

IN THE CITY OF RIVERSIDE

# TRACT 2609

A SUBDIVISION OF A PORTION OF THE NORTH ONE-HALF OF THE  
SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER  
OF SECTION 20, T.2 S. R.4 W., S.B.B. & M.

NOVEMBER 1964

SCALE: 1" = 50'

J. F. DAVIDSON, C. E.

SHEET 1 OF SHEETS

**FILED**  
On Nov. 20, 1964

At 3:30 P. M.

W.D. BALOGH  
County Recorder

By Alvin Sheldon  
Deputy

Fee \$ 7.00

No 139841

Filed by City Clerk

State - 1st Amer Title 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 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 the easements shown on the map as "10' R.U.E." and "5' R.U.E."

While all of Canyon Crest Drive within this subdivision remains a public highway and for such time only, we abandon all easements of vehicular and pedestrian ingress and egress to said Canyon Crest Drive so that owners of lots abutting this highway during such time will have no rights of access whatever in the highway as such except the general easement of travel which belongs to the whole public. If any change of alignment or width of such highway results in the vacation of any part thereof within this subdivision, such vacation terminates the above dedication as to the part vacated.

By Sydney J. Hayter

GOLDEN STATE ESCROW, INC.  
A California Corporation as trustee  
By Alvin B. Ferguson By  
STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

ON October 6 1964, BEFORE ME, Neil Beth Ralston  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED  
Alvin B. Ferguson KNOWN TO ME TO BE THE PRESIDENT,  
AND Neil Beth Ralston 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, 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

Neil Beth Ralston  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY COMMISSION EXPIRES March 7, 1967

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

ON October 5 1964, BEFORE ME, Dalores E. Valentine  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY  
APPEARED SYDNEY J. HAYTER, known to me to be the person who executed the  
within instrument and he acknowledged to me that he executed the same.

WITNESS my hand and official seal.

Dalores E. Valentine  
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 21, 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 1051228 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 November 16, 1964.

J. J. Martin  
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 March 4, 1964.

R. W. Tom  
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 R.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 November 5, 1964.

Frederick C. Ross  
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 Mar. 11, 1964.

R. B. Miller by J. Brown  
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 17 day of November, 1964.

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

### RESOLUTION OF ACCEPTANCE

RESOLVED: That this map consisting of two (2) sheets be, and the same is hereby accepted as the official map of TRACT 2609 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 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 adopted by the Mayor and Council of the City of Riverside this 17 day of November, 1964.

Virginia J. 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 by taxes now in lien but not yet payable, which are estimated to be \$ 1000.00.

Dated November 6, 1964.

DONNA M. BOWER County Tax Collector  
By Gladys J. Stark Deputy

### TAX BOND

I hereby certify that a bond in the sum of \$ \_\_\_\_\_ 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 \_\_\_\_\_, 19\_\_\_\_.

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

By \_\_\_\_\_ Deputy

### 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 November of 1964; that all monuments shown hereon actually exist and their positions are correctly shown.

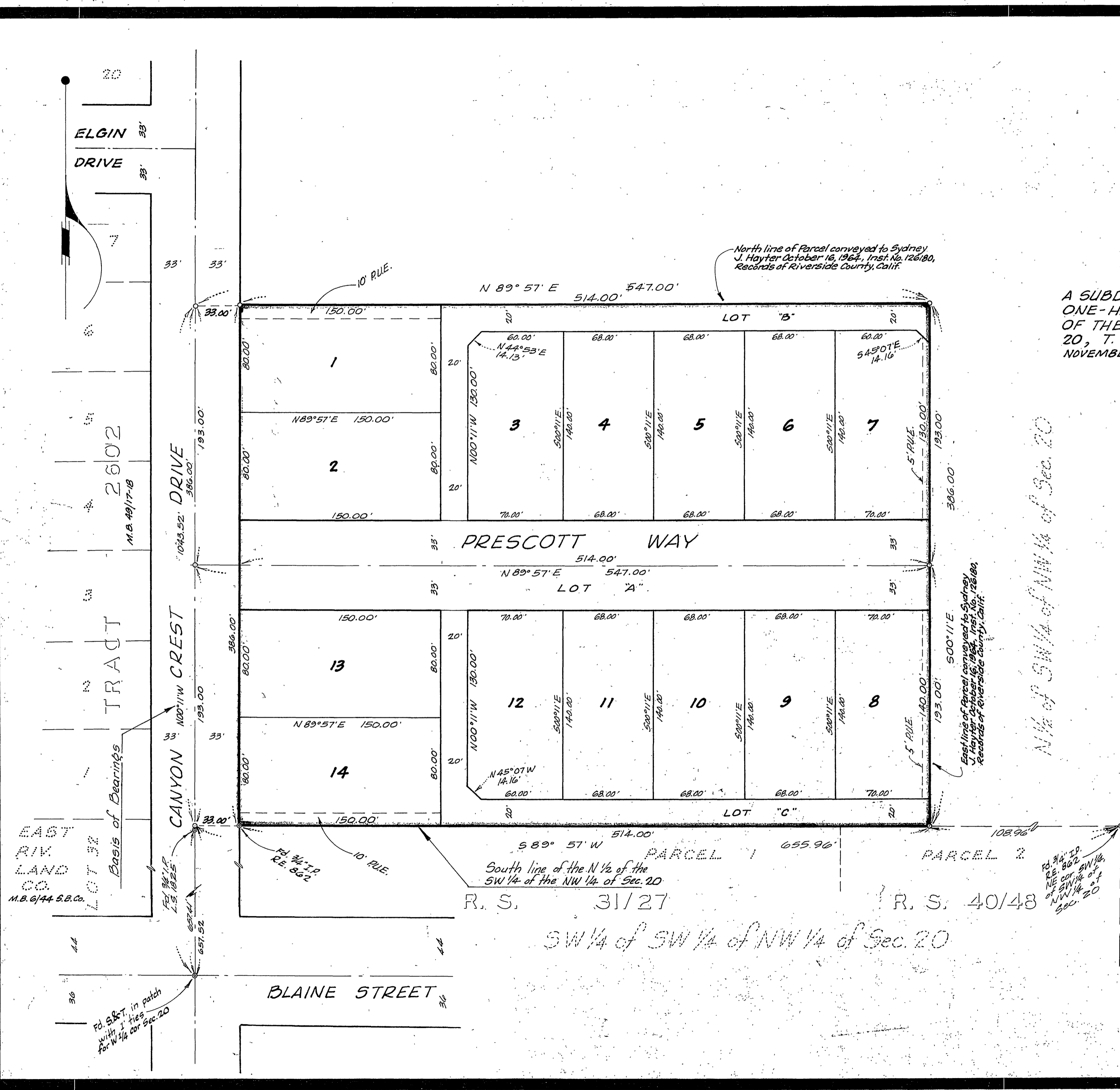
J. F. Davidson  
Registered Civil Engineer No 862

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SCALE: 1" = 50'  
J.F. DAVIDSON, C.E.



*N 1/2 of SW 1/4 of NW 1/4 of Sec. 20*

### ENGINEER'S NOTE

1. Bearings are based on the centerline of Canyon Crest Drive, which bears  $N00^{\circ}11'W$ , as shown on map of Tract 2062, M.B. 40-84; Records of Riverside County, California.
2. Set  $\frac{3}{4}$ " Iron pipe at all points shown thus  $\text{---} \circ \text{---}$  unless otherwise indicated.
3. Set  $2 \times 2$ " painted yellow, with R.E. 862 tag, at all rear lot corners unless otherwise indicated. Set R.E. 862 Tag on curb at prolongation of lot lines.

PARCEL 1 655.96  
 PARCEL 2 108.96  
 R. S. 31/27  
 R. S. 40/48  
 SW 1/4 of SW 1/4 of NW 1/4 of Sec. 20