

TRACT 3164

BEING A SUBDIVISION OF A PORTION OF LOTS 1, 2, 5, 7, 10, 11, 13, 15, 16, 17, AND 18 OF THE LA COLINA TRACT, MAPBOOK 9 PAGE 31, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; AND PORTIONS OF THE SOUTHEAST ONE-QUARTER OF SECTION 31, AND THE WEST ONE-HALF OF SECTION 32, ALL IN TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.B. & M.

JULY 1965 SCALE 1"=100'

J. F. DAVIDSON, C. E.

FILED
On August 4, 1965

At 2:30 P.M.
By W.D. BALOGH
County Recorder
By Dean B. Wang
Deputy
Fee \$ 9.00
Filed by City Clerk
Sub G. Rec: T. I. Flo.

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 "N" inclusive.

While all of Central Avenue and Canyon Crest Drive 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 Central Avenue and or said Canyon Crest Drive so that owners of lots abutting these highways 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 highways results in the vacation of any part thereof within this subdivision, such vacation terminates the above dedication as to the part vacated.

The above abandonment of easement for ingress and egress does not apply to lot 95 of this subdivision. We also dedicate to the City of Riverside for the construction and maintenance of all public sewers the ten-foot Public Sewer Easements shown on the map as "10' Public Sewer Easement" and for the construction and maintenance of drainage structures the five and ten-foot drainage easements shown on the map as "5' Drainage Easement" and "10' Drainage Easement."

M & G PROPERTIES INC., a California Corporation

By O. J. [Signature] VICE-President
By Thomas E. Kapis ASST. SECRETARY

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE

On JANUARY 22, 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

My commission expires Aug 17, 1968
Notary Public in and for said County and State
G. Earl Roberts
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 [Signature] Vice President
By [Signature] ASST. Secretary

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

On MAY 4, 1964, before me THE UNDERSIGNED a Notary Public in and for said County and State, personally appeared V. D. JOHNSON known to me to be the VICE PRESIDENT and GILBERT 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

My commission expires May 12, 1968
Notary Public in and for said County and State
Catherine Monarch
Catherine Monarch

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held December 3rd, 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 Jan 19, 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 R.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
H. E. Brewer

CITY CLERK

I, _____, 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.
[Signature]
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 3164 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.
[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 \$26,500.00.

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

TAX BOND

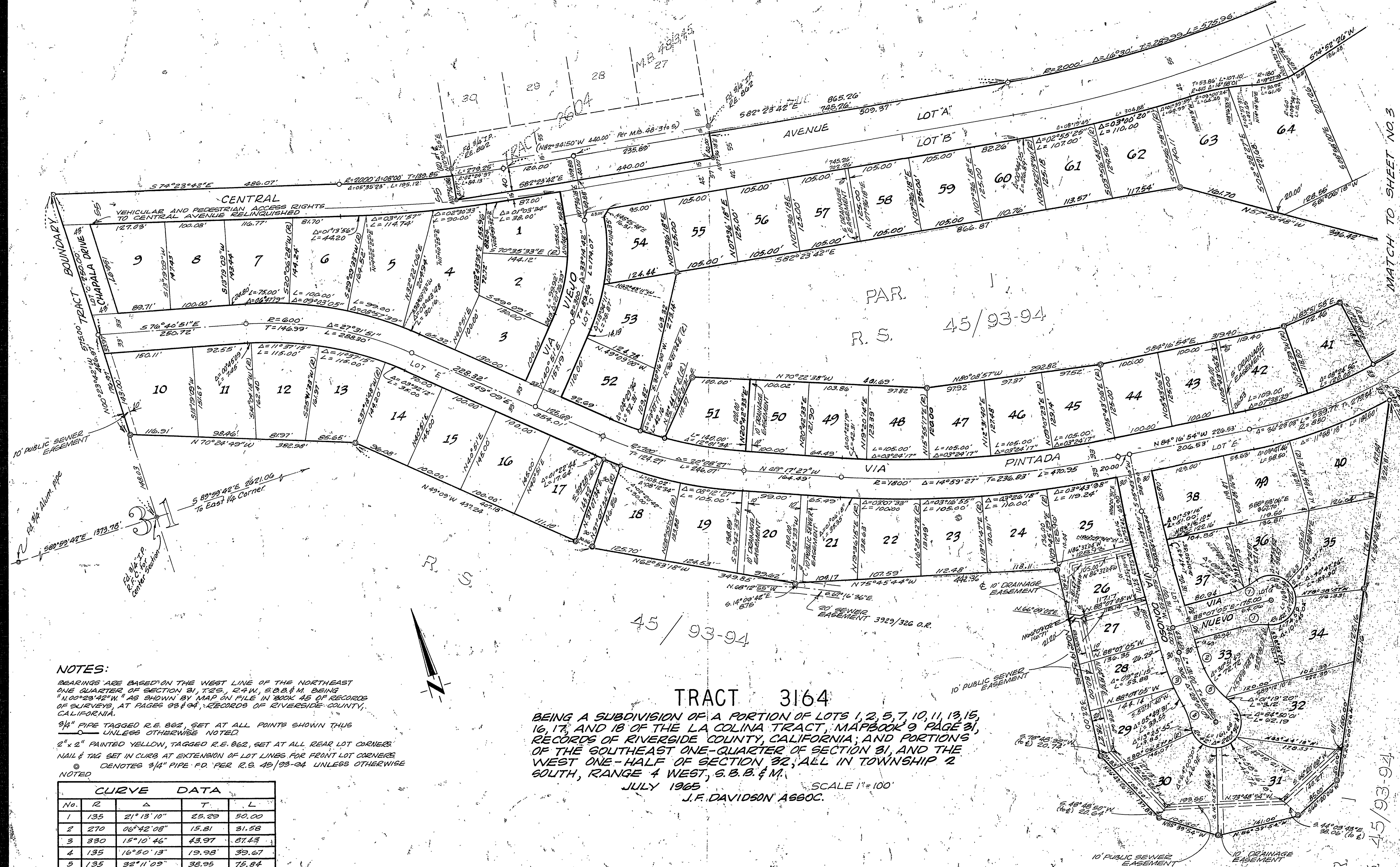
I hereby certify that a bond in the sum of \$26,500.00 has been executed and filed with the Board of Supervisors of the County of Riverside, California, conditioned upon the payment of all taxes, State, County, Municipal or Local, and all special assessments collected as taxes which at the time of filing 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
DONALD D. SULLIVAN
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 three (3) 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



NOTES:

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST ONE QUARTER OF SECTION 31, T2S, R4W, S.B.B. & M. BEING "N. 00° 23' 42" W. 114.00'" AS SHOWN BY MAP IN BOOK 45 OF RECORDS OF SUBDIVISIONS, AT PAGES 93 & 94, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

3/4" PIPE TAGGED R.E. 862, SET AT ALL POINTS SHOWN THIS UNLESS OTHERWISE NOTED.

2" x 2" PAINTED YELLOW, TAGGED R.E. 862, SET AT ALL REAR LOT CORNERS.

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

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

CURVE DATA				
No.	R	Δ	T	L
1	135	21° 13' 10"	25.29	50.00
2	270	06° 42' 08"	15.81	31.58
3	330	15° 10' 46"	43.97	87.43
4	135	16° 50' 13"	19.98	39.67
5	135	32° 11' 09"	38.95	75.84

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JULY 1965 SCALE 1"=100'
J.F. DAVIDSON ASSOC.

MATCH TO SHEET NO. 3

PAR. R. S. 45/93-94

David Davidson

NOTES:

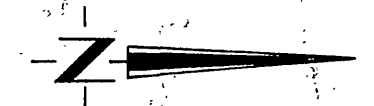
BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST ONE QUARTER OF SECTION 31, T.2S., R.4W., S.B.B. & M. BEING "N. 10° 23' 42" W. AS SHOWN BY MAP ON FILE IN BOOK 45 OF RECORDS OF SURVEYS PAGES 93-94, REC. OF RIVERSIDE COUNTY, CALIFORNIA.

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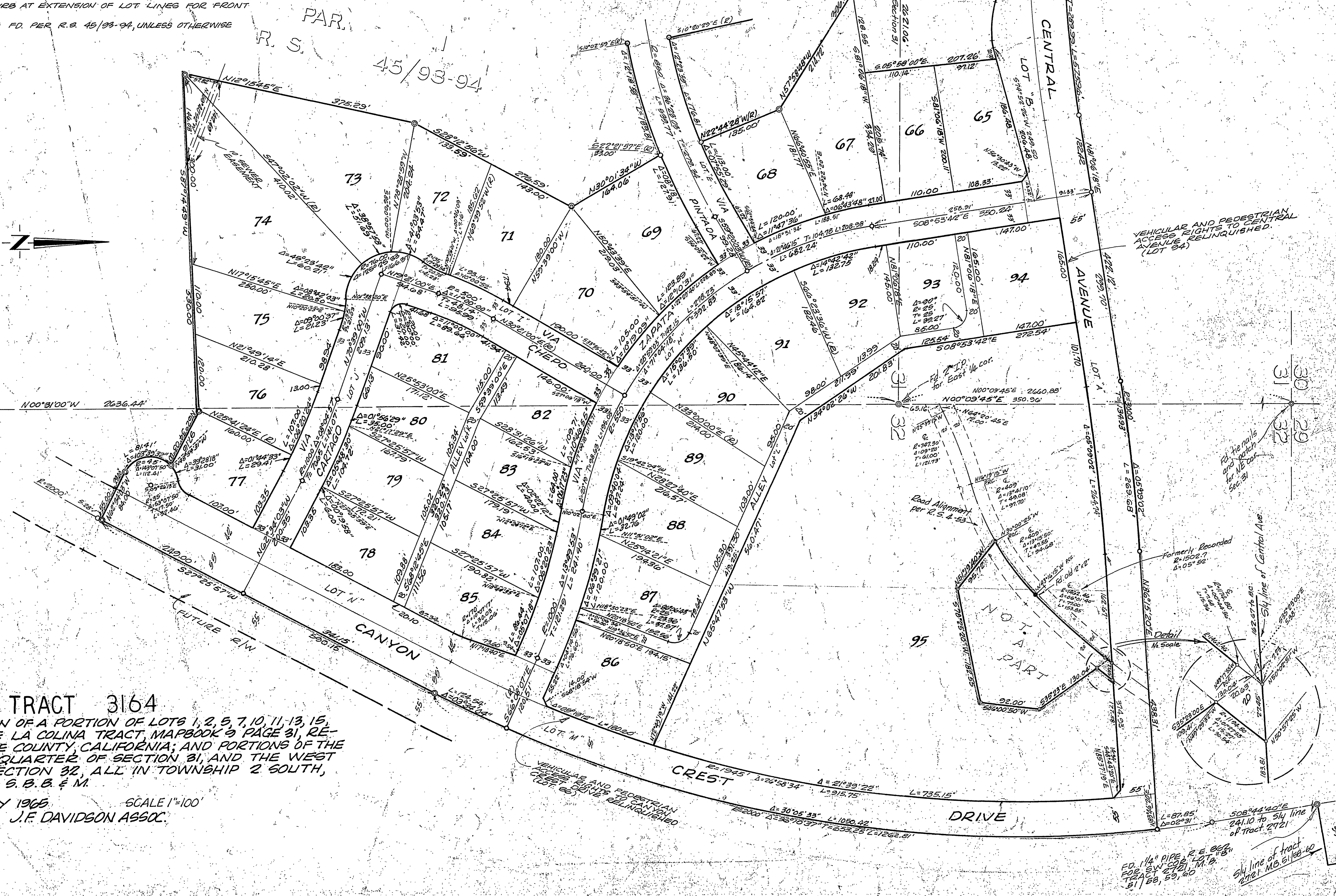
MATCH TO SHEET NO. 2



TRACT 3164

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JULY 1965 SCALE 1"=100'
J.F. DAVIDSON ASSOC.



Ernest B. ...