

IN THE CITY OF RIVERSIDE TRACT No 2766

Being a subdivision of a portion of the S.W. 1/4 of Sec. 31, T.2S, R.4W,
a portion of the N.W. 1/4 of Sec 6, T.3S, R.4W,
a portion of the N.E. 1/4 of Sec 1, T.3S, R.5W,
and a portion of the S.E. 1/4 of Sec. 36, T.2S, R.5W, S.B.B.&M.

FILED
on November 13 1964

At 2:15 P.M.
W.D. BALOGH
County Recorder
By Ann W. Vayle
Fee \$7.00
No 100944

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 border line and that we hereby offer for dedication for public use for street purposes Lots "A" to "E" inclusive, and for construction and maintenance of public utilities, the public utility easements designated as "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", 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 and pedestrian access rights appurtenant to Lots 1 thru 7 as shown on annexed map, on, over and across Chicago Avenue adjoining said Lots 1 thru 7.

ALBERT A. WEBB ASSOCIATES
Civil Engineers
RIVERSIDE CALIFORNIA
December, 1963

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held January 9 1964.
Thomas M. Brown
Planning Director, City of Riverside

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 10 day of November 1964.
City Clerk of the City of Riverside, Calif.
By Virginia J. Strohecker

HICKS-BADRAMMING, a California Corporation.
Arthur B. Hicks, Jr. President
W.W. Badraun Secretary

SOUTHERN COMMERCIAL CORPORATION, a California Corporation, Trustee
Leonard W. Brown
William J. Brown Secretary

TITLE INSURANCE AND TRUST COMPANY, a California Corporation, Trustee

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 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, 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 Nov 9 1964
Max G. Galt
Director of Public Works

RESOLUTION OF ACCEPTANCE

RESOLVED: That this map consisting of 2 Sheets be, and the same is hereby accepted as the official map of **TRACT No 2766** and the streets and easements are hereby accepted, except Lot E, as public streets and easements 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, 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 10 day of November 1964.
Virginia J. Strohecker
City Clerk of the City of Riverside, Calif.

ACKNOWLEDGEMENT

State of California } S.S.
County of Riverside }
On November 3 1964, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Arthur B. Hicks, Jr. and W.W. Badraun known to me to be the President and 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.
WITNESS my hand and official seal.
John E. Venter
Notary Public in and for said County and State
My commission expires 9-30-66

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 June 8 1964
Ed L. Foss
Street Superintendent

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 \$.
Dated November 5, 1964
DONNA M. BOUER, County Tax Collector
By Donna M. Bouer Deputy

ACKNOWLEDGEMENT

State of California } S.S.
County of Riverside }
On June 9 1964, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Leonard W. Brown and Sheldon G. Brown known to me to be the President and 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 Trustee.
WITNESS my hand and official seal.
Charles J. Lewis
Notary Public in and for said County and State
My Commission expires Oct 14 1967

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 said map; that all R.U.E.'s 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 Nov. 5 1 1964
Everett C. Roth
Superintendent of Light & Water Dept., City of Riverside, California

TAX BOND

I hereby certify that a tax bond in the sum of \$ has been executed and filed with the Board of Supervisors of the County of Riverside, California, conditioned upon the payments 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 196
DONALD D. SULLIVAN
County Clerk and ex-officio Clerk of the Board of Supervisors
By Deputy

ACKNOWLEDGEMENT

State of California } S.S.
County of Riverside }
On 1966, before me, the undersigned, a Notary Public in and for said County and State, personally appeared and known to me to be the and 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 Trustee.
WITNESS my hand and official seal.
ELEANOR L. LEWIS
Notary Public in and for said County and State
My Commission expires

CIVIL ENGINEER

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of two (2) sheets correctly represents a survey made under my supervision during September of 1963; 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 DEC 26 1963
Ernest N. Webb
Registered Civil Engineer No 9876

CITY TREASURER

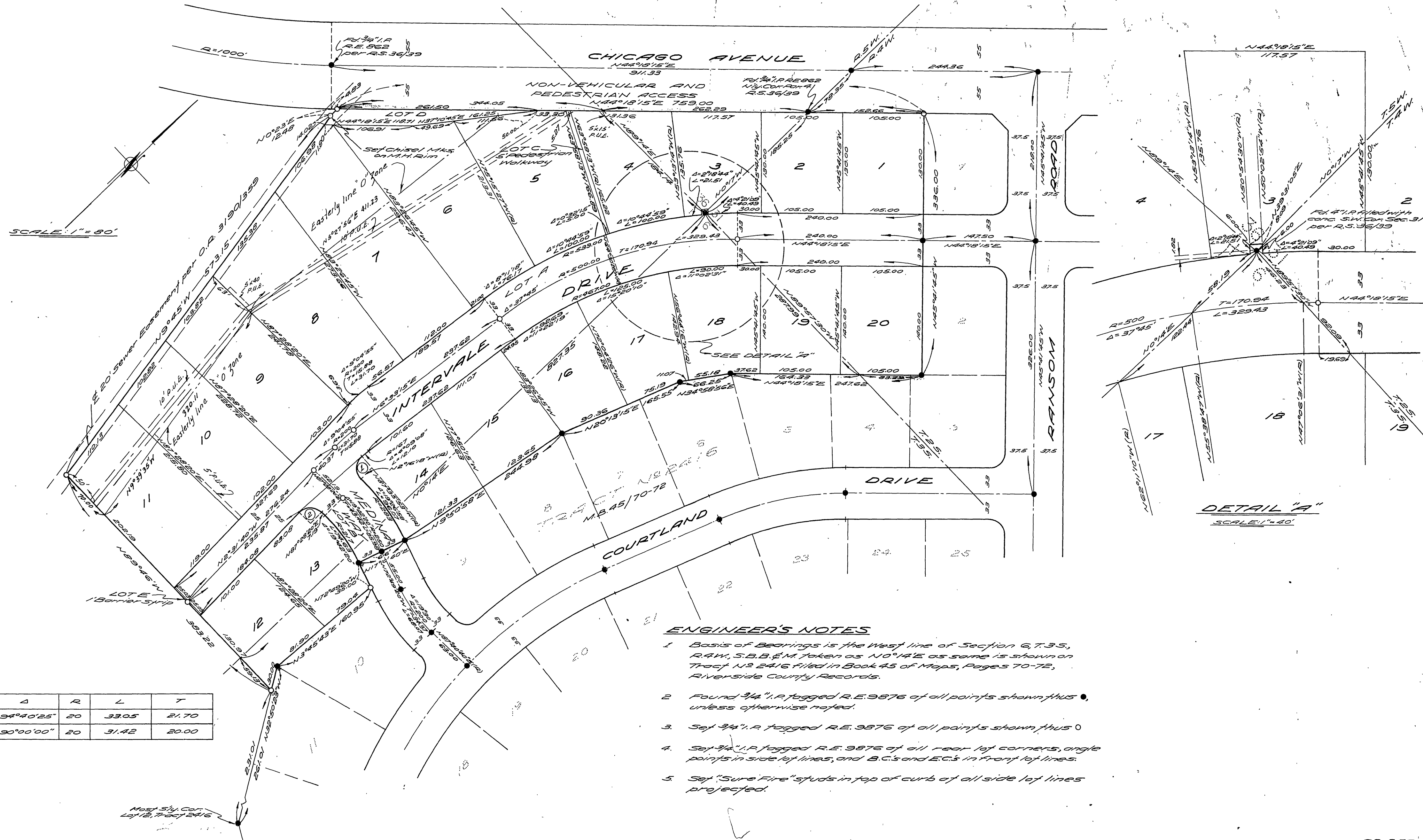
I hereby certify that according to the records of this office as of this date, the property shown on this map is not subject to any special assessments, bonds and/or liens which have not been paid in full. This certificate does not include any special assessments the bonds of which have not become a lien against said property.
Dated June 29 196
H. E. Brewer
City Treasurer

2766

TRACT No 2766

Being a subdivision of a portion of the S.W. 1/4 of Sec. 31, T.25., R.4W.,
 a portion of the N.W. 1/4 of Sec. 6, T.35., R.4W.,
 a portion of the N.E. 1/4 of Sec. 1, T.35., R.5W.,
 and a portion of the S.E. 1/4 of Sec. 36, T.25., R.5W., S.B.B.E.M.

ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 RIVERSIDE CALIFORNIA
 December, 1963



SCALE: 1" = 80'

DETAIL "A"
 SCALE: 1" = 40'

ENGINEER'S NOTES

1. Basis of Bearings is the West line of Section 6, T.35., R.4W., S.B.B.E.M. taken as N0°14'E as same is shown on Tract No 2416 Filed in Book 45 of Maps, Pages 70-72, Riverside County Records.
2. Found 3/4" I.P. tagged R.E. 9876 of all points shown thus ●, unless otherwise noted.
3. Set 3/4" I.P. tagged R.E. 9876 of all points shown thus ○
4. Set 3/4" I.P. tagged R.E. 9876 of all rear lot corners, angle points in side lot lines, and B.C.'s and E.C.'s in front lot lines.
5. Set "Sure Fire" studs in top of curb of all side lot lines projected.

No	Δ	R	L	T
①	54°40'25"	20	33.05	21.70
②	50°00'00"	20	31.42	20.00

Most 5/4 Cor.
 Lot 12, Tract 2416