

IN THE CITY OF RIVERSIDE

TRACT 2880

BEING A SUBDIVISION OF PORTIONS OF THE SW 1/4 OF SECTION 31, T2S, R4W AND THE NW 1/4 OF SECTION 6, T3S, R4W S.B.B.&M.

FEBRUARY 1965 SCALE - 1" = 100'
J. F. DAVIDSON, C. E.

SHEET 1 OF 3 SHEETS

FILED
on August 4, 1965

At 2:30 P.M.
W.D. BALOGH
County Recorder
By Deputy
Fee \$9.00
No 90189
Filed by City Clerk
Sub GREG. T. I. T. 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 "F" INCLUSIVE AND FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES, PUBLIC UTILITY EASEMENTS SHOWN ON THE MAP AS "6' RUE", "1/2' RUE", "10' X 25' TRIANGULAR RUE", "20' X 30' TRIANGULAR RUE", WHILE ALL OF CHICAGO AVENUE 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 CHICAGO AVENUE SO THAT OWNERS OF LOTS ADJUTING 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; AND WE ALSO DEDICATE TO THE CITY OF RIVERSIDE AN EASEMENT ALONG THE NORTHERLY 10' FEET OF LOT 20 FOR WATER LINES AND INCIDENTAL PURPOSES, SAID EASEMENT BEING SUBJECT TO NORMAL USE OF SAID LAND BY THE LOT OWNER, PROVIDING HOWEVER THAT NO BUILDINGS OR OTHER PERMANENT STRUCTURES SHALL BE ERECTED ON SAID EASEMENT; AND WE ALSO DEDICATE TO THE CITY OF RIVERSIDE THE PRIVILEGE AND RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES, EXCAVATION SLOPES, AND EMBANKMENT SLOPES ON THE EASEMENTS DESIGNATED AS "SLOPE EASEMENTS" AND LOTS "G" AND "H" ON SAID MAP, ADJACENT TO LOTS 5 THROUGH 13, AND LOTS 16 THROUGH 22, AND ADJACENT AND WESTERLY OF LOT "A". WE ALSO DEDICATE TO THE CITY OF RIVERSIDE FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND PUBLIC UTILITIES THE EASEMENT SHOWN ON LOT 11 AS 15' RUE.

M&G PROPERTIES INC., A CALIFORNIA CORPORATION

By O. D. Ladd Vice - President By Thomas E. Kapis ASST. SECRETARY

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

On JANUARY 29, 1965, before me, G. EARL ROBERTS a Notary Public in and for said County and State, personally appeared O. P. LADD known to me to be the VICE-PRESIDENT, and Thomas E. Kapis known to me to be the ASST. 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, and 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
G. Earl Roberts
Notary Public in and for said County and State
G. Earl Roberts

FINANCIAL AND TRANSPORT SERVICES Inc., a California Corporation, as Trustee under Deed of Trust recorded July 29, 1964 in Book 3760 of Page 77 of Official Records of Riverside County, California.

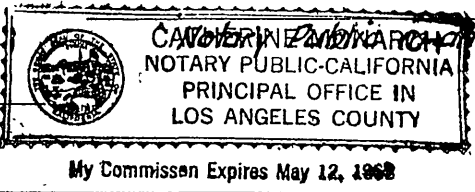
By J. D. Johnson Vice President By Shirley Johnson Asst. Secretary

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }

On MAY 5, 1964, before me, THE UNDERSIGNED a Notary Public in and for said County and State, personally appeared K. D. JOHNSON known to me to be the VICE PRESIDENT and CHARO YOSHIMOTO known to me to be the ASST. 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, and 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
Catherine Monarch
Notary Public in and for said County and State
Catherine Monarch

My commission expires May 12, 1968



CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held February 6th, 1965.

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 No 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 July 26, 1965.
J. Mantuck
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 Jan 22, 1965.
R. Kosi
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 P.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 July 21, 1965.
Dwight DeHoff
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 Jan 26, 1965.
H. E. Brewer
CITY TREASURER

CITY CLERK

I, Virginia J. Strubecker, 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 27th day of July, 1965.

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

RESOLUTION OF ACCEPTANCE

RESOLVED: That this map consisting of Three (3) sheets be, and the same is hereby accepted as the official map of Tract 2880 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 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 27th day of July, 1965.

Virginia J. Strubecker
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 as taxes now a lien but not yet payable, which are estimated to be \$ 700.00.

Dated July 20, 1965.
Ranna M. Bower County Tax Collector
By H. Stode Deputy

TAX BOND

I hereby certify that a bond in the sum of \$ 700.00 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 AUGUST 2, 1965.
DONALD D. SULLIVAN
County Clerk and ex-officio Clerk of the Board of Supervisors.
By James Hughes Deputy

CIVIL ENGINEER

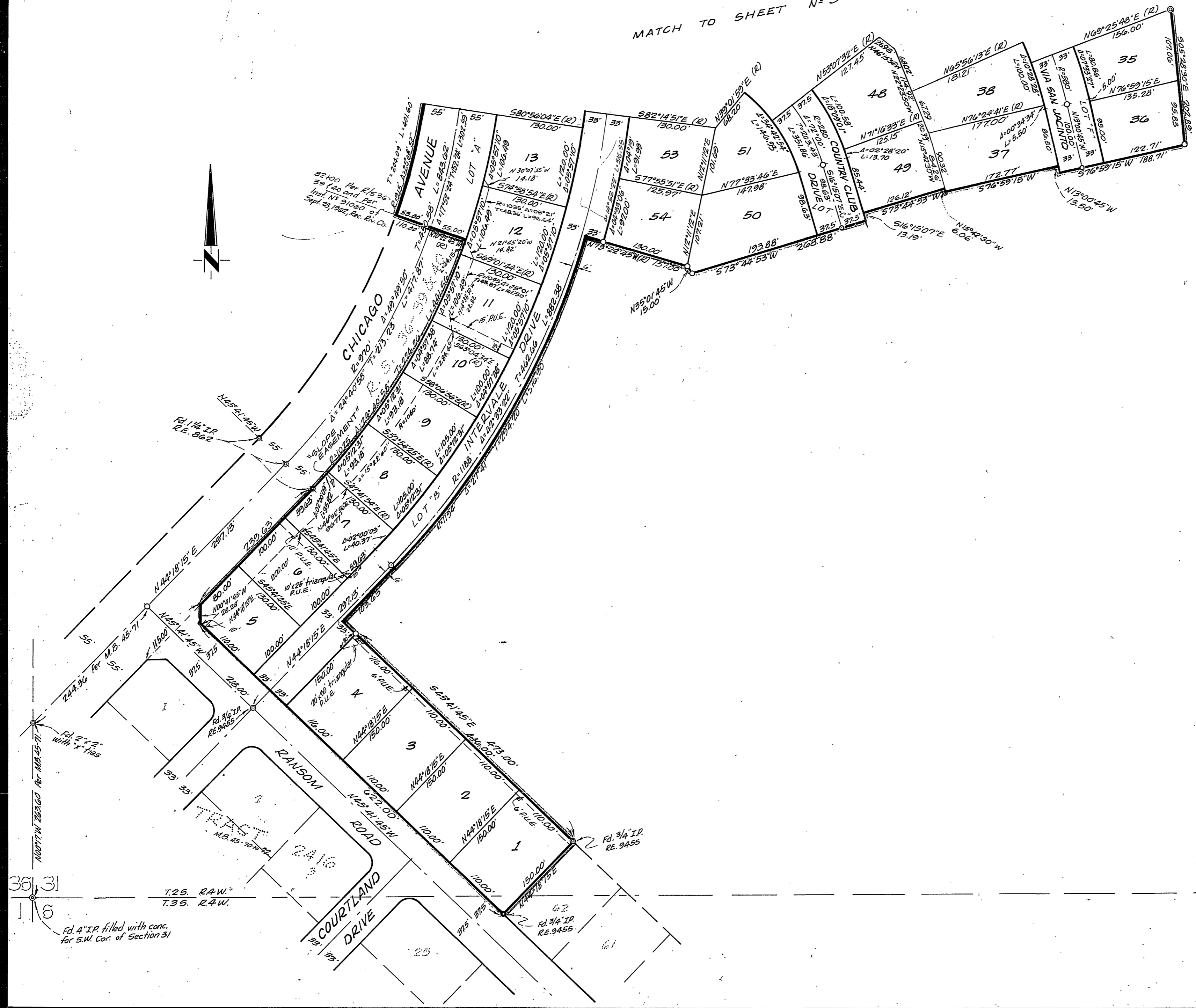
I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of Three (3) sheets correctly represents a survey made under my supervision during October of 1964; that all monuments shown hereon actually exist and their positions are correctly shown.

Ray E. McCarty
Registered Civil Engineer No 10688

Ernest Smith

54/42

MATCH TO SHEET No 3



TRACT 2880

BEING A SUBDIVISION OF PORTIONS OF
 THE SW 1/4 OF SECTION 31, T.25. R.4W. AND
 THE NW 1/4 OF SECTION 6, T.35. R.4W.
 S.B.B. & M.
 FEBRUARY 1965 SCALE 1"=100'
 J. F. DAVIDSON, C.E.

NOTE:
 Bearings are based on the centerline of
 Ransom Road which bears N 45° 41' 45" W
 as shown on map of TRACT 2416, M.B.
 45-70 to 72, Records of Riverside County,
 California.
 3/4" Iron Pipe, tagged R.E. 862, set at all
 points shown thus — unless otherwise shown.
 Nail flag set in curb on extension of lot lines
 for front lot corner
 2x2" painted yellow, tagged R.E. 862, set at all rear
 lot corners
 © Denotes 3/4" Pipe found per R.S. 45/93-94 unless
 otherwise noted.

36 | 31
 1 | 6
 Fd. 4" I.P. filled with conc.
 for S.W. Cor. of Section 31

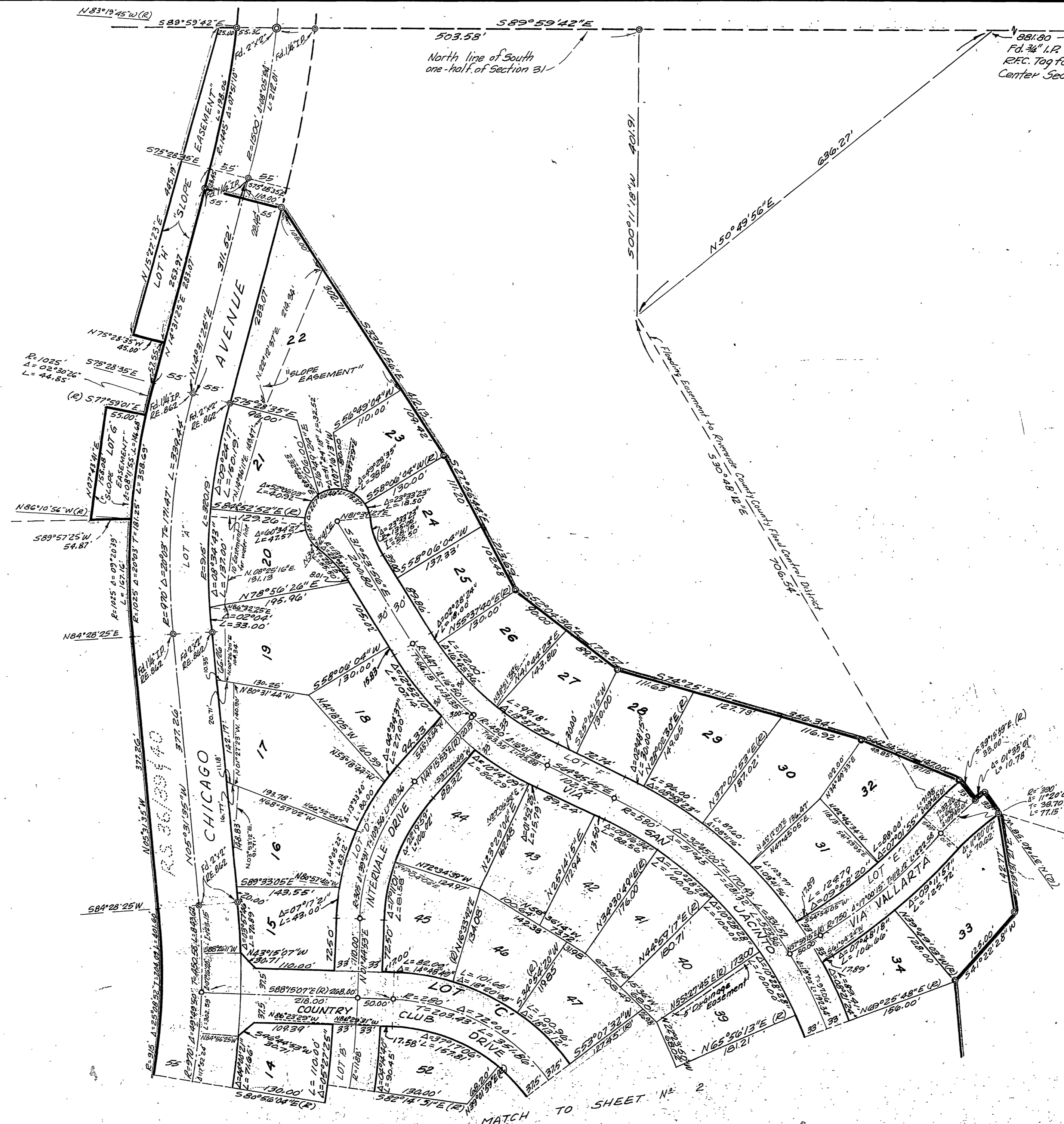
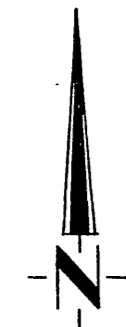
Fd. 1/4" I.P. for
 South 1/4 Cor.

Davidson

TRACT 2880

BEING A SUBDIVISION OF PORTIONS OF THE SW 1/4 OF SEC. 31, T25 R4W AND THE NW 1/4 OF SEC. 6, T35 R4W, S.B.B. & M.

FEBRUARY 1964 SCALE 1"=100'
J.F. DAVIDSON, C.E.



NOTE:
 Bearings are based on the centerline of Ransom Road which bears N 45° 41' 45" W as shown on map of TRACT 2416, M.B. 45-70 to 72, Records of Riverside County California.

3/4" Iron Pipe tagged R.E. 862, set at all points shown, thus — unless otherwise noted.

Nail & tag set in curb on extension of lot lines for front lot corners.

2"x2" pointed yellow, tagged R.E. 862, set at all rear lot corners.

⊙ Denotes 3/4" Pipe found per R.S. 45/ 93-94 unless otherwise noted.

James Davidson