

IN THE CITY OF RIVERSIDE

# TRACT NO. 2827

BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF SECTION 36, T 2 S., R 5 W. S. B B & M.

FEBRUARY 1965

SCALE 1" = 80'

ALBERT A WEBB ASSOCIATES  
Civil Engineers

SHEET 1 OF 2 SHEETS

**FILED**  
On Feb. 25, 1965

At 3:30 P.M.

W.D. BALOGH  
County Recorder

By Oliver Halliday  
Deputy

Fee \$ 17.00

No. 2412

Filed by City Clerk

Geo. 1st American Title Ins. 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 border line and 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 "5' P.U.E." and "10' P.U.E." and further, the undersigned owners, our successors and assigns in interest, hereby release and relinquish to the City of Riverside, a Municipal corporation, all rights of vehicular access appurtenant to Lots 13, 17, 18, 21, 22 & 24 as shown on the annexed map, on over, and across Sunset Drive adjoining said Lots 13, 17, 18, 21, 22 & 24. In the event of any change of alignment or width of Sunset Drive results in the vacating of Sunset Drive, then such vacation proceedings shall automatically terminate the rights hereby released and relinquished and said rights shall again become appurtenant to said Lots 13, 17, 18, 21 and 24. We also hereby dedicate to public use the easements designated as "10' P.U.E. & sewer easement," "18' storm drain and sewer easement," "13' sewer & water easement" and "special storm drain, sewer & public utility easement."

Merwyn G. Flory, Jr.

### ACKNOWLEDGEMENT

State of California } s.s.  
County of Riverside }  
On this 18th day of February 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Merwyn G. Flory, Jr. known to me to be the persons whose names are subscribed to the within instrument and they acknowledged to me that they executed the same.  
WITNESS my hand and official seal.

Deland E. Valentini  
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 February 20, 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 No. 1328 of the City of Riverside, California and all amendments thereto have been complied with; that plans and specifications for drain, drainage, sewer and 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 Feb. 19, 1965  
W. J. ...  
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 May 20, 1964  
W. J. ...  
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 Feb. 18, 1964  
Ernest P. ...  
Superintendent of Light and Water  
Department of the City of Riverside

### 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 May 20, 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, California, this 23rd day of February, 1965.

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

### 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. 2827 and the streets, easements hereon are hereby accepted as public streets, 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, California, and to affix the seal of said City, 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 23rd day of Feb. 1965.

V. 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 \$ NONE.

Dated July 28, 1964  
DONNA M. BOUER  
County Tax Collector  
By W. J. ... 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 of 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  
DONALD D. SULLIVAN  
County Clerk and ex-officio  
Clerk of the Board of Supervisors  
By W. J. ... Deputy

### CIVIL ENGINEER

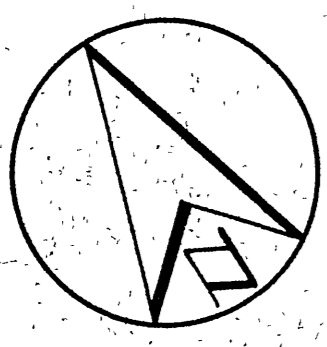
I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of 2 sheets correctly represents a survey made under my supervision during December 1963, that all monuments shown hereon actually exist and their positions are correctly shown or will be in 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 MAY 5th 1964  
Albert N. Webb  
R.C.E. No. 9876

MB 52/80

# Sheet 2 of 2 Sheets TRACT No. 2827

BEING A SUBDIVISION OF A PORTION OF THE SOUTH  
HALF OF SECTION 36, T.2S., R.5W., S.B.B.&M.



Scale: - 1" = 80'

ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA  
FEBRUARY 1964

Special storm drain,  
sewer & public utility  
easement

Southerly R.W. Line  
Gage Canal  
FAIRVIEW AVE. VACATED  
RE 9876

Fd. 2"x2" R.E. 862 under  
concrete gutter. Set  
conc. nail & tag R.E.  
9876 Ely cor. N.A.P.  
R.S. 28/55

Fd. 3/4" I.P.  
R.E. 9876

### ENGINEERS' NOTES:

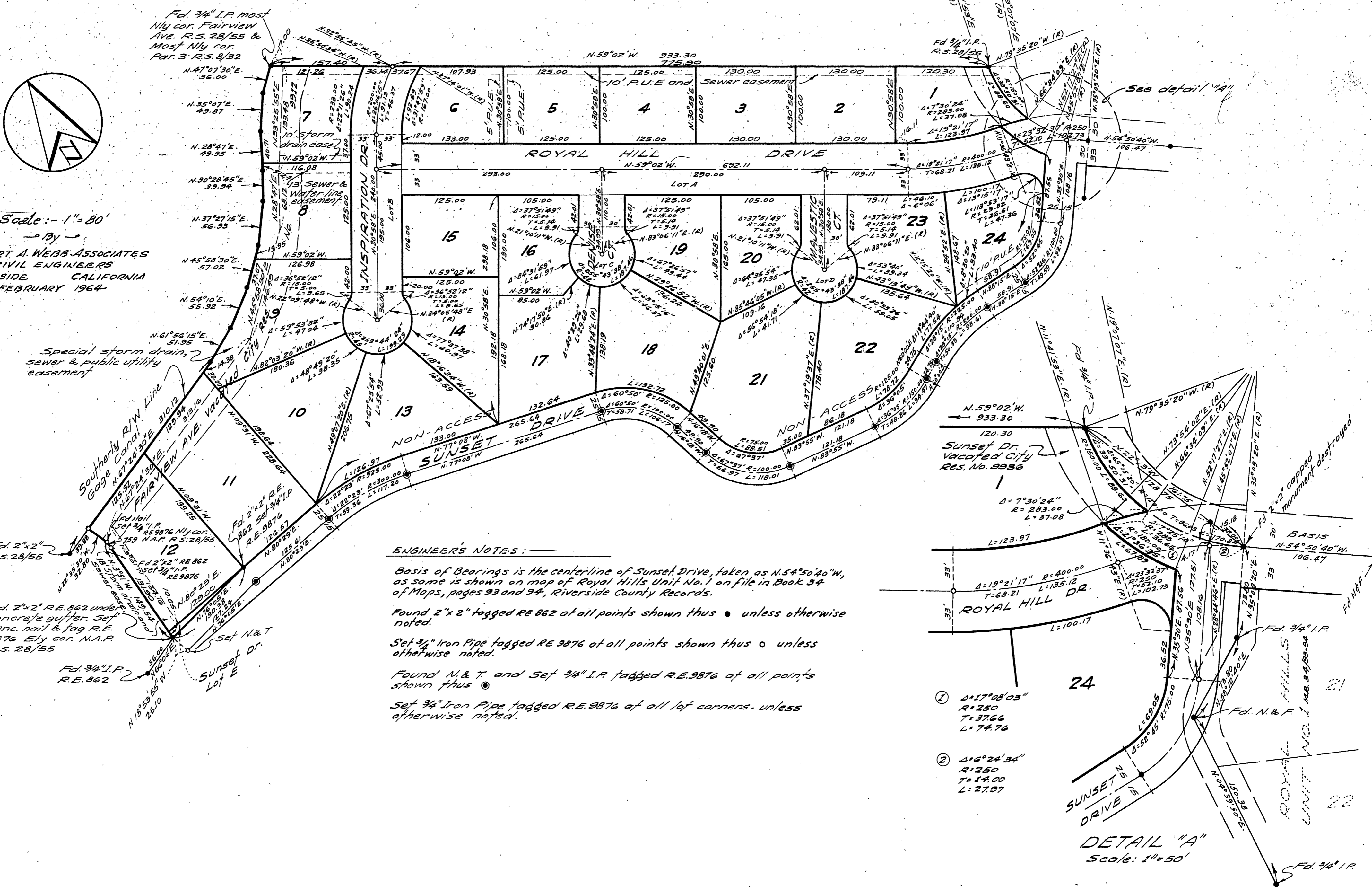
Basis of Bearings is the centerline of Sunset Drive, taken as N.54°50'40"W, as same is shown on map of Royal Hills Unit No. 1 on file in Book 34 of Maps, pages 93 and 94, Riverside County Records.

Found 2"x2" tagged RE 862 at all points shown thus ● unless otherwise noted.

Set 3/4" Iron Pipe tagged RE 9876 at all points shown thus ○ unless otherwise noted.

Found N & T and Set 3/4" I.P. tagged R.E. 9876 at all points shown thus ⊙

Set 3/4" Iron Pipe tagged R.E. 9876 at all lot corners. unless otherwise noted.



MB 52/81