

TRACT N° 2876

BEING A SUBDIVISION OF LOTS 2,3,4,6, & 7 AND A PORTION OF LOTS 1 & 8, BLOCK 33, A PORTION OF THE RIVERSIDE WATER CO. CANAL R/W IN BLOCK 33 ALL IN LANDS OF THE R.L. & I. CO. PER MAP BOOK 1 PAGE 70, A PORTION OF LOT 9, BLOCK 33 OF LANDS OF SAYWARD AND EVANS PER MAP BOOK 3 PAGE 2, LOT 1, BLOCK 50, LOTS 1 & 2, BLOCK 41 AND A PORTION OF ST. LAWRENCE STREET VACATED OF ARLINGTON HEIGHTS, PER MAP BOOK 11 PAGES 20 & 21, ALL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, IN SECTIONS 8 & 9, T.3S., R.5W., S.B.B. & M.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

MARCH, 1964

FILED
On October 23, 1964

At 10:30 P.M.
W.D. BALOGH
County Recorder

By Dean B. Vang
Deputy

Fee \$ 9.00
No 128088

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

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 borderline and that we hereby offer for dedication for public use for street purposes Lots "A" to "D" inclusive

and further, the undersigned owners, our successors and assigns in interest hereby release and relinquish to the City of Riverside, a Municipal Corporation, all vehicular access rights appurtenant to Lots 1 and 2 as shown on the annexed map on, over and across Adams Street adjoining said Lots 1 and 2, and further, the undersigned owners, our successors and assigns in interest hereby release and relinquish to the City of Riverside, a Municipal Corporation, all vehicular access rights appurtenant to lots 2 through 6 as shown on the annexed map on, over and across Indiana Avenue adjoining said Lots 2 through 6, and we also hereby offer for dedication for public use for street purposes Lot "E" (0.08 foot barrier strip)

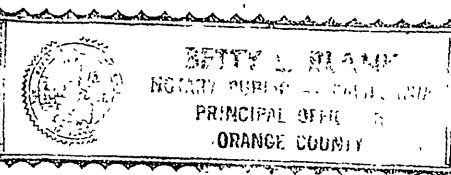
FIRST AMERICAN TITLE INSURANCE & TRUST COMPANY as trustees under that certain Trust Agreement dated December 24, 1963, by and between FIRST AMERICAN TITLE INSURANCE & TRUST COMPANY and DE ANZA CHEVROLET COMPANY, BOYER MOTORS, DON GILMORE PONTIAC, HELGESON BUICK, MOSS MOTORS, RUBIDOUX MOTOR CO. and WARREN-ANDERSON FORD, and in accordance with Exhibit "C" thereof as to ownership of real property for MOSS MOTORS, a co-partnership, and MOSS & EVERETT PROPERTIES, a co-partnership, ALLIED COMMERCIAL CORP, a California corporation, CHARLES W. DUTTON, as trustee under the will of BEULAH G. DUTTON, deceased and EDGAR L. MISCOURBRIE, HELGESON BUICK, INC., BOYER MOTORS, INC., DON GILMORE, RIVERSIDE, and WARREN-ANDERSON FORD.

Donald G. Taylor
William H. Bruns
ASSISTANT SECRETARY

ACKNOWLEDGEMENT

State of California }
County of ORANGE } S.S.
On October 8, 1964, before me, the undersigned, a Notary Public in and for said County and State, personally appeared DONALD G. TAYLOR and WILLIAM H. BRUNS known to me to be the VICE PRESIDENT and ASST. SECRETARY respectively of 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 as Trustees.
WITNESS my hand and official seal.

Betty L. Blank
Notary Public in and for said County and State
BETTY L. BLANK
My commission expires 11-19-67
My commission expires Nov. 19, 1967



CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held April 23, 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 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 N31328 of the City of Riverside, 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 October 16, 1964
W. 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 Sept 23, 1964
Bill ...
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 this map; and that all public utility easements 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 SEPTEMBER 15, 1964
Everett C. Rose
Superintendent of Light and Water Department of the City of Riverside

CIVIL ENGINEER

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of 3 sheets correctly represents a survey made under my supervision during March, 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 JUNE 22, 1964
Ernest N. Webb
Registered Civil Engineer N29876

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 20th day of October, 1964.

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

RESOLUTION OF ACCEPTANCE

RESOLVED: That this map consisting of 3 sheets be, and the same is hereby accepted as the official map of TRACT N° 2876 and the streets hereon are hereby accepted as public streets.

except Lot E, and the City Clerk is hereby authorized and directed to affix 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 20th day of October, 1964.

Virginia J. Strohecker
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 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 \$ 10,000.00.

Dated Oct. 13, 1964
Donna M. Bouer County Tax Collector
Ed Stark Deputy

TAX BOND

I hereby certify that a bond in the sum of \$ _____ 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 _____ 1964
BONALD D. SULLIVAN
County Clerk and ex-officio
Clerk of the Board of Supervisors
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 Sept. 24, 1964
W. G. Brewer
City Treasurer ALMO

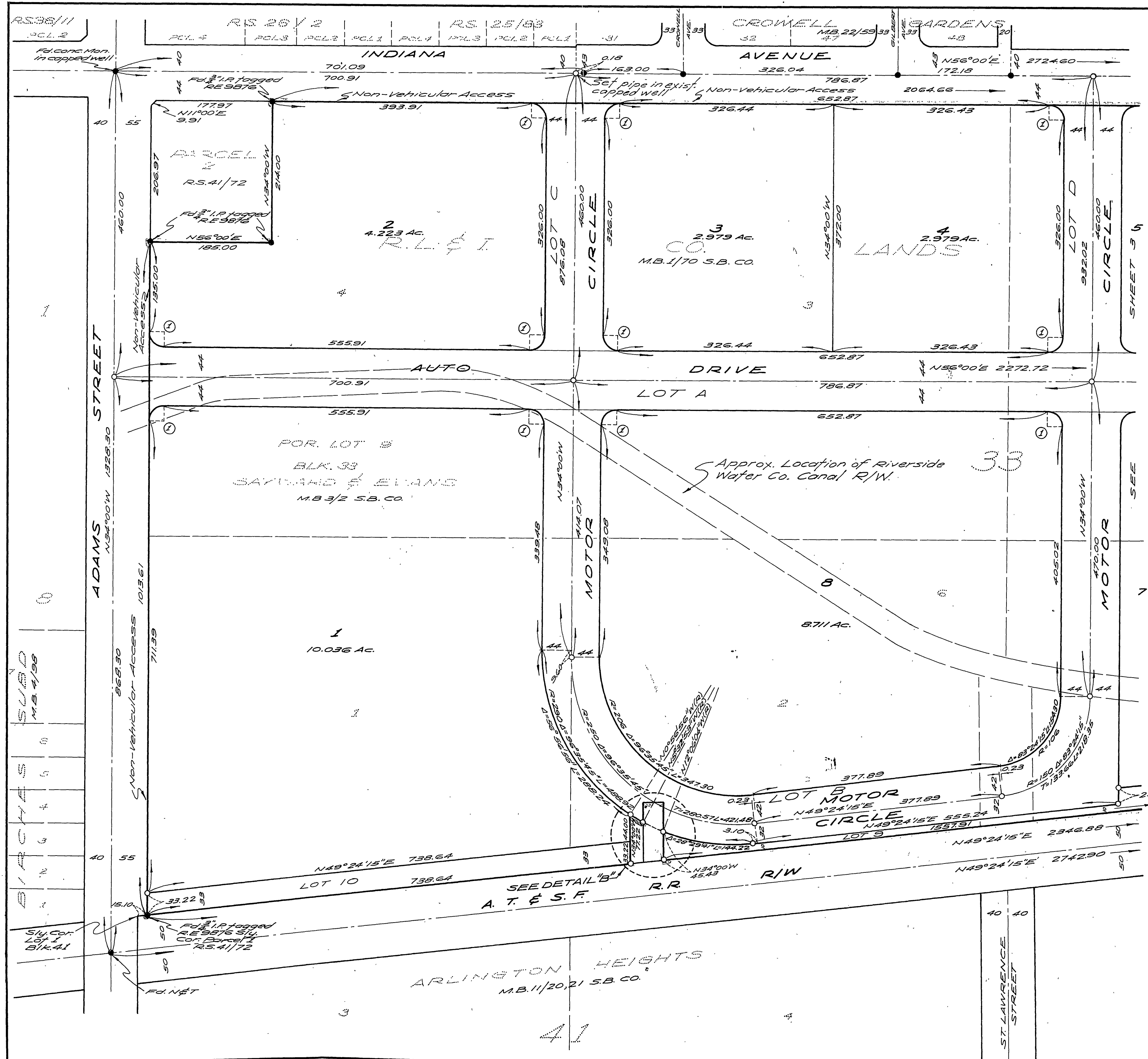
3/17/64

5116

TRACT N° 2876

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ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE CALIFORNIA
MARCH, 1964

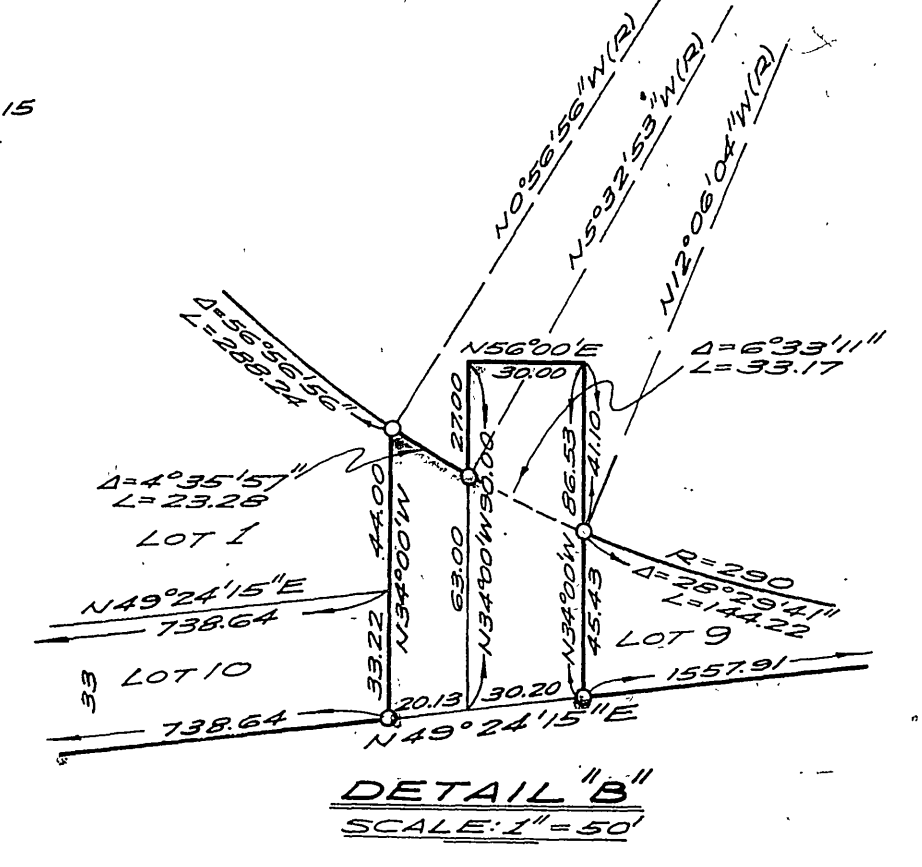


SCALE: 1" = 100'

CURVE DATA

Nº	R	Δ	T	L
1	23	90°00'00"	23.00	36.13

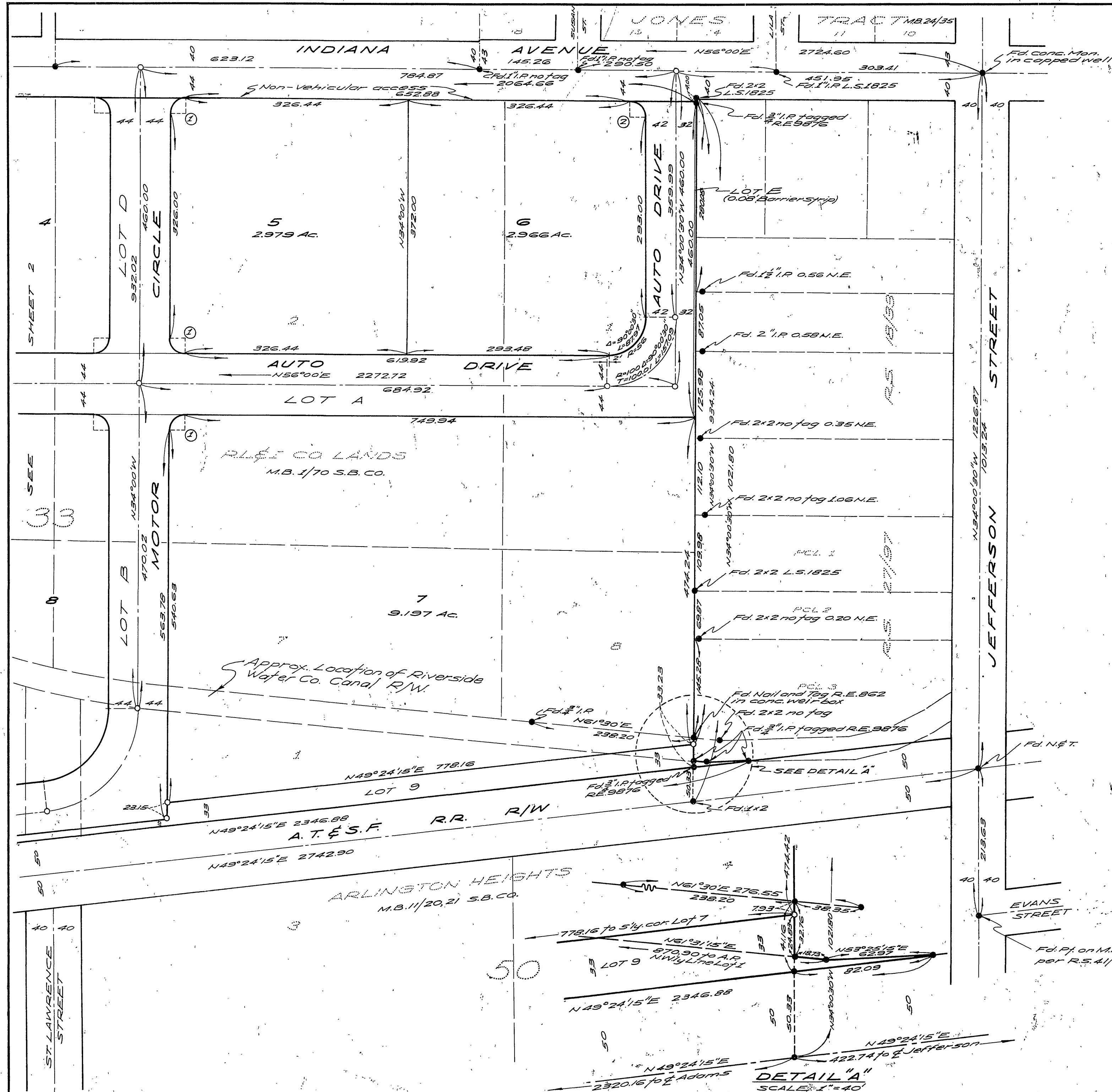
- ENGINEERS' NOTES**
1. Basis of bearings is the centerline of Indiana Avenue taken as N56°00'E as shown on Crowell Gardens recorded in Map Book 22, page 59, Records of Riverside County, California
 2. Found capped monuments of all points shown thus ● unless otherwise noted.
 3. Set 3/4" I.R. flagged R.E. 9876 of all lot corners and of all points shown thus ○ unless otherwise noted.



Current 9/11/64

2876-A
WB 5176

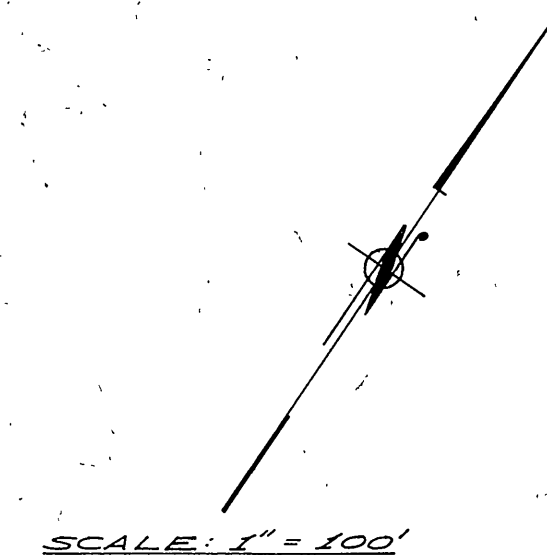
2876-A
WB 5176



IN THE CITY OF RIVERSIDE
TRACT N° 2876

BEING A SUBDIVISION OF LOTS 2,3,4,6, & 7 AND A PORTION OF LOTS 1 & 8, BLOCK 33, A PORTION OF THE RIVERSIDE WATER CO. CANAL R/W IN BLOCK 33 ALL IN LANDS OF THE R.L. & I CO. PER MAP BOOK 1 PAGE 70, A PORTION OF LOT 9, BLOCK 33 OF LANDS OF SAYWARD AND EVANS PER MAP BOOK 3 PAGE 2, LOT 1, BLOCK 50, LOTS 1 & 2, BLOCK 41 AND A PORTION OF ST. LAWRENCE STREET VACATED OF ARLINGTON HEIGHTS, PER MAP BOOK 11 PAGES 20 & 21, ALL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, IN SECTIONS 8 & 9, T.3 S., R.5 W., S.B. & M.

ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 RIVERSIDE CALIFORNIA
 MARCH, 1964



CURVE DATA

NO	R	Δ	T	L
1	23	90°00'00"	23.00	36.13
2	23	89°59'30"	23.00	36.13

ENGINEERS NOTES

1. Basis of bearings is the centerline of Indiana Avenue taken as N56°00'E as shown on Crowell Gardens recorded in Map Book 22, page 59, Records of Riverside County, California
2. Found capped monuments at all points shown thus ● unless otherwise noted.
3. Set 3/4" I.P. tagged R.E. 9876 of all lot corners and of all points shown thus ○ unless otherwise noted.

DETAIL A
 SCALE: 1" = 40'

Amend 9/17/64