

IN THE CITY OF RIVERSIDE

# TRACT NO. 3274

BEING A SUBDIVISION OF PORTIONS OF SECTIONS 4 & 9,  
T.3 S., R.6 W. OF RANCHO LA SIERRA PER MAP BOOK 6,  
PAGE 70, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
MARCH 1965

ALBERT A. WEBB ASSOCIATES  
Civil Engineers  
Riverside, California.

SHEET 1 OF 2 SHEETS

**FILED**  
On MARCH 30 1965

At 1:30 P.M.  
W.D. BALOGH  
County Recorder

By Ann B. Vanfan  
Deputy  
Fee \$ 7.00

No. \_\_\_\_\_  
Filed by City Clerk  
Sub GTEE: F.A.T.Co.

### CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held DEC. 9, 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 is substantially the same as it appeared on the tentative map and any approved alteration thereof; that all provisions of Chapter 12B (Subdivision Map Act), Statutes of California 1943, and of Ordinance No. 132B of the City of Riverside, 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 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 March 9, 1966

James M. [Signature]  
Director of Public Works

### 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 Department of the City of Riverside and for the Department of Public Utilities of said City.

Dated March 8, 1966

David C. Rou  
Superintendent of Light and Water Department, City of Riverside

### 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 30 1965

Ed M. [Signature]  
Street Superintendent

### 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 March 1965; 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 Dec. 20<sup>th</sup> 1965

Albert A. Webb  
Registered Civil Engineer No. 9876

### 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 15<sup>th</sup> day of March, 1966

Virginia J. Strohecker  
City Clerk of the City of Riverside, California  
By Virginia J. 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 No. 3274 and the streets and public utility easements hereon are hereby accepted as public streets and public utility easements, except Lot "B", 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 13<sup>th</sup> day of March 1966

Virginia J. Strohecker  
City Clerk of the City of Riverside  
By Virginia J. Strohecker

### 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 \$ 3000.00.

Dated March 8 1966

Donna M. Boyer, County Tax Collector  
By Donna M. Boyer

### TAX BOND

I hereby certify that a bond in the sum of \$ 3000.00 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 MARCH 21, 1966

Donald D. Sullivan  
County Clerk and ex-officio Clerk of the Board of Supervisors  
By Anna [Signature] 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 30 1965

H. E. Brewer  
City Treasurer

### 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 on the annexed map; that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making and filing of said subdivision and map as shown within the colored border line, and we hereby offer for dedication to public use for street purposes Lot "A", and for construction and maintenance of public utilities the public utility easements designated as "10' R.U.E.", and we also hereby offer for dedication to public use for street purposes Lot "B" (a one foot barrier strip).

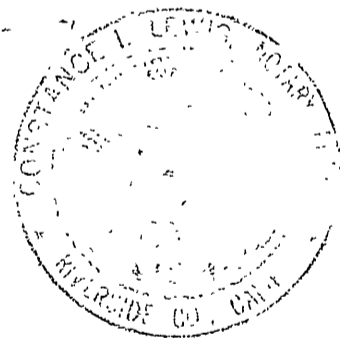
JOHNSON-MYERSCOUGH BUILDERS, INC., a Calif. Corp.

C. Myerscough  
President

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

On this 8<sup>th</sup> day of March, 1966, before me, the undersigned, a Notary Public in and for said County and State, personally appeared C. Myerscough known to me to be the President of Johnson-Myerscough Builders, Inc., the corporation that executed the within instrument and known to me to be the person who executed the same on behalf of the corporation therein named and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal:



Constance J. Lewis  
Notary Public in and for said County and State

My Commission expires July 12, 1969

**TRACT No 3274**

BEING A SUBDIVISION OF PORTIONS OF SECS. 4 & 9, T.3S., R.6W.  
OF THE RANCHO LA SIERRA PER MAP BOOK 6, PAGE 70  
RECORDS OF RIVERSIDE COUNTY.

Albert A. Webb Associates  
Civil Engineers  
Riverside — California  
April, 1965

Scale: 1" = 50'

ENGINEER'S NOTES

1. Basis of Bearings is the centerline of Peacock Lane taken as N31°45'W as shown on Tract No 2740 recorded in Map Book 50, Pages 71-73, Riverside County Records.
2. Found 1" I.R. tagged DE 9876 at all points shown thus ● at angle points in the boundary line per O.R. 2312/433.
3. Found 1/4" I.R. tagged DE 9876 at all points shown thus ○ per Tract No 2740, MB 50/71-73, unless otherwise noted.
4. Set 3/4" I.R. tagged DE 9876 at all points shown thus ◦ unless otherwise noted.
5. Set 3/4" I.R. tagged DE 9876 at all rear lot corners, angle points in side lot lines and B.C.s and E.C.s in front lot lines.
6. Set "Sure-Fire" studs in top of curb at all side lot lines projected.

