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71
2740

FILED
On July 15, 1964

At 2:10 P.M.
W.D. BALOGH
County Recorder

By B. Vaughn
Deputy
Fee \$ 9.00

Filed by City Clerk
Sub GTEE: F.A.T. Co.

IN THE CITY OF RIVERSIDE

TRACT NO. 2740

BEING A SUBDIVISION OF A PORTION OF SECTION 9, T.3S., R.6 W. OF
RANCHO LA SIERRA PER MAP BOOK 6, PAGE 70, RECORDS OF
RIVERSIDE COUNTY, CALIFORNIA

MAY 1964

ALBERT A. WEBB ASSOCIATES
Civil Engineers

SCALE 1" = 50'

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 on the annexed map; that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making and filing of said subdivision and map as shown within the colored border line, and 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 easement designated as "10' R.U.E.," "6' R.U.E.," "6'x30' R.U.E." and "6'x25' R.U.E.," and we also hereby offer for dedication to public use for street purposes Lots I to O inclusive, (one foot barrier strips).

J-M HOMES, INC. a California Corporation

Clarence Myerscough
President

State of California } s.s.
County of Riverside }

On this 2nd day of July, 1964, before me, the undersigned a Notary Public in and for said County and State, personally appeared Clarence Myerscough known to me to be the President of the J-M Homes, Inc., 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.

Delano E. Valentin
Notary Public in and for said
County and State

My Commission expires 9-30-66

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held March 5th 1964.

Thomas M. Paton
Planning Director, City of Riverside

DIRECTOR OF PUBLIC WORKS

I hereby certify that I have examined the within map; that the subdivision shown is substantially the same as it appeared on the tentative map and any approved alteration thereof; that all provisions of Chapter 128 (Subdivision Map Act), Statutes of California, and all amendments thereto have been complied with; that plans and specifications for drain, 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 and drains shown on said map are correct in form and contents and are approved; and I am satisfied that this map is technically correct.

Dated July 6 1964

J. J. Martinek
Director of Public Works

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 this map; and that all public utility easement shown on this map are sufficient for all requirements of the Electric Light and Water Department of the City of Riverside and for the Department of Public Utilities of said City.

Dated July 2, 1964

Edward A. Gray
Superintendent of Light and Water
Department of the City of Riverside

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 July 2 1964

Bill Ross
Street Superintendent

CIVIL ENGINEER

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of Sheets correctly represents a survey made under my supervision during May 1964; 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 7 1964

Albert N. Webb
Registered Civil Engineer No 9876

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, California this 7th day of July, 1964.

City Clerk of the City of Riverside, Calif.

Virginia J. Strohecker
By Jean D. Black
Assistant City Clerk

RESOLUTION OF ACCEPTANCE

RESOLVED: That this map consisting of Sheets be, and the same is hereby accepted as the official map of TRACT No 2740 and the streets, and public utility easements hereon are hereby accepted as public streets, and public utility easements, except Lots I to O inclusive 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, California, and to affix the 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 7th day of July, 1964.

Virginia J. Strohecker
City Clerk of the City of Riverside, Calif.
By Jean D. Black
Assistant City Clerk

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 this map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes and special assessments now a lien but not yet payable which are estimated to be \$ 400.00.

Dated July 1 1964

Donna M. Bouer
County Tax Collector

TAX BOND

I hereby certify that a bond in the sum of \$ 400.00 has been filed with the Board of Supervisors of the County of Riverside, State of California, conditioned on 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 July 13 1964

Donald D. Sullivan
County Clerk and ex-officio
Clerk of the Board of Supervisors
By R. P. Patty
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 assessments the bonds of which have not become a lien against said property.

Dated June 29 1964

H. E. Bruce
City Treasurer

MA 50171
2740

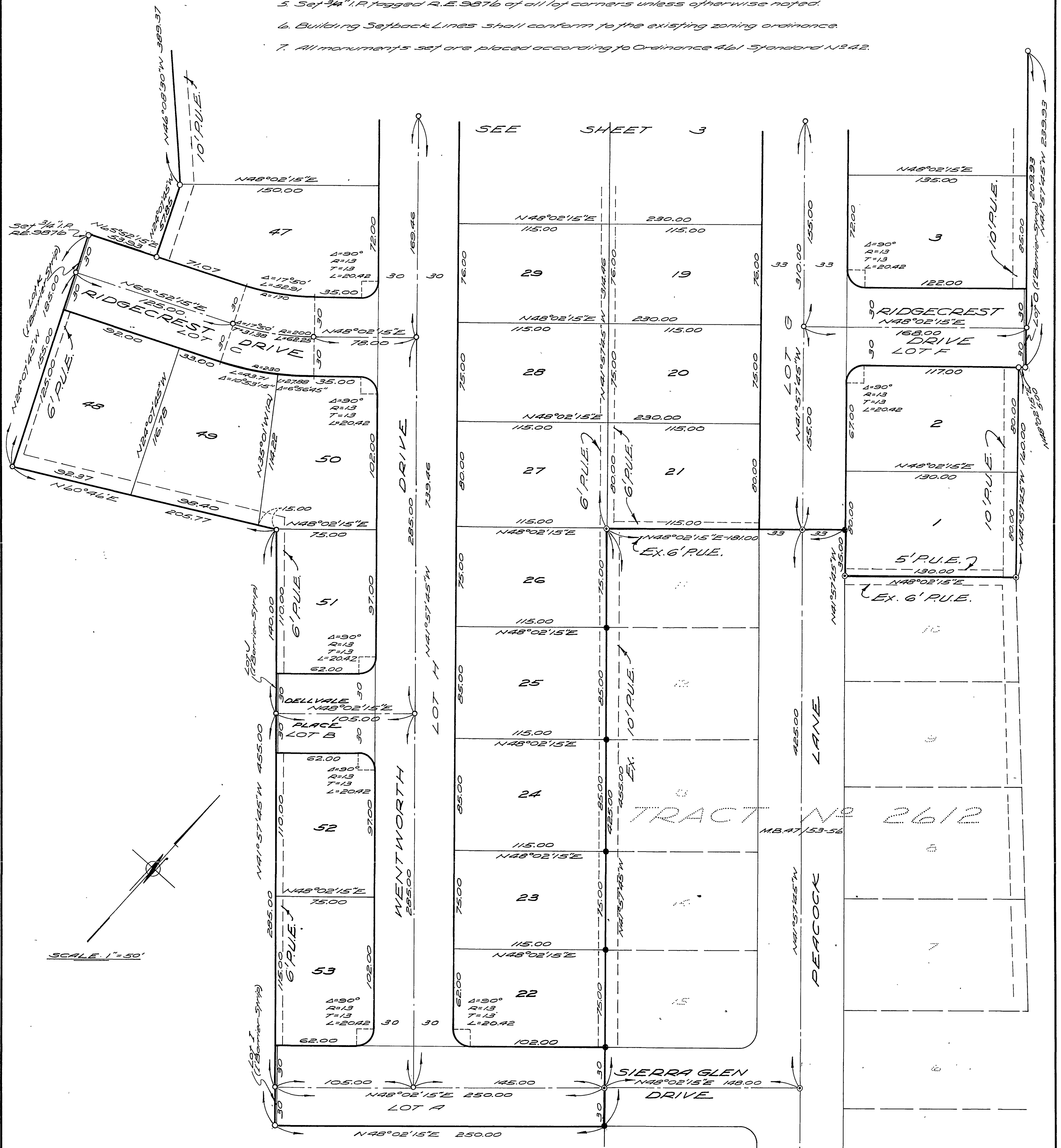
TRACT N^o 2740

BEING A SUBDIVISION OF A PORTION OF SECTION 3, T.33, R.6W. OF THE RANCHO LA SIERRA PER MAP BOOK 6, PAGE 70, RECORDS OF RIVERSIDE COUNTY, CALIF.

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

ENGINEER'S NOTES

1. Basis of Bearings is the centerline of Peacock Lane taken as $N41^{\circ}57'45''W$ as shown on Tract N^o 2612 recorded in Map Book 47, Pages 53-56, Riverside County Records.
2. Found $\frac{3}{4}$ " I.P. flagged R.E. 9876 of all points shown thus \bullet unless otherwise noted, per Tract N^o 2612, M.B. 47/53-56
3. Found $\frac{1}{4}$ " I.P. flagged R.E. 9876 of all points shown thus \circ per Tract N^o 2612, M.B. 47/53-56.
4. Set $\frac{1}{4}$ " I.P. flagged R.E. 9876 per Ordinance N^o 461 of all points shown thus \circ
5. Set $\frac{3}{4}$ " I.P. flagged R.E. 9876 of all lot corners unless otherwise noted.
6. Building Setback Lines shall conform to the existing zoning ordinance.
7. All monuments set are placed according to Ordinance 461 Standard N^o 442.



TRACT N° 2740

BEING A SUBDIVISION OF A PORTION OF SECTION 9, T35, R6W OF THE RANCHO LA SIERRA PER MAP BOOK 6, PAGE 70 RECORDS OF RIVERSIDE COUNTY CALIF.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS

NOVEMBER, 1963 RIVERSIDE, CALIF.

ENGINEER'S NOTES

1. Basis of Bearings is the centerline of Peacock Lane taken as $N41^{\circ}57'45''W$ as shown on Tract N° 2612 recorded in Map Book 47, Pages 53-56, Riverside County Records.
2. Found $3/4''$ I.R. tagged R.E. 9876 of all points shown thus \bullet unless otherwise noted, per Tract N° 2612, M.B. 47/53-56.
3. Found $1/4''$ I.R. tagged R.E. 9876 of all points shown thus \circ per Tract N° 2612, M.B. 47/53-56.
4. Set $1/4''$ I.R. tagged R.E. 9876 per Ordinance N° 461 of all points shown thus \circ .
5. Set $3/4''$ I.R. tagged R.E. 9876 of all lot corners unless otherwise noted.
6. Building Setback Lines shall conform to the existing zoning ordinance.
7. All monuments set are placed according to Ordinance 461 Standard N° 42.

