

# TRACT 2721

BEING A PORTION OF THE NORTHWEST ONE QUARTER OF SECTION 32, T. 2 S., R. 4 W., S.B.B. and M. SEPTEMBER 1964 SCALE: 1"=100'

J. F. DAVIDSON, C. E.

**FILED**  
On SEPTEMBER 29, 1964

At 4:15 P.M.

W. D. BALOGH  
County Recorder

By Carroll B. Vaughn  
Deputy

Fee \$ 9.00

No. 314374

Filed by City Clerk

Sub GEE: T.T.G.

### 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 and recording of said map and subdivision as shown within the colored border line and that we hereby offer for dedication for public use for street purposes Lots A to C inclusive and for the construction and maintenance of all public utilities, said public utility easements are designated as "5x30 P.U.E.", "5'x25' P.U.E.", "5' P.U.E.", and "2' 10' P.U.E." We also offer for dedication to the city of Riverside Lots "D" and "E" (Alleys)

M. & C. Properties, Inc., a corporation

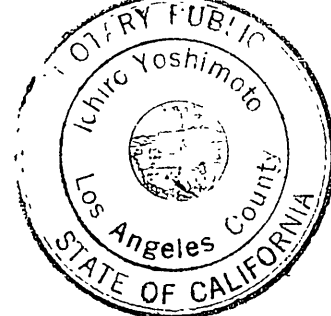
By O. P. Ladd VICE PRESIDENT  
By Thomas E. Kapis ASST. SECRETARY

FINANCIAL AND TRANSPORT SERVICES Inc. a California Corporation AS TRUSTEE UNDER DEED OF TRUST RECORDED JULY 20, 1964 IN BOOK 3760 PAGE 77 OFFICIAL RECORDS.

By John Jay Corley VICE PRESIDENT  
By Sigrid Quentler SECRETARY  
STATE OF CALIFORNIA, S.S.  
COUNTY OF LOS ANGELES

ON AUGUST 26, 1964, BEFORE ME, KIRO YOSHIMOTO, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOHN JAY CORLEY KNOWN TO ME TO BE THE VICE PRESIDENT, AND SIGRID QUENTLER KNOWN TO ME TO BE THE SECRETARY 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, AND ACKNOWLEDGED TO ME 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 12-11-65



Kiro Yoshimoto  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

STATE OF CALIFORNIA, S.S.  
COUNTY OF RIVERSIDE

On August 26, 1964, before me, DORATHEA DE PELACH, a Notary Public in and for said County and State, personally appeared O. P. Ladd known to me to be the VICE President, and Thomas E. Kapis known to me to be the ASST. Secretary 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, and acknowledged to me 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.

Dorathea DePelach  
Notary Public in and for said County and State.  
My Commission Expires 11-5-66

### CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held October 3, 1964.

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 September 17, 1964.  
John M. ...  
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 Aug 25, 1964.  
Paul ...  
Street Superintendent

### SUPERINTENDENT OF LIGHT AND WATER DEPARTMENT

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. 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 Sept. 15<sup>th</sup>, 1964.  
Everett C. Ross by Don Campbell  
Superintendent of Light and Water Dept., City of Riverside, California.

### 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 Aug 24, 1964.  
H. E. 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 22<sup>nd</sup> day of September, 1964.

Virginia Strohecker  
City Clerk of the City of Riverside, California

### RESOLUTION OF ACCEPTANCE

RESOLVED: That this map consisting of three (3) sheets be, and the same is hereby accepted as the official map of TRACT 2721 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 the 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 adopted by the Mayor and Council of the City of Riverside this 22<sup>nd</sup> day of September, 1964.

Virginia Strohecker  
City Clerk of the City of Riverside, California

### 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 \$ 150.00.

Dated August 24, 1964.  
DONNA M. BOUER County Tax Collector  
By ... 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 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 September 28, 1964.  
DONA L. D. SULLIVAN  
County Clerk and ex-officio Clerk of the Board of Supervisors.

By McA. Kellas Deputy

### CIVIL ENGINEER

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of three (3) sheets correctly represents a survey made under my supervision during June of 1964; that all monuments shown hereon actually exist and their positions are correctly shown.

J. F. Davidson  
Registered Civil Engineer No. 862

N.P. 51758

2721

51/58



IN THE CITY OF RIVERSIDE

# TRACT 2721

BEING A PORTION OF THE NW 1/4 OF SECTION 32, T25 R4W S.B.B. & M.

SEPTEMBER 1964

SCALE 1"=100

J.F. DAVIDSON, C.E.

R.S. 19-32

**CURVE DATA.**

A R=43.00 Δ=54°35'19" T=22.19 L=40.97	B R=45.00 Δ=77°08'28" L=60.53	C R=45.00 Δ=55°50'22" L=43.86	D R=45.00 Δ=21°19'06" L=16.73
E R=35.00 Δ=44°17'33" T=14.25 L=27.06	F R=60.00 Δ=20°30'24" L=21.48	G R=60.00 Δ=69°52'04" L=73.17	
H R=60.00 Δ=31°17'42" L=32.77	I R=60.00 Δ=10°09'46" L=105.94		

TOTAL  
R=1000  
Δ=49°59'35"  
T=466.24  
L=872.54

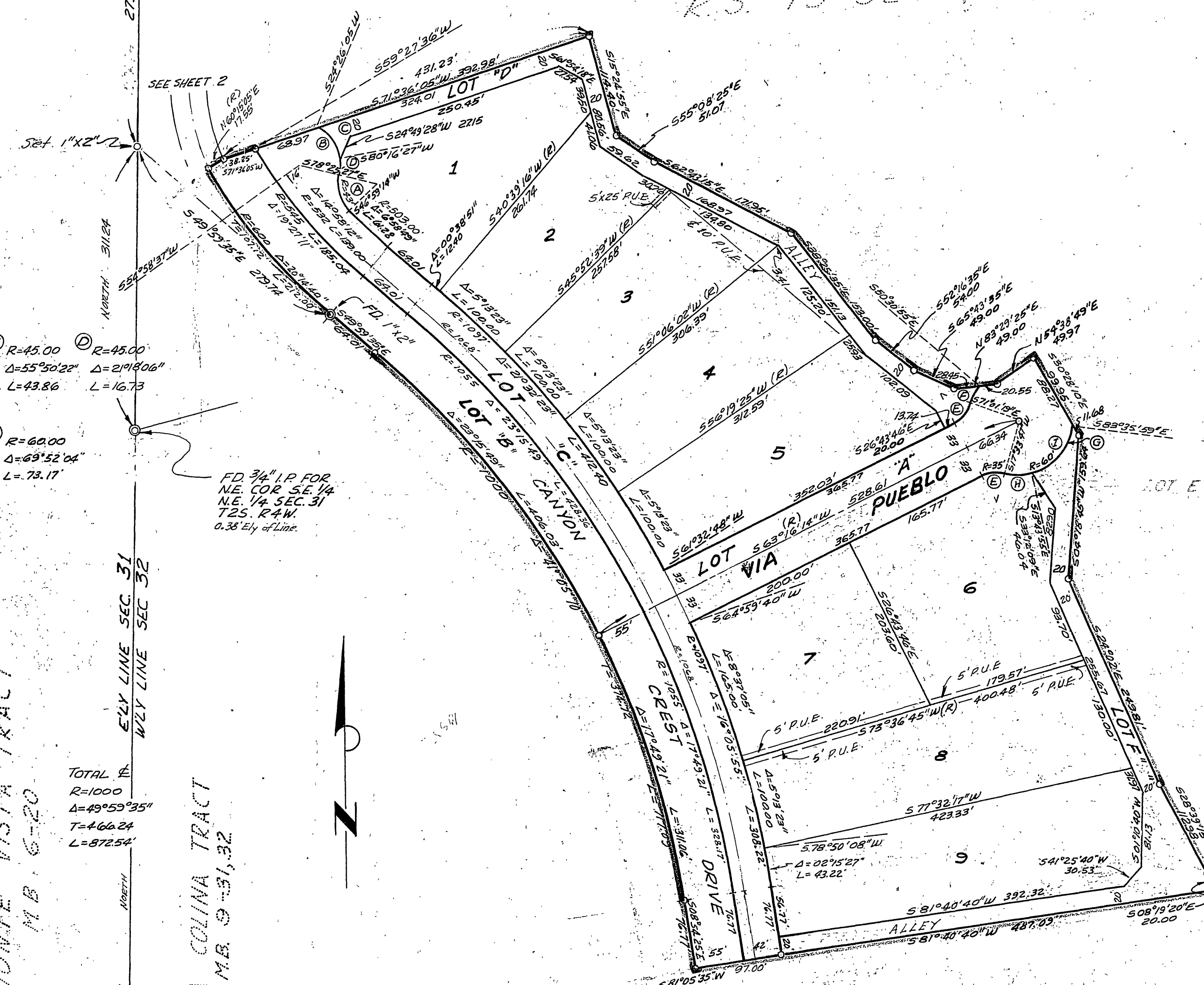
MONTE VISTA TRACT  
M.B. 6-20

LA COLINA TRACT  
M.B. 9-31, 32

ELY LINE SEC. 31  
WELY LINE SEC. 32

Fd. 2" Pipe for  
WEST 1/4 COR. SEC. 32

MONTE VISTA DRIVE  
FD. 2"x2" WOOD CONC. MON.  
0.30' Ely. of Line  
NORTH 121.68'



**ENGINEERS NOTES :**

Basis of Bearings is taken as the Easterly Line of SECTION 31, which bears NORTH, as shown on Record of Survey 4153, Records of Riverside County, Calif.

- ⊙ Denotes Monuments Found as noted.
- Denotes 1/4 I.P. Set and Tagged R.E. 862.
- 2"x2" Redwood stakes painted yellow and tagged R.E. 862 set at all lot corners.

R.B. 5160 2721-B

R.B. 5160 2721-B