

TRACT NO. 3025

BEING A SUBDIVISION OF A PORTION OF THE S 1/2 OF THE NW 1/4 OF SECTION 32, T.2 S., R.5 W. S.B.B. & M.

MAY 1964

ALBERT A. WEBB ASSOCIATES
Civil Engineers

SCALE 1" = 50'

FILED
For May 26, 1965

At 3:05 P.M.

W.D. BALOGH
County Recorder

By Ann B. Vaughn
Deputy

Fee \$ 7.00

No. 61033

Filed by City Clerk
Sub GTEE: F. A. T. C.

OWNERSHIP

We hereby certify that we are the owners of or have some right, title or interest in the land 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 G inclusive and for construction and maintenance of public utilities the public utility easements designated as "5' R.U.E.", "6' R.U.E.", "10' R.U.E.", "15' R.U.E.", "5' x 25' R.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 vehicular and pedestrian access rights appurtenant to Lots 1 and 44 as shown on annexed map, on, over, and across Central Avenue adjoining said Lots 1 and 44, and Lots 39 thru 44 as shown annexed map, on, over, and across Lot G (River Road Parkway).

C.C.W. Land Company, a limited partnership
Brattain Contractors, Inc., a general partner

Edwin E. Brattain, President

ACKNOWLEDGEMENT

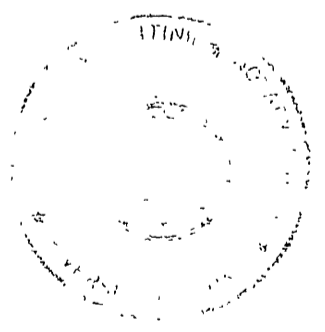
State of California }
County of Riverside } S.S.

On this 28th day of April 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Edwin E. Brattain, known to me to be the President of Brattain Contractors, Inc., a general partner of the limited partnership that executed the within instrument and acknowledged to me that such limited partnership executed the same.

WITNESS my hand and official seal.

Edwin E. Brattain
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 June 18, 1964.

Thomas M. Patoun
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 May 17th 1965.

William C. Cook
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 Dec 10 1964

R. M. Ross
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 Departments of the City of Riverside and for the Department of Public Utilities of said City.

Dated May 11 1965.

Everett C. Ross
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 2 sheets correctly represents a survey made under my supervision during May 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 recording 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 10th 1964

Albert A. Webb
R.C.E. No. 9376

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 18th day of May 1965.

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

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. 3025 and the streets and public utility easements hereon are hereby accepted as public streets and public utility 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. I hereby certify that the foregoing resolution was accepted by the Mayor and Council of the City of Riverside this 18th day of May 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 \$1000.00.

Dated April 26 1965.

Donna M. Bover, County Tax Collector
By V. J. Strohecker Deputy

TAX BOND

I hereby certify that a bond in the sum of \$1000.00 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 MAY 24, 1965.

DONALD D. SULLIVAN
County Clerk and ex-officio
Clerk of the Board of Supervisors
By Ann B. Vaughn 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 Dec 18 1964

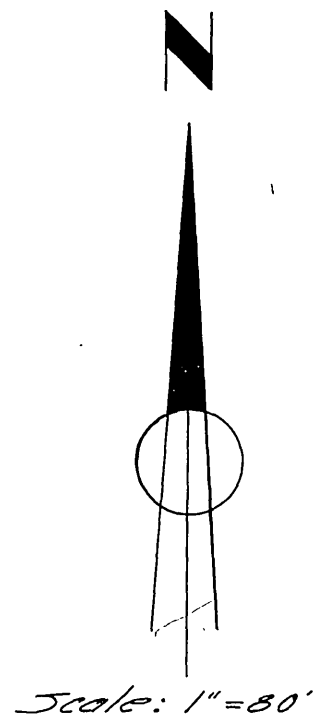
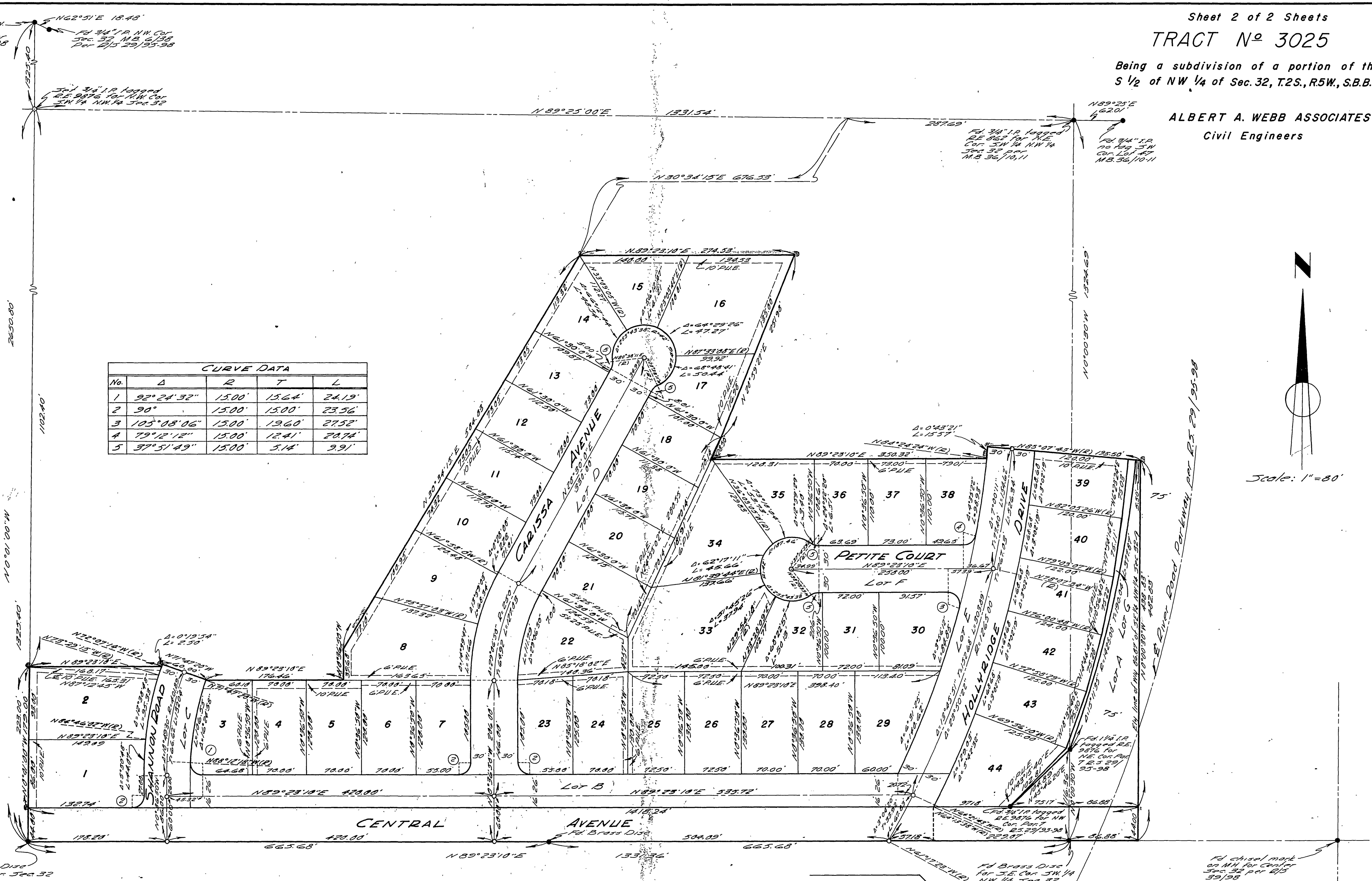
H. E. Brewer
City Treasurer

Sheet 2 of 2 Sheets
TRACT No 3025

Being a subdivision of a portion of the
S 1/2 of NW 1/4 of Sec. 32, T.2S., R.5W., S.B.B. & M.

ALBERT A. WEBB ASSOCIATES
Civil Engineers

CURVE DATA				
No.	Δ	R	T	L
1	92°24'32"	15.00	15.64	24.19'
2	90°	15.00	15.00	23.56'
3	105°08'06"	15.00	19.60	27.52'
4	79°12'12"	15.00	12.41	20.74'
5	37°51'49"	15.00	5.14	9.91'



ENGINEERS NOTES:

1. Basis of Bearings is the South line of the NW 1/4 of Sec. 32, taken as N89°23'10"E, as same is shown by map on file in Book 29 of Records of Survey of pages 25-28 thereof, Records of Riverside County, California.
2. Found monuments as noted at all points shown thus •
3. Set 3/4" I.P. tagged R.E. 9876 of all points shown thus ○ unless otherwise noted.
4. Set 3/4" I.P. tagged R.E. 9876 at all lot corners, angle points in side lot lines, and B.C.'s and E.C.'s in front lot lines.
5. Set "SureFire" studs in top of curb at all side lot lines projected.