

IN THE CITY OF RIVERSIDE TRACT N^o 2551

BEING A SUBDIVISION OF A PORTION OF BLOCKS 43 & 46
AND PORTIONS OF LOTS BC & RR OF LA SIERRA GARDENS
RECORDED IN BOOK 11 OF MAPS AT PAGES 42-50
RIVERSIDE COUNTY RECORDS

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE CALIFORNIA
JULY, 1964 SCALE: 1"=50'

FILED
On APRIL 22, 1965

By W.D. BALOGH
County Recorder
By Dean B. Vaughn
No. 47059

Filed by City Clerk
Subscribed By S. T. I. Co.

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 20th day of April, 1965.

City Clerk of the City of Riverside, Calif.

By Virginia Strohecker

RESOLUTION OF ACCEPTANCE

RESOLVED: That this map consisting of 2 sheets be, and the same is hereby accepted as the official map of TRACT N^o 2551 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 accepted by the Mayor and Council of the City of Riverside this 20th day of April, 1965.

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

TAX COLLECTOR

I hereby certify that according to the records of this office as shown on 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 \$ 1000.00.

Dated April 6, 1965

By Donna M. Bouyer, County Tax Collector
By W. Stadel, Deputy

TAX BOND

I hereby certify that a tax bond in the sum of \$ 1000.00 has been 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 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 April 12, 1965

By Donald D. Sullivan, County Clerk and ex-officio Clerk of the Board of Supervisors
By M.A. Vinson, 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 Mar. 23, 1965

By H. E. Brewer, City Treasurer

Affidavit Feb. 15, 1966 at 4:46 P.M.
Inst. 17022

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held February 6th, 1964.

By 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 Act) Statutes of California, 1943, and of Ordinance N^o 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 April 20th, 1965

By W. M. Atwood
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 23, 1965

By Bill Dose
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 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 April 13, 1965

By Everett C. Ross, Jr.
Superintendent of Light and Water Dept., City of Riverside, California

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 July, 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 MAR. 18, 1965

By Albert N. Webb
Registered Civil Engineer N^o 9876

The signature of Citizens Domestic Water Company holder of an easement acquired by deed recorded 3/18/26, as instr. no. 1457 in Bk. 663 pg. 591, has been omitted. (See State Map Act Sec. 11587(a) B. & P.C.). In as much as their interest cannot ripen into a fee.

The signature of Southern California Edison Company holder of an easement acquired by deed recorded 7/17/63 as instr. no. 74861, has been omitted. (See State Map Act Sec. 11587(a) B. & P.C.). In as much as their interest cannot ripen into a fee.

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 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 to public use for street purposes the areas designated as Lots A to E inclusive and for construction and maintenance of public utilities, the utility easements designated as "10' R.U.E.", "16' R.U.E.", and "16' x 30' R.U.E."

RIVERSIDE HOMES, a General Partnership

By Frank R. Jackson

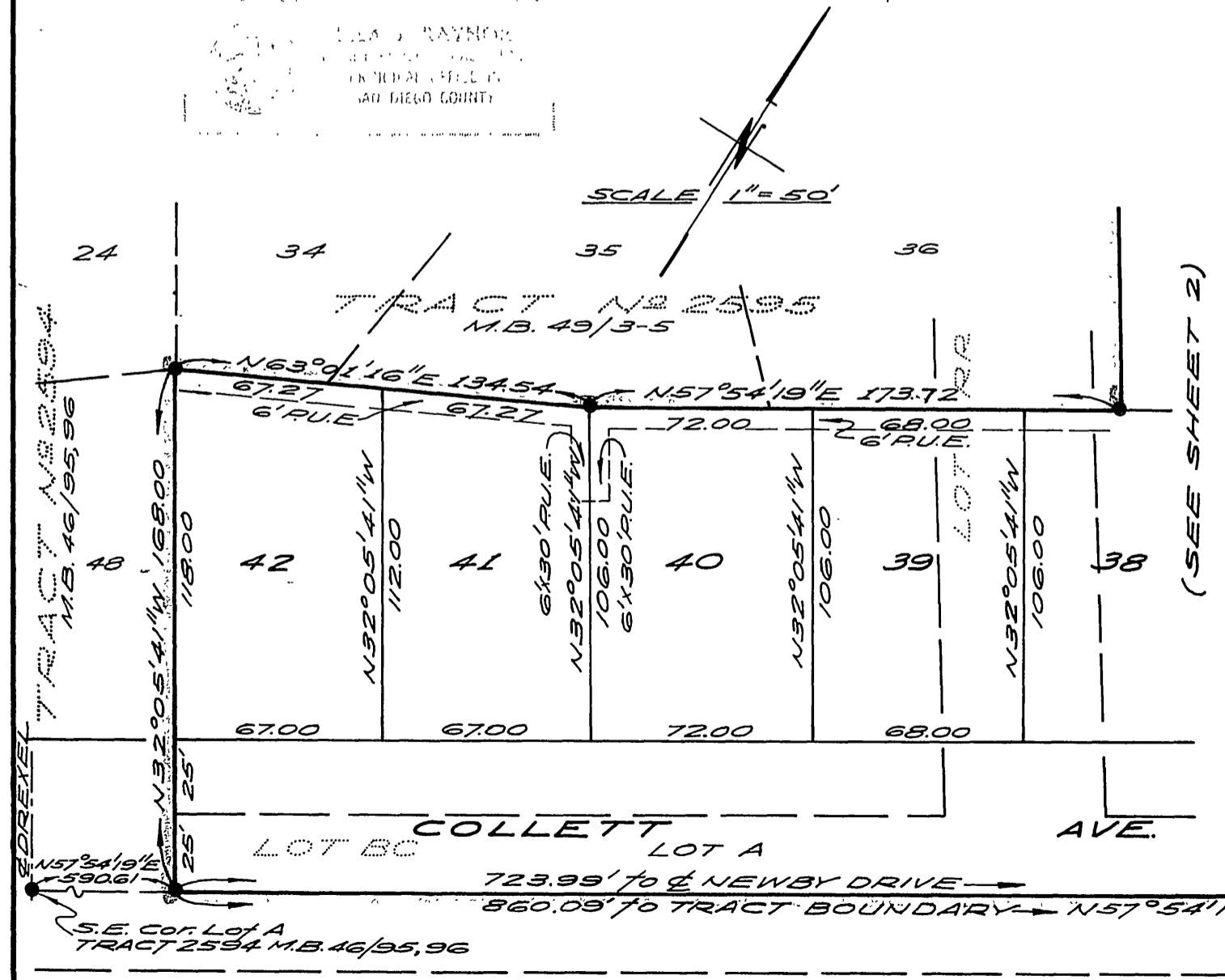
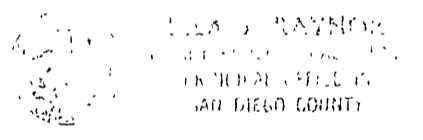
ACKNOWLEDGEMENT

State of California } s.s.
County of Riverside }
On this 22 day of MARCH, 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared FRANK R. JACKSON, known to me to be one of the partners of the partnership that executed the within instrument; and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.

By Ella J. Raynor
Notary Public in and for said County and State

My Commission expires July 19, 1965

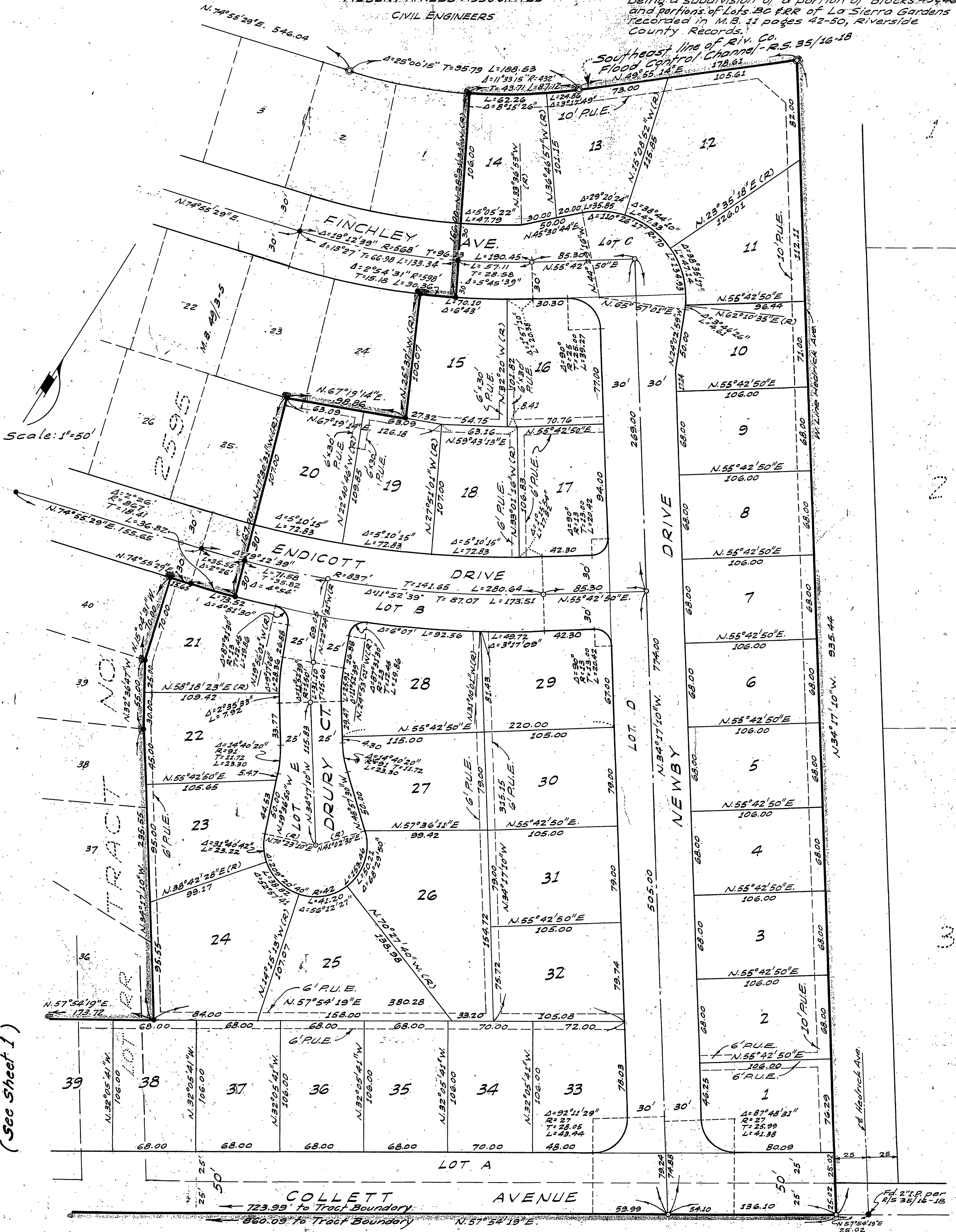


MB 53149

In the City of Riverside
TRACT No 2551

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS

Being a subdivision of a portion of Blocks A3 & A6
and portions of Lots B0 & R2 of La Sierra Gardens
Recorded in M.B. 11 pages 42-50, Riverside
County Records.



(See Sheet 1)

ENGINEERS' NOTES:

1. Basis of Bearing is the centerline of Collett Avenue taken as N57°54'19"E as shown on Record of Survey filed in Book 35 of Record of Survey pages 16-18 Riverside Co. Records.
2. Found 4" Round conc. monument tagged R.C.F.C. & W.C.D. at all points shown thus ⊙
3. Found 1/4" I.P. tagged R.E. 9876 at all points shown thus • unless otherwise noted.
4. Set 1/4" I.P. tagged R.E. 9876 at all points shown thus ○ unless otherwise noted.
5. Set 3/4" I.P. tagged R.E. 9876 at all lot corners unless otherwise noted.
6. Building setback lines shall conform to the existing zoning ordinance.

Affidavit Feb 15 1966 Est. 2551 P. 1
M.S.R. 17022