

IN THE CITY OF RIVERSIDE
TRACT NO. 2716

BEING A SUBDIVISION OF A PORTION OF LOT 37 OF CASTLEMAN S ADDITION TO RIVERSIDE RECORDED
 IN BOOK 3 OF MAPS, PAGE 19, RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA

GARNER TRACADAS & TROY CIVIL ENGINEERING LAND SURVEYING

W. D. BALOGH
 Ann B. Vaughn
 No. 1
 AT: 3:40 P.M.
 FEE: \$7.00
 Filed By: - County Clerk
 Sub GEE: F.A.P.C.

OWNERS' CERTIFICATE

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 we hereby offer for dedication, for public use lots A, B, C, & D for street purposes and we also offer for dedication to public use Lot F for drainage purposes and for maintenance and construction of public utilities. The easement designated as 5' 6" B. O.P.U.E., and for drainage purposes the easement designated as 19-93 drainage easement. We also offer, for dedication to the City of Riverside, Lot E for street purposes.

NORTHPORT DEVELOPMENT INC. A California Corporation

By William A. Murphy By Jack H. Richards Sec.

TRANS-COAST CO. A California Corporation as Trustee

By John E. Post Vice-Pres. By E. Lawrence E. Shook Sec.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA S.S.
 COUNTY OF RIVERSIDE

On this 24th day of December 1963, before me Salvatore E. Valenti a Notary Public in and for said County and State personally appeared William A. Murphy known to me to be Pres., and Jack H. Richards known to me to be Sec. of Northport Development Inc., the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of the corporation herein named and acknowledged 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

My commission expires 9-30-1966

Salvatore E. Valenti
 Notary Public in and for said county and state

(print) Salvatore E. Valenti

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA S.S.
 COUNTY OF RIVERSIDE LOS ANGELES

On this 16th day of Feb 1964 before me Virginia E. Oglesby a Notary Public in and for said County and State personally appeared WILLIAM A. MURPHY known to me to be Vice President and LEONARD E. SHOOK known to me to be Ass't Secretary of the TRANS-COAST Co. as Trustee 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 herein named and acknowledged 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

My commission expires MARCH 30 1965

Virginia E. Oglesby
 Notary Public in and for said County and State.

VIRGINIA E. OGLESBY

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held November 21, 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 plan 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 easements for sewers shown on said map are correct in form and contents and approved, and I am satisfied that this map is technically correct.

Dated this 10th day of March 1964

Martinez
 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 this 18th day of Dec 1963

W. L. Stone
 Street Superintendent

SUPERINTENDENT of LIGHT & 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 on said map, that all P.U.E.'s shown on this map are sufficient for all requirements of the Electric Light & Water Departments of the City of Riverside and for the Department of Public Utilities of said city.

Dated this 5 day of March 1964

Everett C. Ross
 Superintendent of Light & Water Dept.
 City of Riverside

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 this 2 day of JAN 1964

R. B. Miller by H. Brewer
 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 18th day of March 1964.

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. 2716 and the streets and easements are hereby accepted as public streets and easements and the City 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 18th day of March 1964 Except the acceptance of Lot E.

Virginia J. Strohecker

Virginia J. Strohecker
 City Clerk of the City of Riverside

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 \$ 1500.00

Dated this 25th day of February 1964

DONNA M. BOUER, County Tax Collector
 By Edith Schumacher Deputy

TAX BOND

I hereby certify that a bond in the sum of \$ 1500.00 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 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 this 16 day of March 1964

DONALD D. SULLIVAN
 County Clerk & Ex-Officio Clerk of the Board of Supervisors

By John Kellar Deputy

ENGINEER'S CERTIFICATE

We, Russell H. Garner, Frank Tracadab & Donald F. Troy, a partnership, hereby certify that we are a registered civil engineer and licensed land surveyors of the State of California and that this map consisting of 2 sheets correctly represents a survey made under our supervision during _____, 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 correct as shown.

Dated this 18th day of December 1963

Russell H. Garner
 RUSSELL H. GARNER L.L.S. 3035

Frank Tracadab
 FRANK TRACADAS R.C.E. 11447

Donald F. Troy
 DONALD F. TROY L.L.S. 3051

M.B. 49/43

M.B. 49/43

MB 49/43

49/44

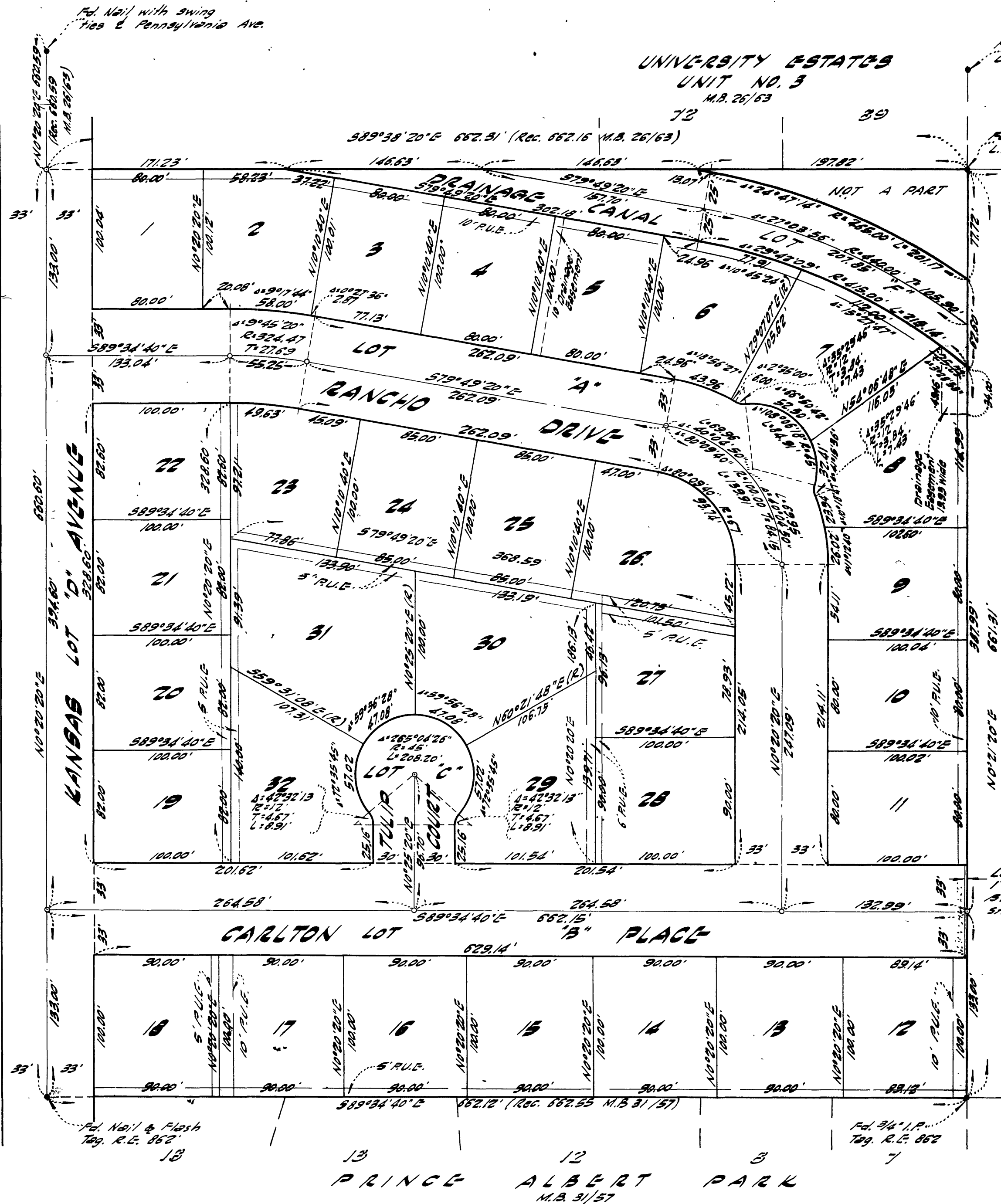
M.B. 49/44

UNIVERSITY ESTATES
UNIT NO. 3
M.B. 26/63

IN THE CITY OF RIVERSIDE
TRACT NO. 2716

BEING A SUBDIVISION OF A PORTION OF LOT 37 OF CASTLEMAN'S
ADDITION TO RIVERSIDE RECORDED IN BOOK 3 OF MAPS, PAGE 19
RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

GARNER TRACADAS & TROY CIVIL ENGINEERING LAND SURVEYING



GENERAL NOTES:

1. Basis of Bearings taken from the Northline of Prince Albert Park per plat recorded in Book 31 of Maps, Page 57, records of Riverside County, California (being 589°34'40"E)
2. Indicates monuments found as noted.
3. Indicates 3/4" I.P. tagged L.S. 3035
4. Set 2"x2" redwood Stake at all lot corners (L.S. 3035)
5. P.U.E. Indicates Public Utility Easement
6. Tract has 32 lots

Scale: 1" = 60'

M.B. 49/44

MB 49/44

1