

IN THE CITY OF RIVERSIDE  
**TRACT 2932**  
BEING A PORTION OF THE SOUTH ONE  
HALF OF SECTION 31, T2S, R4W, S.B.B.  
AND M.

JANUARY, 1965 SCALE: 1"=100'

**J. F. DAVIDSON, C. E.**

**FILED**  
on August 4, 1965  
At 2:30 P.M.  
W.D. BALOGH  
County Recorder  
By Deputy  
FEE \$ 7.50  
No 90101  
Filed by City Clerk  
Sub Gtee: T. I. 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 B inclusive and for the construction and maintenance of all public sewers, the six and twenty foot Public Sewer Easements shown on the map as "6' Public Sewer Easement" and "20' Public Sewer Easement".

M & G PROPERTIES Inc., a California Corporation

By [Signature] 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 V-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  
My commission expires  
Aug 17, 1968

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

By K.D. Johnson Vice President  
By Levin Guindart Assistant Secretary

STATE OF CALIFORNIA }  
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 LEVIN 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 May 7<sup>th</sup>, 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 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  
[Signature]  
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 Jun 29, 1965  
[Signature]  
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  
[Signature]  
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 29, 1965  
[Signature]  
CITY TREASURER

CITY CLERK

I, [Signature], 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 27<sup>th</sup> day of July, 1965.

[Signature]  
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 2932 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 [Signature] 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 27<sup>th</sup> day of July, 1965.  
[Signature]  
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 \$ 6,500.00.

Dated July 20, 1965.  
[Signature] Deputy  
[Signature] County Tax Collector

TAX BOND

I hereby certify that a bond in the sum of \$ 6,500.00 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.  
[Signature] Deputy  
[Signature] County Clerk and ex-officio  
Clerk of the Board of Supervisors.

CIVIL ENGINEER

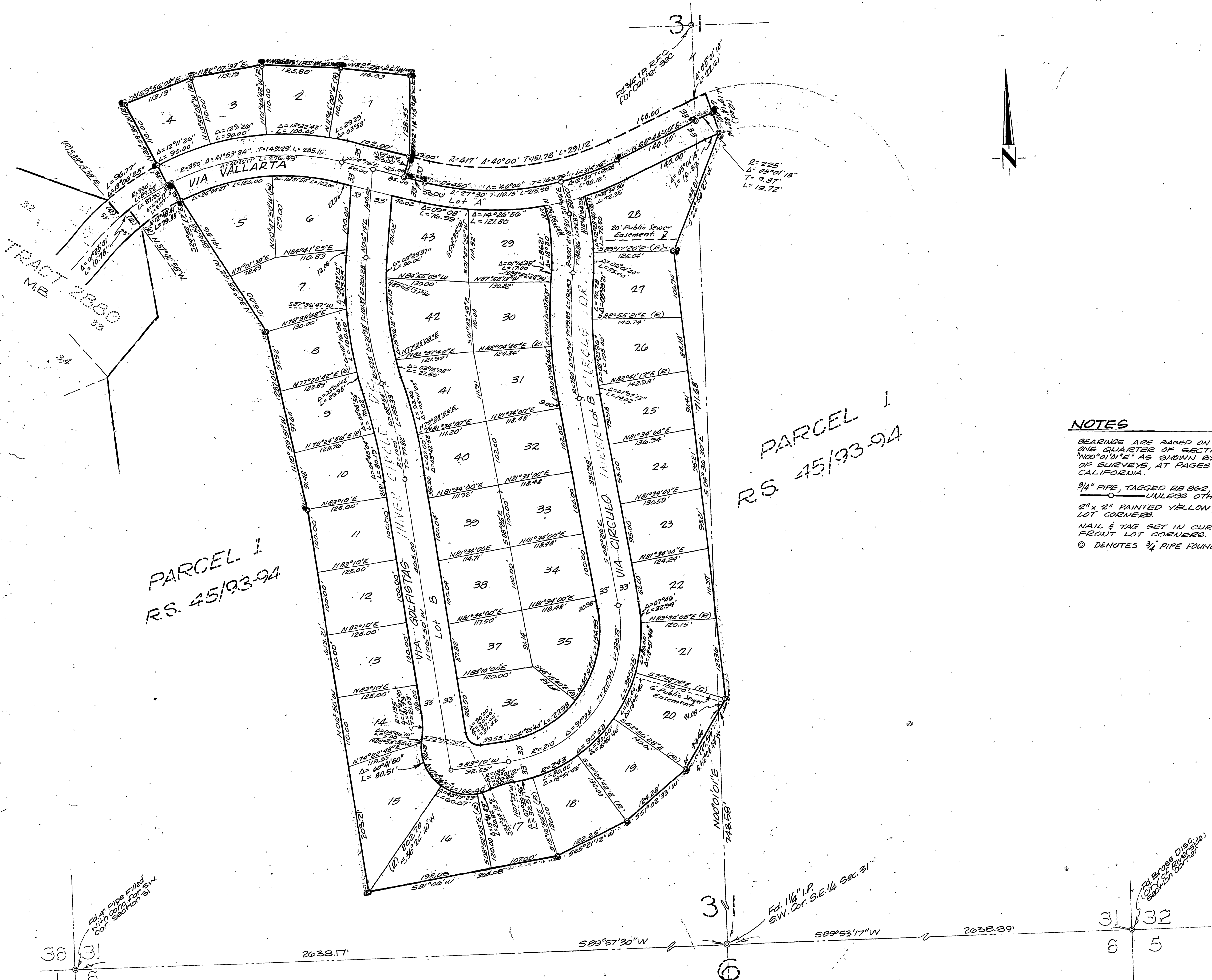
I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of two (2) sheets correctly represents a survey made under my supervision during January of 1965; that all monuments shown hereon actually exist and their positions are correctly shown.

[Signature]  
Registered Civil Engineer No 10688

# TRACT 2932

(Shown as Not A Part in R.S. 45/93,94)  
BEING A PORTION OF THE SOUTH  
ONE HALF OF SECTION 31, T2S. R.4W.  
S.B. & M.

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



### NOTES

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST ONE QUARTER OF SECTION 31, T. 2 S., R. 4 W., S. B. & M. BEING 100° 01' 01" E AS SHOWN BY MAP ON FILE IN BOOK 45 OF RECORDS OF SURVEYS, AT PAGES 93 & 94, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

3/4" PIPE, TAGGED RE 802, SET AT ALL POINTS SHOWN THIS UNLESS OTHERWISE NOTED.

2" x 2" PAINTED YELLOW, TAGGED R.E. 802, SET AT ALL REAR LOT CORNERS.

NAIL & TAG SET IN CURB AT EXTENSION OF LOT LINES FOR FRONT LOT CORNERS.

⊙ DENOTES 3/4" PIPE FOUND PER R.S. 45-93,94 UNLESS OTHERWISE NOTED

PARCEL 1  
R.S. 45/93-94

PARCEL 1  
R.S. 45/93-94

2 1/2" Pipe Filled with concrete for SW cor. Section 31

FD 1/4" I.P. SW. Cor. S.E. 1/4 Sec. 31

FD 1/4" I.P. SW. Cor. S.E. 1/4 Sec. 31

*J.F. Davidson*