

FILED
On JANUARY 12, 1964

At 2:20 P.M.

W. A. BALOGH

County Recorder

By Ernest N. Wabl
Deputy

Fee \$ 7.00

No. 12-33

Filed by County Clerk
Sub Grc: P.A.F. Co

CITY CLERK

I, V.J. Strahecker, 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 4th day of December 1963.

Virginia J. Strahecker
City Clerk of the City of Riverside, Calif.

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. 2553 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 4th day of December 1963.

Virginia J. Strahecker
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, except taxes and special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$ _____.

Dated December 14, 1963 Donna M. Bower, County Tax Collector

Donna M. Bower Deputy

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

CIVIL ENGINEER

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of two (2) 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 May 22nd 1963 Ernest N. Wabl
Registered Civil Engineer No. 9876

IN THE CITY OF RIVERSIDE

TRACT NO. 2553

BEING A SUBDIVISION OF LOT 3 AND A PORTION OF LOT 2, OF BLOCK 74 OF ARLINGTON HEIGHTS, RECORDED IN M.B. 11 AT PAGES 20-21, RECORDS SAN BERNARDINO COUNTY, CALIFORNIA

DECEMBER 1963

SCALE: 1" = 80'

ALBERT A. WEBB ASSOCIATES
Civil Engineers

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held June 6, 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. 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 December 20th 1963 D. Maitland
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 Dec 18 1963 Ed Stover
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 Dec. 18, 1963 Donald A. Ross
Superintendent of Light and Water Dept., City of Riverside, Calif.

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 19 1963 R. B. Miller by it known
City Treasurer

ACKNOWLEDGEMENT

State of California
County of Riverside
On this 17th day of Dec 1963, before me, the undersigned a Notary Public in and for said County and State, personally appeared Jail Sims and James J. Sims known to me to be the President and Secretary respectively 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, as Trustee.
WITNESS my hand and official seal.

Ernest G. Thomas
Notary Public in and for said
County and State
ERNEST G. THOMAS
My Commission expires March 9, 1967

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 E inclusive and for construction and maintenance of public utilities the public utility easements designated as 10' P.U.E., 5' P.U.E., 5' x 25' P.U.E. & 5' x 10' P.U.E. & 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 all access rights appurtenant to Lots 29, 30, 31, 32, 33, 34, & 39 as shown on the annexed map, on, over and across Lot "A" (Victoria Avenue) adjoining said Lots. We also hereby offer for dedication to public use the areas designated as "Storm Drain & sewer easement."

SIMS CONSTRUCTION CO., a California corporation
James J. Sims President Francis J. Bantle Secretary

J.A. THOMPSON & SON, INC., a California Corporation
David J. Moody Vice President G.B. Hewitt Secretary

UNION BANK, a California Corporation, Trustee.
James A. Mitchell

ACKNOWLEDGEMENT

State of California } S.S.
County of Riverside }
On this 17th day of December 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared David J. Moody and K.K. Schlichter known to me to be the Vice President and Secretary respectively 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.
WITNESS my hand and official seal.

Gladys L. Davidson
Notary Public in and for said
County and State
My Commission Expires Nov. 13, 1967

ACKNOWLEDGEMENT

State of California } S.S.
County of Riverside }
On this 17th day of December 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared James J. McClellan and Ernest Bower known to me to be the President and Vice President respectively 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.
WITNESS my hand and official seal.

Mildred R. Graf
Notary Public in and for said
County and State
Mildred R. Graf
My Commission expires November 12, 1965

Sheet 2 of 2 sheets
TRACT No. 2553
 IN THE CITY OF RIVERSIDE
 Being a subdivision of Lot 3 and a portion of Lot 2, of Block 74 of Arlington Heights, M.B. 11/20-21 Records of S.B. Co., Calif.

ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 Riverside, California
 May 1963

Scale: 1"=80'

No.	Δ	R	T	L
1	0°56'26"	2169.00	-	35.61
2	37°20'58"	15.00	5.07	9.78
3	36°52'12"	15.00	5.00	9.65
4	98°44'17"	20.00	23.31	34.47
5	100°22'52"	12.00	14.40	21.02
6	97°57'31"	12.00	13.79	20.52
7	60°29'20"	20.00	11.66	21.12
8	12°08'	305.00	-	64.59
9	15°40'	149.00	-	40.74
10	17°50'40"	235.25	-	73.27

ENGINEER'S NOTES:

Basis of Bearings is the centerline of Maude Street taken as N33°58'10"W as same is shown on Map of Tract No. 2564 recorded in Book 45 of Maps, pages 73-74, Riverside County Records.

Found monuments as noted at all points shown thus •

Set 3/4" Iron Pipe tagged R.E. 9876 at all points shown thus o, unless otherwise noted.

Set 3/4" Iron Pipe tagged R.E. 9876 at all rear lot corners, angle points inside lot lines and B.C.'s and E.C.'s in front lot lines.

Set "sure Fire" studs in top of curb at all side lot lines projected.

