

# TRACT NO. 3022

In unincorporated territory of Riverside County, California  
Being a subdivision of portions of lots 3, 4, 5 and 6 all in block 52 of  
the lands of the Riverside Land and Irrigating Company as shown  
by map on file in book 1, page 10 of maps San Bernardino County Records  
Said property is also shown by map on file in book 1 page 44 of map  
of Riverside County Records.

Frank W Richardson LS 2921  
May, 1964

## FILED

ON July 28 1964  
AT 4:00 P.M.

W.D. BALOGH  
COUNTY RECORDER

BY Count B DEPUTY

FEE \$11.00

FILED BY County Clerk

SUB GTFE: F.A.T. Co.

### Owners Certificate:

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map, that we are the only persons whose consents are necessary to pass a clear title to said land and we hereby consent to the making and filing of said map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes, LOTS "A" TO "J" INCLUSIVE AND FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES THEREON, 10' FOOT AND 12' FOOT PUBLIC UTILITY EASEMENTS SHOWN ON THE MAP AS 6' PUE, 10' PUE AND 12' PUE, AND WE HEREBY OFFER FOR DEDICATION, LOTS "K" TO "Q" INCLUSIVE BEING 1' FOOT BARRIER STRIPS TO THE COUNTY OF RIVERSIDE AND WE HEREBY OFFER FOR DEDICATION ALL ACCESS RIGHTS TO AND FROM LOT "A" (LINCOLN STREET) ADJACENT TO LOTS 1, 78, 79, 80, 85, 86, 87 AND 95, AND WE HEREBY OFFER FOR DEDICATION THE 20' FOOT EASEMENTS FOR DRAINAGE AND WALKWAY PURPOSES FOR PUBLIC USE.

HOMES & COUNTRY DEVELOPMENT CO., A PARTNERSHIP COMPOSED OF  
HOMES & COUNTRY INC., A CALIFORNIA CORPORATION

F. K. Shepard  
F. K. SHEPARD SECRETARY

AND FAME ENGINEERING INC., A CALIFORNIA CORPORATION.

C. R. Nelson  
C. R. NELSON PRESIDENT

Kenneth W. Carlson  
KENNETH W. CARLSON SECRETARY

### Surveyors Certificate:

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map correctly represents a survey made under my direction during February, 1964, that all monuments shown hereon actually exist or will be in place within one year at the date of recording of this map and that the monuments will be sufficient to enable the survey to be retraced and the survey to be true and complete as shown.

Dated this 12<sup>th</sup> day of MAY, 1964

Frank W. Richardson  
Frank W Richardson

### Planning Commission

TRACT NO. 3022, BEING A PORTION OF THE ORIGINAL APPROVED TENTATIVE MAP OF TRACT NO. 2944, HAS BEEN DESIGNATED AS A UNIT OF TRACT NO. 2944, PURSUANT TO THE PROVISIONS OF SECTION 518 OF ORDINANCE 460 OF THE COUNTY OF RIVERSIDE. THE TENTATIVE MAP OF TRACT NO. 2944 WAS APPROVED BY THE PLANNING COMMISSION OF THE COUNTY OF RIVERSIDE IN ACCORDANCE WITH REQUIREMENTS OF LAW IN DULY AUTHORIZED MEETING HELD ON THE 14 DAY OF April, 1964.

Nazel J. Evensen SECRETARY

### Board of Supervisors:

The County of Riverside, State of California, by and through its duly authorized officers hereby approves this final map and accepts the foregoing dedications, EXCEPT LOTS "K" TO "Q" INCLUSIVE, 1' FOOT BARRIER STRIPS, WHICH ARE EXCEPTED CONTINGENT UPON THE EXTENSION AND IMPROVEMENT OF THE STREETS. THE DRAINAGE EASEMENTS ARE NOT ACCEPTED.

Dated this 27 day of July, 1964

County of Riverside, State of California  
Wm. J. Jones  
Chairman of the Board of Supervisors

Attest:  
Donald D. Sullivan  
County Clerk and ex-officio  
Clerk of the Board of Supervisors

By D. P. Pate Deputy

### Tax Collector

I hereby certify that according to the records of this date as of this date there are no liens against the property shown on the annexed 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 payable, which are estimated to be \$ 2000.00.

Dated this 6 day of July, 1964

By Donna M. Bover Deputy

Donna M. Bover  
County Tax Collector

### County Surveyor

I hereby certify that I have examined the annexed map, that the subdivision shown hereon is substantially the same as it appeared on the Tentative Map or approved alterations thereof, that all provisions of State Law and County Ordinance N°460 have been complied with and I am satisfied said map is technically correct.

Dated this 17 day of July, 1964

By J. W. Riddle Deputy

A. C. KEITH  
County Surveyor

### Tax Bond

I hereby certify that a tax bond in the sum of \$ 2000.00 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 July 27, 1964

Donald D. Sullivan  
County Clerk and ex-officio  
Clerk of the Board of Supervisors

By D. P. Pate Deputy

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) S.S.

ON THIS 2<sup>nd</sup> DAY OF July, 1964  
BEFORE ME, ALICE W. WILLIAMS, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED F. K. SHEPARD, KNOWN TO ME TO BE THE SECRETARY OF HOMES & COUNTRY INC., A CALIFORNIA CORPORATION; AND C. R. NELSON, KNOWN TO ME TO BE THE PRESIDENT, AND KENNETH W. CARLSON, KNOWN TO ME TO BE THE SECRETARY, OF FAME ENGINEERING INC., A CALIFORNIA CORPORATION, THE CORPORATIONS THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATIONS, SAID CORPORATIONS BEING KNOWN TO ME TO BE BOTH OF THE PARTNERS OF HOMES & COUNTRY DEVELOPMENT CO., A PARTNERSHIP, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATIONS EXECUTED THE SAME AS SUCH PARTNERS AND THAT SUCH PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

Alice W. Williams  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

MY COMMISSION EXPIRES APRIL 23, 1965

MB 50/84

MB 50-84

SCALE 1"=200'

# TRACT NO. 3022

SHEET 2 OF 4 SHEETS

In unincorporated territory of Riverside County, California  
Being a subdivision of portions of Lots 3, 4, 5 and 6 all in block 52 of the lands of the Riverside Land and Irrigating Company as shown by map on file in book 1 page 70 of maps San Bernardino County Records said property is also shown by map on file in book 1 page 44 of maps of Riverside County Records

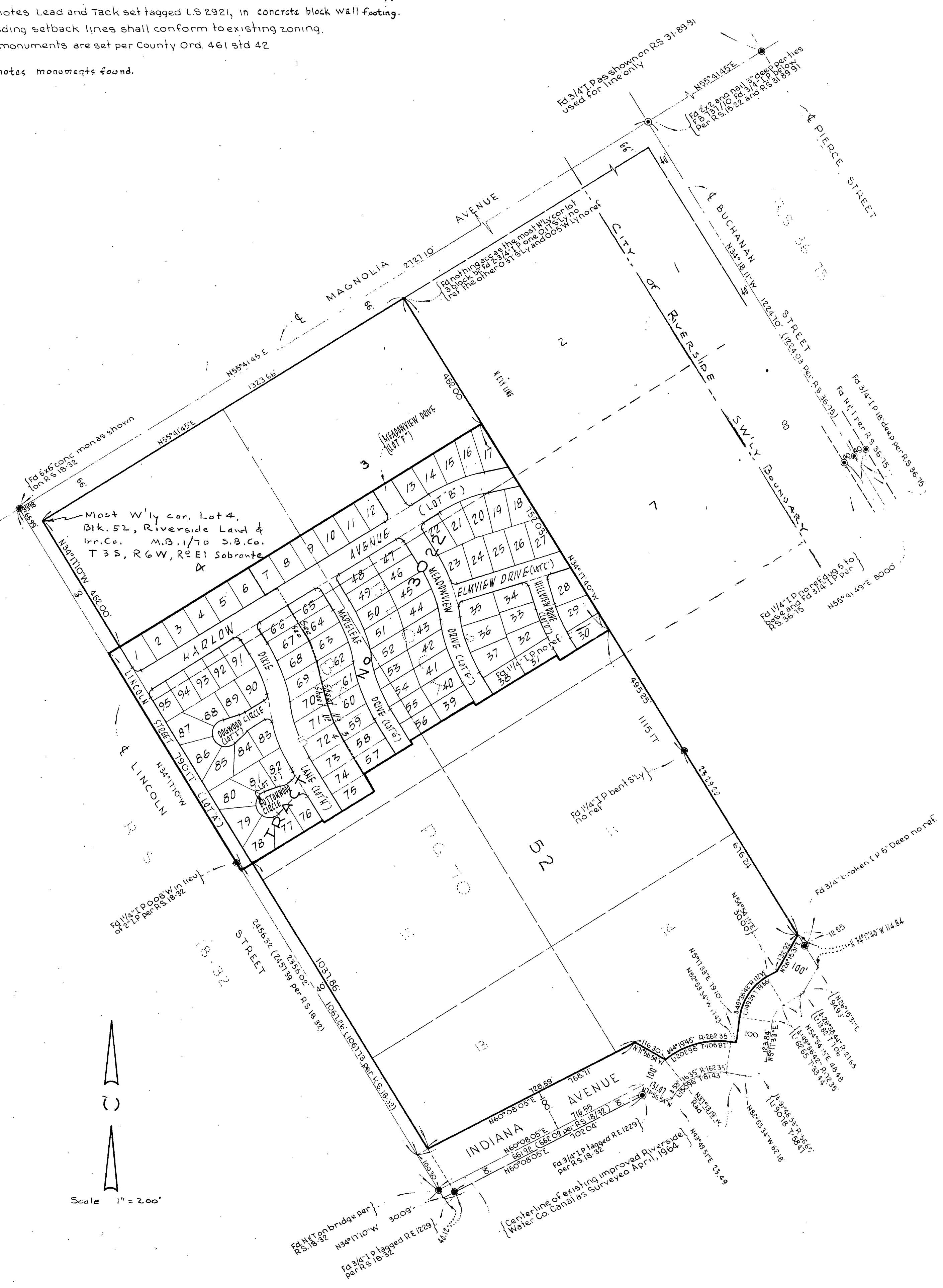
Frank W. Richardson L.S. 2921  
May, 1964

### Basis of Bearings

The bearing of N.55°41'45"E for the centerline of Magnolia Avenue per R.S. 31-89-91 was used as the Basis of Bearings on this map

### Monument Notes

- Denotes 1 1/4" I.P. (County Subdivision Ord. 461, Std. 42) monuments set are tagged L.S. 2921.
- 2x2" Redwood Stakes set at all lot corners unless otherwise noted and tagged L.S. 2921.
- Denotes Lead and Tack set tagged L.S. 2921, in concrete block wall footing.
- Building setback lines shall conform to existing zoning.
- All monuments are set per County Ord. 461 Std 42
- ⊙ Denotes monuments found.



MB 50/85

MB 50-85

SCALE 1"=60'

# TRACT NO. 3022

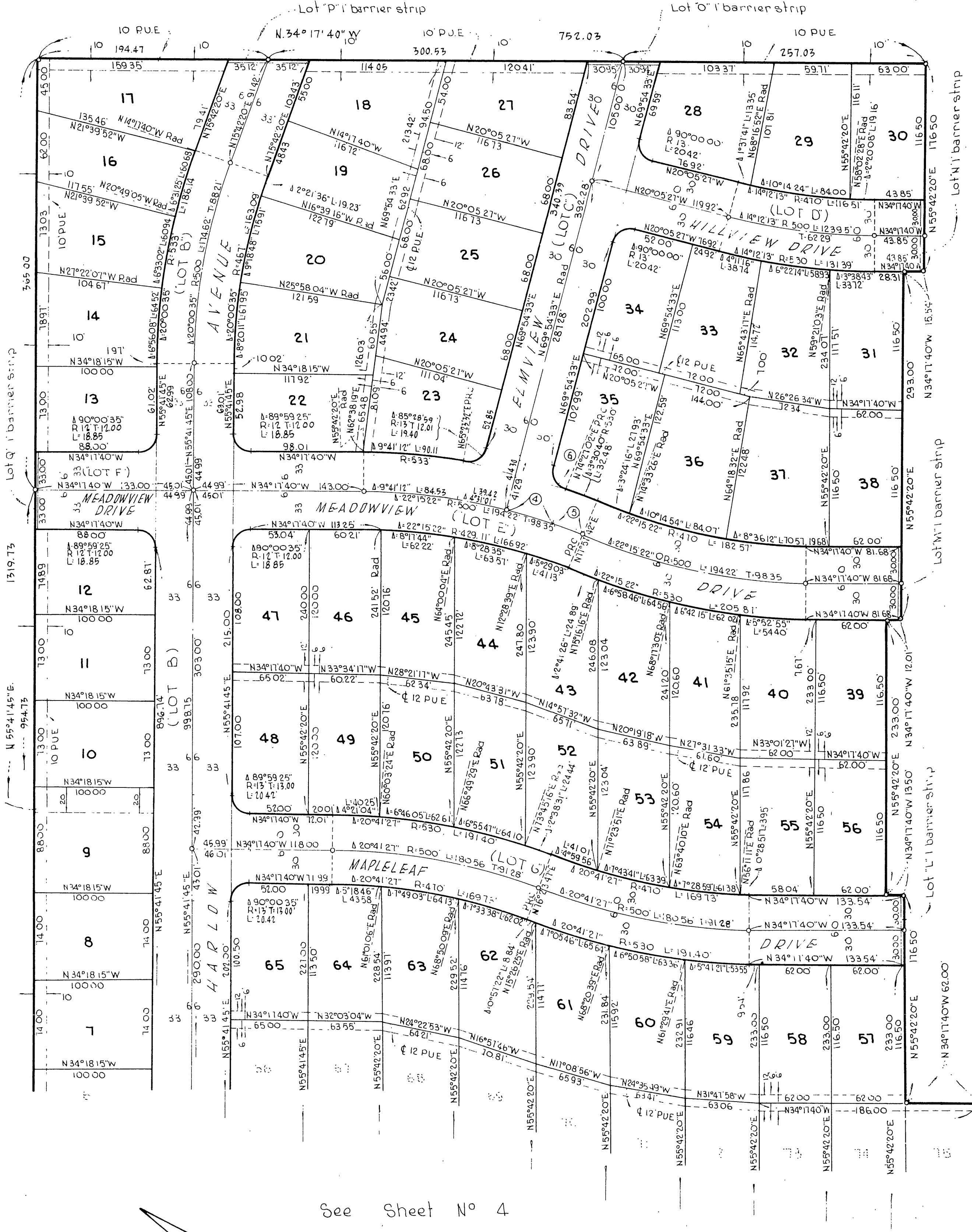
SHEET 3 OF 4 SHEETS

### Curve Data

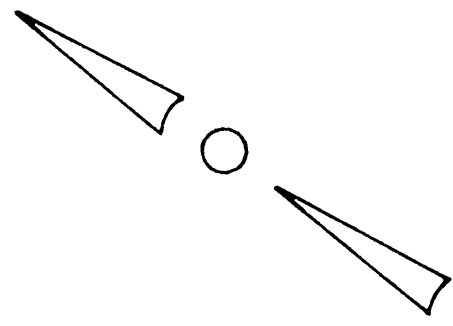
- ④  $\Delta 4^{\circ}32'29''$   
L: 39.63
- ⑤  $\Delta 3^{\circ}30'40''$   
L: 30.64
- ⑥  $\Delta 85^{\circ}21'31''$   
R: 13, T: 1201  
L: 19.39

IN UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA, BEING A SUBDIVISION OF PORTIONS OF LOTS 3, 4, 5 AND 6 ALL IN BLOCK 52 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70, OF MAPS SAN BERNARDINO COUNTY RECORDS, SAID PROPERTY IS ALSO SHOWN BY MAP ON FILE IN BOOK 1, PAGE 44 OF MAPS OF RIVERSIDE COUNTY RECORDS.

FRANK W. RICHARDSON L.S. 2921  
MAY, 1964



See Sheet No 4



MB 50/86

MB 50-86

SCALE 1"=60'

# TRACT NO. 3022

SHEET 4 OF 4 SHEETS

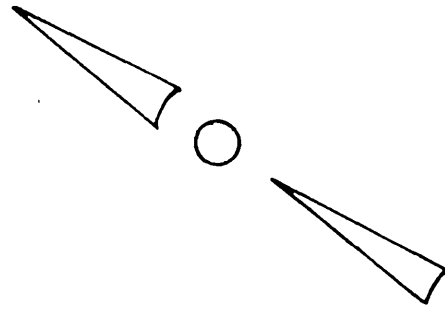
For Basis of Bearings, Monument Notes, and Boundary Survey, see sheet No 2

### Curve Data

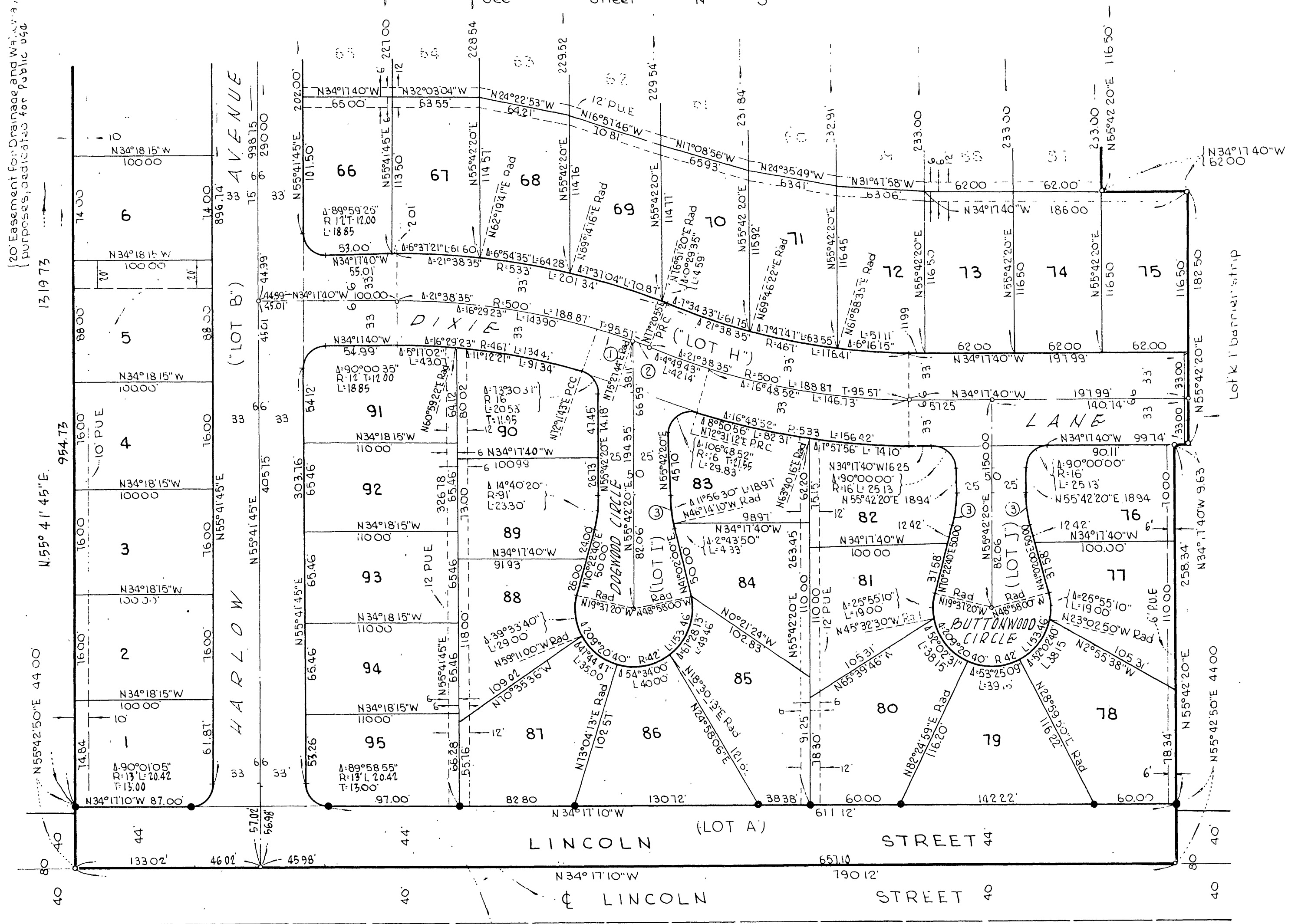
- ①  $\Delta=3^{\circ}16'01''$   
L: 28.51'
- ②  $\Delta=1^{\circ}53'11''$   
L: 16.46'
- ③  $\Delta=14^{\circ}40'20''$   
R: 91'  
L: 23.30'  
T: 11.72'

In unincorporated territory of Riverside County, California,  
Being a subdivision of portions of lots 3, 4, 5 and 6 in block 52 of the  
lands of the Riverside Land and Irrigating Company as shown by map on  
file in book 1, page 70 of maps San Bernardino County Records said property  
is also shown by map on file in book 1 page 44, of maps of Riverside County  
Records

Frank W. Richardson LS 2921  
May, 1964



See Sheet No 3



All access rights to lot A (Lincoln Street) adjacent to  
lots 1, 18, 19, 20, 85, 87, 88, 89, 95 are restricted

MB 50/187

MB 50-87