

TRACT NO. 3540

IN THE CITY OF RIVERSIDE

BEING A SUBDIVISION OF A PORTION OF LOTS II, 18, 21, AND J OF THE BIXMILL TRACT AS RECORDED IN BOOK 16 OF MAPS, PAGES 28, 29, AND 30, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

MAXWELL & KING ENGINEERS - SURVEYORS

APRIL, 1967

FILED
On May 23, 1967

At 1:45 P. M.

W.D. BALOGH
County Recorder

By Devin B. Vaughn
Deputy

Fee \$ 7.00

No. _____

Filed by City Clerk

Sub GEE: F.A.T.G.

OWNERSHIP

We hereby certify that we are the owners, 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, Lots "A" to "B" inclusive, and for construction and maintenance of Public Utilities. The Public Utility Easements designated as 6' P.U.E.

CREST PARK HOMES

A Limited Partnership

Thomas L. Sims

PENN-RITTER MORTGAGE CO. A CALIFORNIA CORPORATION

Hunter Penn PRESIDENT

Renée W. Padgett SECRETARY

ACKNOWLEDGEMENT

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

On this 29 day of April, 1966 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Hunter Penn and Renée W. Padgett known to me to be the president and secretary respectively of the corporation that executed the within instrument and known to me to be the persons 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.

Linda Beunder
Notary Public in and for said County and State
My Commission Expires January 24, 1969

ACKNOWLEDGEMENT

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

On this 26 day of April, 1967 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Thomas L. Sims known to me to be the general partner of the limited partnership that executed the within instrument, and known to me to be the persons who executed the same on behalf of the limited partnership therein named, and acknowledged to me that such limited partnership executed the same.

Witness my hand and official seal.

Delores E. Valentini
Notary Public in and for said County and State
My Commission Expires 9-30-70

SOIL TEST

Soil tests were performed by Hugh M. Gallaher on the 23rd day of September, 1965.

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 NO. 3540 that the streets, public utility easements, and drainage easements are hereby accepted as public streets, public utility easements and drainage 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 adopted by the Mayor and Council of the City of Riverside, this 16th day of May, 1967

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

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 16th day of May, 1967.

City Clerk of the City of Riverside, California

By Virginia J. Strohecker

NOTE

The interest of Penn Ritter Mortgage Company, a California corporation, has been conveyed to the City of Riverside by Grant Deed recorded as Instrument No. 120386, December 16, 1966.

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held April 21, 1966

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 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 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 12, 1967

William D. Darnum
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 May 2, 1967

George W. Hubbard
Street Superintendent

DIRECTOR OF PUBLIC UTILITIES

I hereby certify that the subdivider named on this map has deposited with the Water Division of the City of Riverside Public Utilities Department sufficient funds or made acceptable arrangements to cover the applicable charges for installing all necessary fire hydrants, water mains and service laterals on all streets shown on this map; and that all public utility easements shown are sufficient for all requirements of the Electric and Water Divisions of the Department of Public Utilities of the City of Riverside.

Dated May 8, 1967

Dwight Spots
Director of Public Utilities

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 March 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 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 April 25, 1967

Claude E. King
Registered Civil Engineer No. 13,386

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 April 25, 1967

H. E. Brewer
City Treasurer

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 collected as taxes now a lien but not payable, which are estimated to be \$ 1300.00

Dated May 9, 1967

DONNA M. BOUER Babcock
County Tax Collector

TAX BOND

I hereby certify that a bond in the sum of \$ 1300.00 has been filed with the Board of Supervisors of the County of Riverside, State of 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 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 15, 1967

DONALD D. SULLIVAN
County Clerk and ex-officio Clerk of the Board of Supervisors

By Opimus Hughes Deputy

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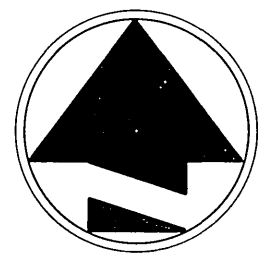
MAXWELL & KING
ENGINEERS - SURVEYORS

APRIL, 1967

Fd 1" I.P. RE 862 per Bk 3439/573 O.R.

ALVORD SCHOOL DISTRICT
N 3439/573, O.R.

Fd 1" I.P. RE 862 per Bk 3439/573 O.R.
N 20° 58' 15" W 0.19' from B.C.



SCALE: 1" = 100'

Fd. 3/4" I.P. RE 4210 per MB 34/54

REC. PER MB 34/54
L.C. 39° 56' 50" E
L=485.47
L=485.47
R=133.33
Δ=20° 52'

Fd Nail per Bk 1942/354 O.R.
R=940 Δ=17° 53' 48" L=293.61
R=900 Δ=2° 28' 35" L=337.35 T=110.68
R=860 Δ=17° 53' 48" L=268.63

MODEL SUBDIVISION
UNIT NO. 5 M.R. 34/54

NOTES

1. Basis of Bearing: Westerly boundary line of Model Subdivision Unit No. 1 (N 0° 30' 00" E) as per map recorded in Map Book 32, Pages 60-61, and Model Subdivision Unit No. 5 (N 0° 30' 00" E) as per map recorded in Map Book 34, Page 54, Records of Riverside County, California.
2. 2"X2" redwood stakes stamped L S 2788 set at all lot corners unless otherwise shown.
3. ● indicates monument found.
4. ○ indicates 1" iron pipe set, tagged L S 2788.
5. P.U.E. indicates Public Utility Easement.

CURVE DATA			
NO.	Δ	R	L
①	0° 56' 00"	1065.00	17.35
②	90° 00' 10"	20.00	31.42
③	89° 59' 50"	20.00	31.41
④	0° 56' 00"	1165.00	18.98
⑤	3° 34' 47"	940.00	58.73
⑥	3° 34' 47"	900.00	56.23
⑦	3° 34' 47"	860.00	53.73
⑧	0° 56' 00"	1231.00	20.05
⑨	0° 56' 00"	1198.00	19.52

