

IN THE CITY OF RIVERSIDE

TRACT NO. 3761

SHEET 1 OF 2 SHEETS

FILED
On APRIL 17 1968

SIGNATURE OMISSIONS

In accordance with Section 11587 of the Business and Professions Code, the signatures of Hayden Worthington and Betty Worthington, Ray C. Prewitt and Louise D. Prewitt, Davis Farms Inc., a Corporation, and Abbot-Kinney Co., a Corporation, holders of a mineral rights Deed, Recorded August 5, 1958 in Book 2312 Page 429 of Official Records of Riverside County, California have been Omitted.

BEING A SUBDIVISION OF A PORTION OF SECTION 9, T.3 S., R.6 W., OF THE RANCHO LA SIERRA PER MAP BOOK 6, PAGE 70, AND A PORTION OF LOT 25 OF TRACT NO. 2612 PER MAP BOOK 47 PAGES 53-56 AND A PORTION OF LOT C (BARCLAY PLACE) OF TRACT NO. 2360 PER MAP BOOK 44 PAGES 40-41 ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

FEBRUARY, 1968

ALBERT A. WEBB ASSOCIATES
Civil Engineers

SCALE 1" = 50'

At 2:00 P.M.
W. D. BALOGH
County Recorder
By Ann B. Vaughn
Deputy
Fee \$ 7.50
No. 2000
Filed by City Clerk
Sub Cree. F.A.T.C.

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 Lots A to E inclusive and for construction and maintenance of public utilities the public utility easements designated as 6' P.U.E. and 5' x 25' P.U.E.; Lots F, G, H, I barrier strips, are dedicated to the City of Riverside.

JOHNSON - MYERSCOUGH BUILDERS, INC., a California Corporation

C. Myerscough
President

FINANCIAL FEDERATION, INC., a Delaware Corporation, Trustee

Conrad Knowles TRUST OFFICER

ACKNOWLEDGEMENT

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

On this 28th day of MARCH 1968, 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.

Delores Salazar
Notary Public in and for said
County and State

My Commission expires 9-30-70

ACKNOWLEDGEMENT

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

On this 27 day of March 1968, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Conrad Knowles known to me to be the Trust Officer of Financial Federation, 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 as Trustee.

WITNESS my hand and official seal.

JULIE ANNE DOBBINGS
NOTARY PUBLIC
SAN BERNARDINO COUNTY
CALIFORNIA
My Commission Expires October 10, 1971

Julie Anne Dobbings
Notary Public in and for said
County and State.

My commission expires

SOIL REPORT CERTIFICATE:

A Preliminary soil report was prepared by Pacific Materials Laboratory, Inc., on the 23rd day of May 1966

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held March 7, 1968

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 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 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 April 8 1968
J. Martinek
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 MARCH 29 1968
H. H. 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 April 2, 1968
Everett C. Ross
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 2 sheets correctly represents a survey made under my supervision during February, 1968; 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 MARCH 21 1968
Ernest N. Webb
Registered Civil Engineer No 9876

CITY CLERK

I, V.L. Strohecker, City Clerk of the City of Riverside, Calif. hereby certify that an undertaking satisfactory to the Council of said City guaranteeing the construction of required street improvements in this subdivision was 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 15th day of April 1968

City Clerk of the City of Riverside, Calif.
By V.L. 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 3761 and the streets and easements are hereby accepted as public streets and easements, except Lots F, G, H and the City Clerk is hereby authorized and direct to attest said map by signing her 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 accepted by the Mayor and Council of the City of Riverside this 15th day of April 1968

City Clerk of the City of Riverside, Calif.

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 \$2300.00

Dated March 29 1968 County Tax Collector
By J. H. Stude Deputy

TAX BOND

I hereby certify that a bond in the sum of \$2300.00 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 APRIL 15, 1968
County Clerk and ex-officio
Clerk of the Board of Supervisors

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 March 26 1968
H. E. Brown
City Treasurer

(Barrier strips) which are accepted contingent upon extension and improvement of streets

92718976
N.B. 5877376

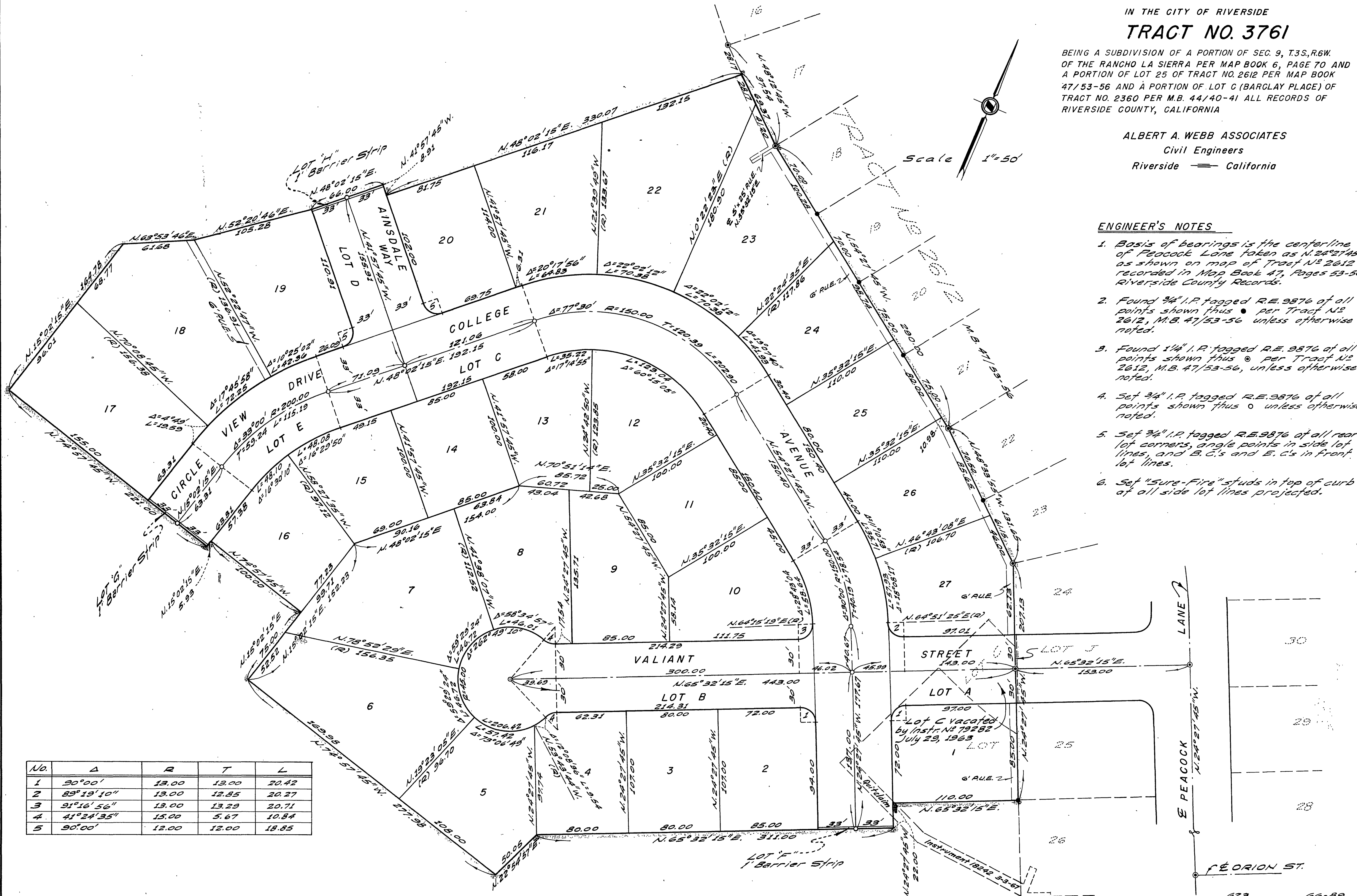
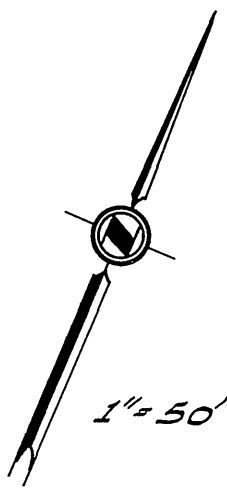
Ernest Pintor

IN THE CITY OF RIVERSIDE
TRACT NO. 3761

BEING A SUBDIVISION OF A PORTION OF SEC. 9, T.3S., R.6W.
OF THE RANCHO LA SIERRA PER MAP BOOK 6, PAGE 70 AND
A PORTION OF LOT 25 OF TRACT NO. 2612 PER MAP BOOK
47/53-56 AND A PORTION OF LOT C (BARCLAY PLACE) OF
TRACT NO. 2360 PER M.B. 44/40-41 ALL RECORDS OF
RIVERSIDE COUNTY, CALIFORNIA

ALBERT A. WEBB ASSOCIATES
Civil Engineers
Riverside — California

Scale 1"=50'



ENGINEER'S NOTES

1. Basis of bearings is the centerline of Peacock Lane taken as N. 24° 27' 45" W. as shown on map of Tract No. 2612 recorded in Map Book 47, Pages 53-56, Riverside County Records.
2. Found 3/4" I.P. tagged R.E. 9876 of all points shown thus ● per Tract No. 2612, M.B. 47/53-56 unless otherwise noted.
3. Found 1/4" I.P. tagged R.E. 9876 of all points shown thus ○ per Tract No. 2612, M.B. 47/53-56, unless otherwise noted.
4. Set 3/4" I.P. tagged R.E. 9876 of all rear lot corners, angle points in side lot lines, and B.C.'s and E.C.'s in front lot lines.
5. Set 3/4" I.P. tagged R.E. 9876 of 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 of all side lot lines projected.

No.	Δ	R	T	L
1	90° 00'	13.00	13.00	20.42
2	89° 19' 10"	13.00	12.85	20.27
3	91° 16' 56"	13.00	13.29	20.71
4	41° 24' 35"	15.00	5.67	10.84
5	90° 00'	12.00	12.00	18.85

MB 58172 3761-A

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