

# TRACT No 3737

BEING A SUBDIVISION OF A PORTION OF THE SW 1/4 OF SECTION 36, T.2S., R.5W., S.B.B.E.M. AND LOT 1 OF TRACT No 2827, MB 52/80-81

ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA  
APRIL 1968

**FILED**  
on May 22, 1968

At 2:30 P.M.

W.D. BALOGH  
County Recorder

By Lawson B. Vaughn

Fee \$ 700

No.         

Filed by County Clerk  
Subd's Office: Title Ins. & Tr. Co.

Presley Dev.  
Co., Corp.  
seal

### OWNERSHIP CERTIFICATE

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 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 to public use for street purposes the areas designated as Lots A to E, inclusive, and for construction and maintenance of public utilities, the easements designated as "6' P.U.E.", "10' Sewer Easement", and "Special Sewer Easement", and further, the undersigned owners, our successors and assigns in interest, hereby relinquish to the City of Riverside, a Municipal Corporation, all abutters rights, including access rights, appurtenant to Lots 1, 3, 4, 7, & 23 shown on the annexed map, on, over, and across Lot A (Alessandro Blvd.) adjoining said lots. In event of any change of alignment, or width, of Alessandro Blvd. results in the vacating of Lot A then such vacation proceedings shall automatically terminate the rights hereby relinquished and said rights shall again become appurtenant to said lots.

Presley Development Company, a Corporation, Owners of Lots 1, 22 & 24 inclusive, and the remainder of Lots A and B, and all of Lots C, D and E

Evangelical Lutheran Immanuel Church of Riverside, California, a Corporation, Owners of Lot 23, a portion of Lot A and a portion of Lot B

Randall E. Presley Secretary  
W.D. Montgomery President

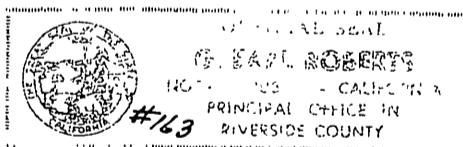
### ACKNOWLEDGMENT

State of California } ss.  
County of Riverside }

On this 8th day of May 1968, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Randall E. Presley, Pres. and W.D. Montgomery, Pres. respectively 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.

D. Earl Roberts D. Earl Roberts  
Notary Public in and for said  
County and State

My commission expires Aug. 17, 1968

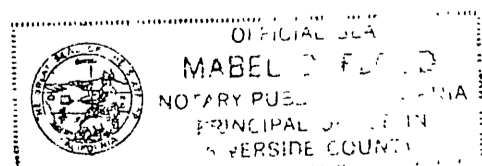


State of California } ss.  
County of Riverside }

On this 8th day of August 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert K. Jaes, Sec. and W.D. Montgomery, Pres. respectively 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.

Mabel C. Flood  
Notary Public in and for said  
County and State

My commission expires May 8, 1969



### CITY PLANNING COMMISSION CERTIFICATE

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held May 9th, 1968

Thomas M. Brown  
Planning Director, City of Riverside

### DIRECTOR OF PUBLIC WORKS CERTIFICATE

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 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 May 14, 1968  
William E. Wick  
Director of Public Works

### STREET SUPERINTENDENT CERTIFICATE

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 9, 1968  
Benjamin Hubbard  
Street Superintendent

### SUPERINTENDENT OF LIGHT AND WATER DEPT. CERTIFICATE

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.'s 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 May 13, 1968  
Ervett C. Ross by Don Campbell  
Superintendent of Light and Water  
Dept., City of Riverside, California

### CIVIL ENGINEER CERTIFICATE

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 April 12th, 1968  
Ernest N. Walbr  
Registered Civil Engineer No 9876

### SOIL REPORT

A Preliminary Soil Report was prepared by Moore and TABOR on Apr 15, 1965 and supplemented by letter of Apr 26, 1968, as required by the Health and Safety Code, Section 17953

### CITY CLERK CERTIFICATE

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, State of California, this 14th day of May, 1968

City Clerk of the City of Riverside, Calif.

By Virginia J. Strohecker

### RESOLUTION OF ACCEPTANCE CERTIFICATE

RESOLVED that this map consisting of 2 sheets be and the same is hereby accepted as the official map of TRACT No 3737 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 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 14th day of May, 1968.

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

### TAX COLLECTOR CERTIFICATE

I hereby certify that according to the records of this office as shown 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 \$ 8200.00

Dated May 8, 1968  
DONNA BOUER BABCOCK, County Tax Collector  
By Deputy A. Stark, Deputy

### TAX BOND CERTIFICATE

I hereby certify that a tax bond in the sum of \$ 8200.00 has been 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 MAY 20, 1968  
DONALD D SULLIVAN  
County Clerk and ex officio Clerk  
of the Board of Supervisors  
By Deputy Hughes, Deputy

### CITY TREASURER CERTIFICATE

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 May 9, 1968  
H. E. Brewer  
City Treasurer

MB 52/80-81  
3737

### TRACT N<sup>o</sup> 3737

BEING A SUBDIVISION OF A PORTION OF THE SW 1/4 OF SECTION 36, T.25., R.5W., S.B.B.M. & LOT 1 OF TRACT N<sup>o</sup> 2827, MB 52/80-81

==BY==

ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA  
APRIL 1968

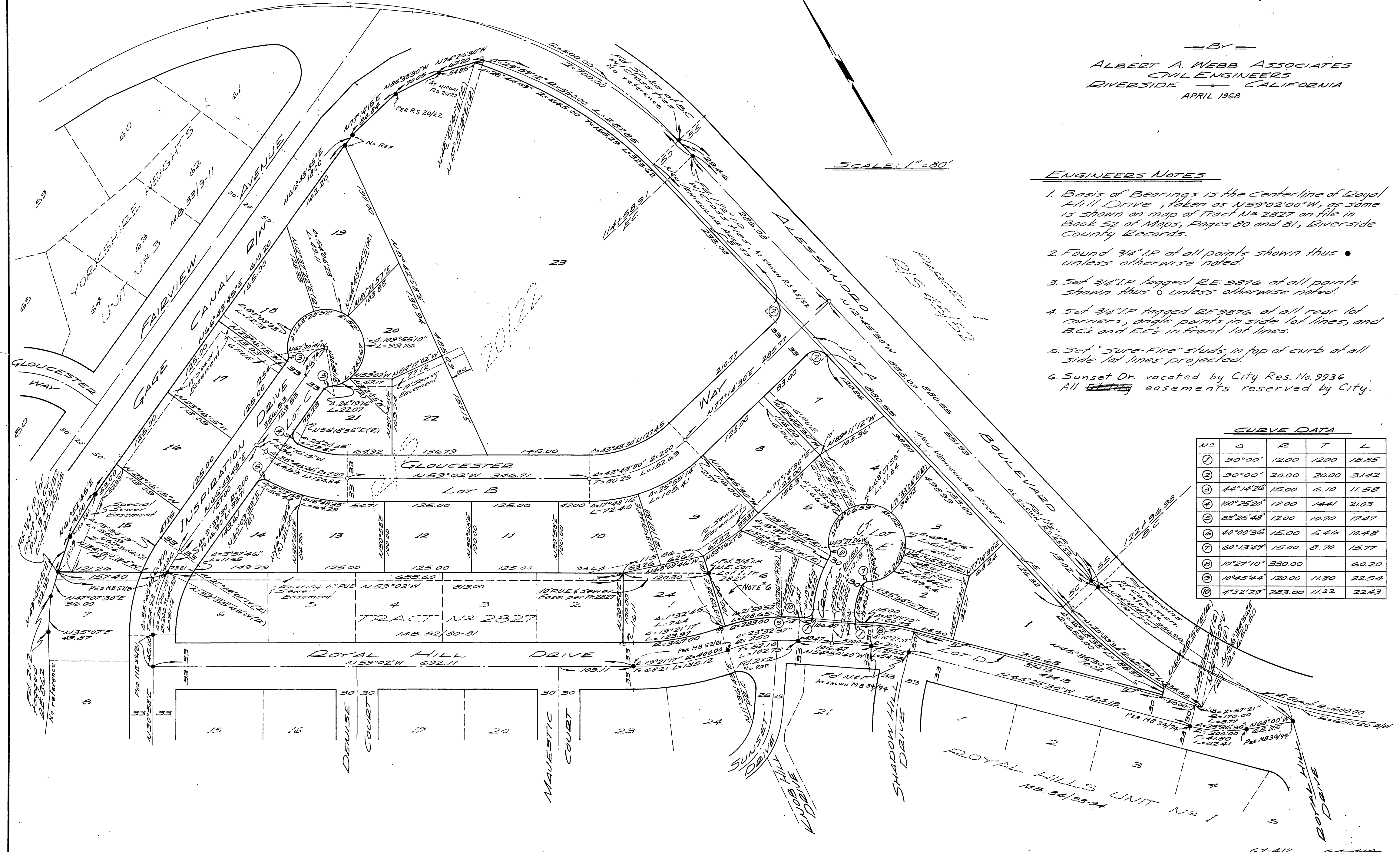
SCALE: 1"=80'

#### ENGINEERS NOTES

1. Basis of Bearings is the Centerline of Royal Hill Drive, taken as N59°02'00"W, as same is shown on map of Tract N<sup>o</sup> 2827 on file in Book 52 of Maps, Pages 80 and 81, Riverside County Records.
2. Found 3/4" I.P. of all points shown thus unless otherwise noted.
3. Set 3/4" I.P. tagged DE 9876 of all points shown thus 6 unless otherwise noted.
4. Set 3/4" I.P. tagged DE 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 "Sure-Fire" studs in top of curb at all side lot lines projected.
6. Sunset Dr. vacated by City Res. No. 9936  
All easements reserved by City.

#### CURVE DATA

N <sup>o</sup>	Δ	R	T	L
1	30°00'	1200	1200	18.85
2	90°00'	2000	2000	31.42
3	44°14'26"	1500	6.10	11.58
4	100°25'20"	1200	14.41	21.03
5	83°25'48"	1200	10.70	17.47
6	40°00'36"	1500	5.46	10.48
7	60°13'49"	1500	8.70	15.77
8	10°27'10"	530.00		60.20
9	10°45'44"	120.00	11.30	22.54
10	4°32'29"	283.00	11.22	22.43



MB 52/80-81  
3737A

3737A  
MB 52/80-81