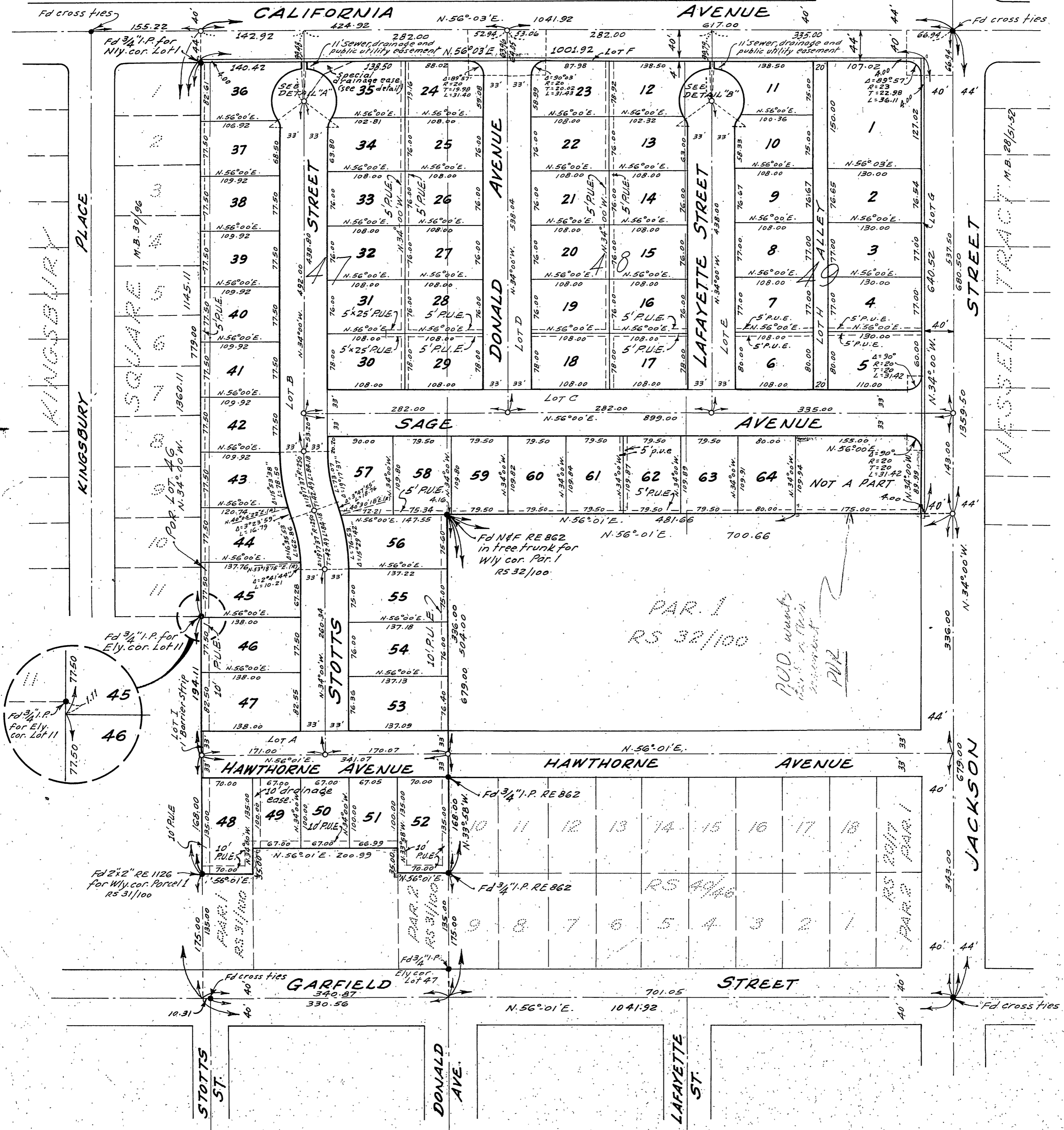
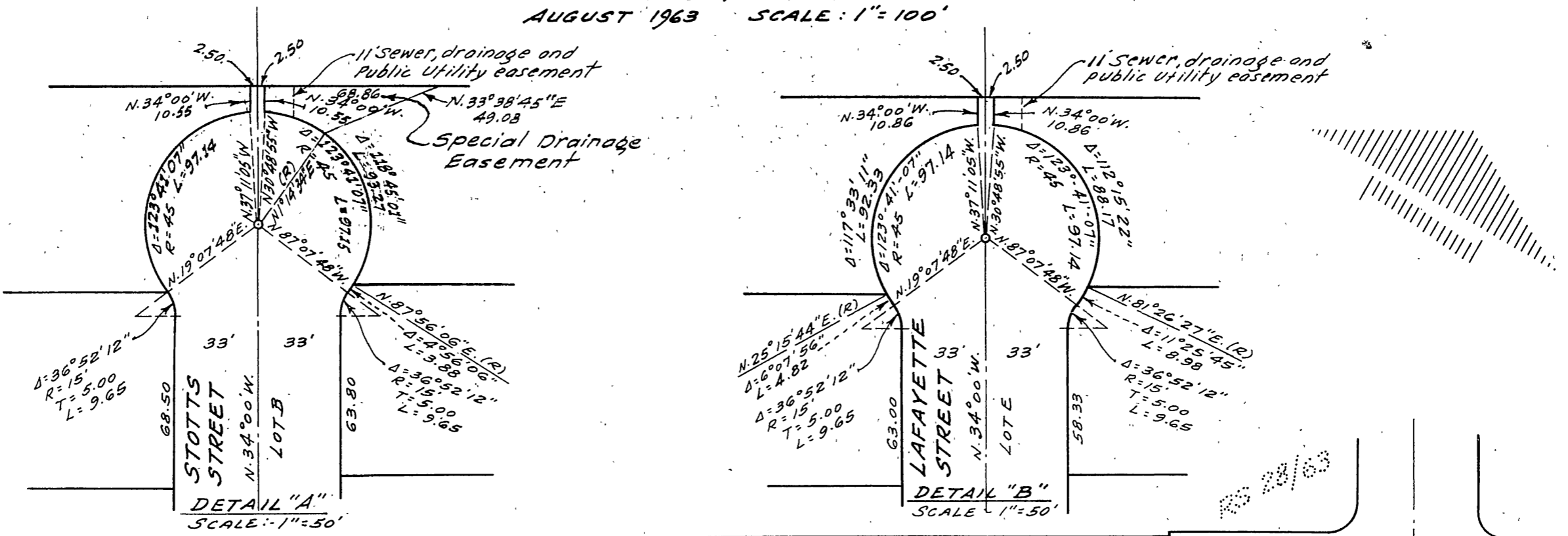
I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of correctly represents a survey made under my supervision during July of 1963; that all monument shown hereon actually exist and their positions are correctly shown or will be in place within 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 21 1963 Emmet N. Webb
Registered Civil Engineer No 9876

M.B. 48/81
T.C. NO. 2481

IN THE CITY OF RIVERSIDE
TRACT No. 2481
 Being a subdivision of portions of Lots 46, 47, 48 & 49,
 Block 12 of Village of Arlington recorded in Map Book 1
 page 62, Records of San Bernardino County, California.

ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 AUGUST 1963 SCALE: 1"=100'



ENGINEERS' NOTES:-

1. Basis of Bearings is the centerline of Jackson Street, taken as N. 34° 00' W, as same is shown on a map of Nessel Tract filed in Book 28 of Maps of Maps of Riverside County, California
2. Found monuments as noted at all points shown thus •
3. Set 3/4" Iron Pipe tagged R.E. 9876 of all points shown thus o unless otherwise noted.
4. Set 2x2" Redwood stakes tagged R.E. 9876 of all lot corners unless otherwise noted.
5. See Inst. 11-19-63