

IN THE CITY OF RIVERSIDE
STATE OF CALIFORNIA

TRACT NO. 3781

BEING A SUBDIVISION OF PORTIONS OF LOTS 1, 2, 7, 8 & 9 ALL IN BLOCK 42 AND PORTIONS OF LOTS 1, 2, 3, 7 & 8 ALL IN BLOCK 45 TOGETHER WITH A PORTION OF LETTERED LOT MM ALL OF LA SIERRA GARDENS, RECORDED IN BOOK 11, PAGES 42 TO 50 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SHEET 1 OF 3 SHEETS

FILED
On DEC 11 1968

At 10:00 A.M.
W. D. BALOGH
County Recorder
By Lawrence B. Vasey
Deputy
Fee \$ 9.00
No. 120989
Filed by City Clerk
Sub. Glee By S.T.I. Co.

TECHNOLOGICAL ENGINEERING CORP.

OWNERSHIP

We hereby certify that we are the owners of, or have some right, title or interest in the lands 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 D inclusive, and for construction and maintenance of public utilities, the public utility easements designated as "G.R.U.E.",

we hereby offer for dedication to the City of Riverside Lots "E" and "F" (one foot barrier strips). The undersigned owners, our successors and assigns in interest, hereby release and relinquish to the City of Riverside, a Municipal corporation, all rights of vehicular access appurtenant to Lots 1 and 47 shown on the annexed map, on, over and across LA SIERRA AVENUE adjoining said Lots 1 and 47. In the event of any change of the alignment or width of LA SIERRA AVENUE, then such vacation proceedings shall automatically terminate the rights hereby released and relinquished and said rights shall again become appurtenant to said Lots 1 and 47.

SIERRA DOWNS INC. a corporation (Owner)

W. Harbours President
W. D. Balogh Secretary

UNITED CALIFORNIA BANK, a California Corporation, (Trustee)

Undeclared of Trust recorded March 6, 1968 as Instrument No 20186, records of Riverside County.
John A. Hanson Vice President
J. M. Thomas Asst. Vice President

CITY PLANNING COMMISSION

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

W. D. Balogh
Director of Public Works

WATER FACILITIES

I hereby certify that the subdivider named on this map has deposited with the Southwest Water Company, 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 easements shown are sufficient for all requirements of water distribution.

Dated DECEMBER 3, 1968

Donald D. Pearson
VICE PRESIDENT

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 DECEMBER 4 1968

George Hubbard
Street Superintendent

LAND SURVEYOR

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of three sheets correctly represents a survey made under my supervision during March, 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 April 23, 1968

Ralph Lovett
Licensed Land Surveyor # 2427

DIRECTOR OF PUBLIC UTILITIES

I hereby certify that all public utility easements shown are sufficient for all requirements of the Electric Division of the Department of Public Utilities of the City of Riverside.

Dated December 3, 1968

Dwight C. Post
Director of Public Utilities

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 10th day of December, 1968

City Clerk of the City of Riverside, Calif.

Virginia J. Strohecker

RESOLUTION OF ACCEPTANCE

RESOLVED: that this map consisting of three (3) sheets bearing the same is hereby accepted as the official map of TRACT No 3781 and the streets and public utility easements hereon, are hereby accepted as public streets and public utility easements, except Lots "E" and "F" (1' barrier strips) which are accepted contingent upon extension and improvement of streets; 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 the City thereto.

I hereby certify that the foregoing resolution was accepted by the Mayor and Council of the City of Riverside, this 10th day of December, 1968

City Clerk of the City of Riverside, Calif.

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.

Dated Dec. 3, 1968 DONNA M. BOUER COUNTY TAX COLLECTOR

Gladys Stark

TAX BOND

I hereby certify that a bond in the sum of \$ _____ 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 such property but not yet payable, and said bond has been duly approved by said Board of Supervisors.

Dated _____ 19 _____ DONALD D. SULLIVAN
County Clerk and ex-officio Clerk of the BOARD OF SUPERVISORS
By _____ 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.

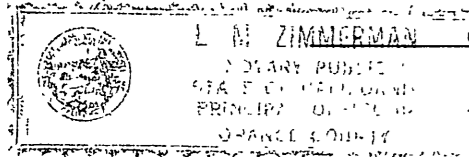
Dated Dec 3 1968

H. E. Brewer
City Treasurer

A Soils Report for this tract was prepared by Donald R. Warren Co., Donald R. Warren, R.C.E. 1166 on May 7, 1968.

State of California } s.s.
County of Orange }
On this 18th day of October 1968 before the undersigned a Notary Public in and for said county and state personally appeared L. B. HARBOUR JR. known to me to be the president and MERRIL BUTLER JR. known to me to be the secretary of SIERRA DOWNS INC., 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 herein named, and acknowledged to me that such corporation executed the same.

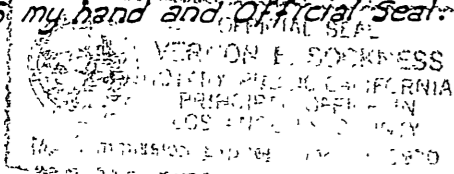
WITNESS my hand and official seal



L. M. Zimmerman
Notary Public in and for said county and state
My Commission expires Dec. 18 1970

State of California } s.s.
County of Riverside }
On this 21st day of NOVEMBER 1968, before the undersigned a Notary Public in and for said County and State personally appeared GOLDEN R. LARSON known to me to be the VICE President and A. H. THOMSEN known to me to be the Asst. Vice President of UNITED CALIFORNIA BANK, 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 herein named and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal



Vernon E. Sochman
Notary Public in and for said county and state
My Commission expires _____

Ernest R. ...

SCALE: 1" = 60'

TRACT NO. 3781

BEING A SUBDIVISION OF PORTIONS OF LOTS 1, 2, 7, 8 & 9 ALL IN BLOCK 42 AND PORTIONS OF LOTS 1, 2, 3, 7 & 8 ALL IN BLOCK 45 TOGETHER WITH A PORTION OF LETTERED LOT MM ALL OF LA SIERRA GARDENS, RECORDED IN BOOK 11, PAGES 42 TO 50 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA

SHEET 2 OF 3 SHEETS

FILED

At W. D. BALOGH
County Recorder
By Deputy
Fee _____
No. _____
Filed by _____
Sub. Gree

Fd. 2"x2" Per
C.S.F.B. 692-65

N 57° 54' 40" E

COLLETT AVENUE

TECHNOLOGICAL ENGINEERING CORP.

PINGREE AVENUE

N 55° 40' 55" E

(VACATED PER BOARD OF SUPERVISOR'S MINUTE BOOK 23 PAGE 257)

1211.89'

Fd. 5/4" Per
Tract No 3181
M.B. 53, 19-21

Set 5/4"

N 55° 40' 55" E

N 55° 40' 55" E

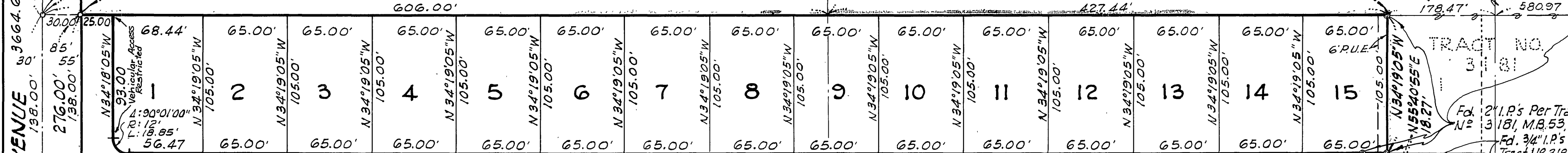
N.W.ly Prolongation Of
the E of Skofstad Street

Fd. 2" I.P. Top Broken Off
Used Center (No Ref.)

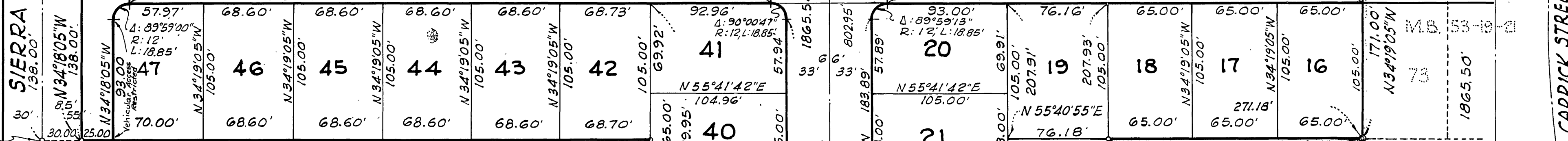
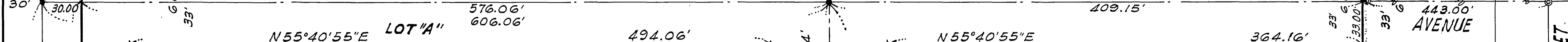
605.90'

1792.88'

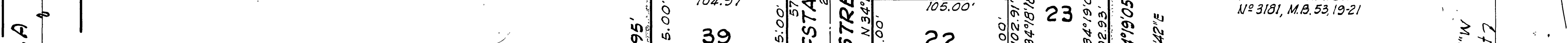
Fd. 2" I.P. Top Broken Off
Center 0.15 North (No Ref.)



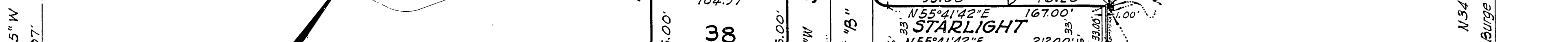
COCHRAN AVENUE



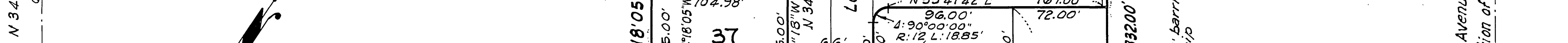
COCHRAN AVENUE



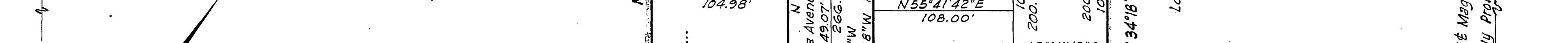
COCHRAN AVENUE



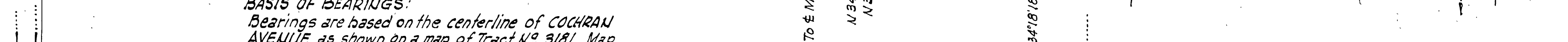
COCHRAN AVENUE



COCHRAN AVENUE



COCHRAN AVENUE



COCHRAN AVENUE



COCHRAN AVENUE



• Indicates Monument Found As Noted.
• Indicates Set 3/4" I.P. Tagged L.S. 2427.
• Indicates Set 2" I.P. Tagged L.S. 2427 Unless Noted Otherwise.
Set 3/4" I.P. at all Lot Corners Tagged L.S. 2427.

BASIS OF BEARINGS:
Bearings are based on the centerline of COCHRAN AVENUE as shown on a map of Tract No 3181, Map Book 53, Page 19, 20 and 21, Records of Riverside County, being N 55° 40' 55" E.

SEE SHEET NO 3

Ernest Victor

SCALE: 1"=60'

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SHEET 3 OF 3 SHEETS

FILED
On 19

At _____
By W. D. BALOGH
County Recorder
Deputy
Fee _____
No _____
Filed by _____
Sub/Gtee. _____

TECHNOLOGICAL ENGINEERING CORP.

SEE

SHEET

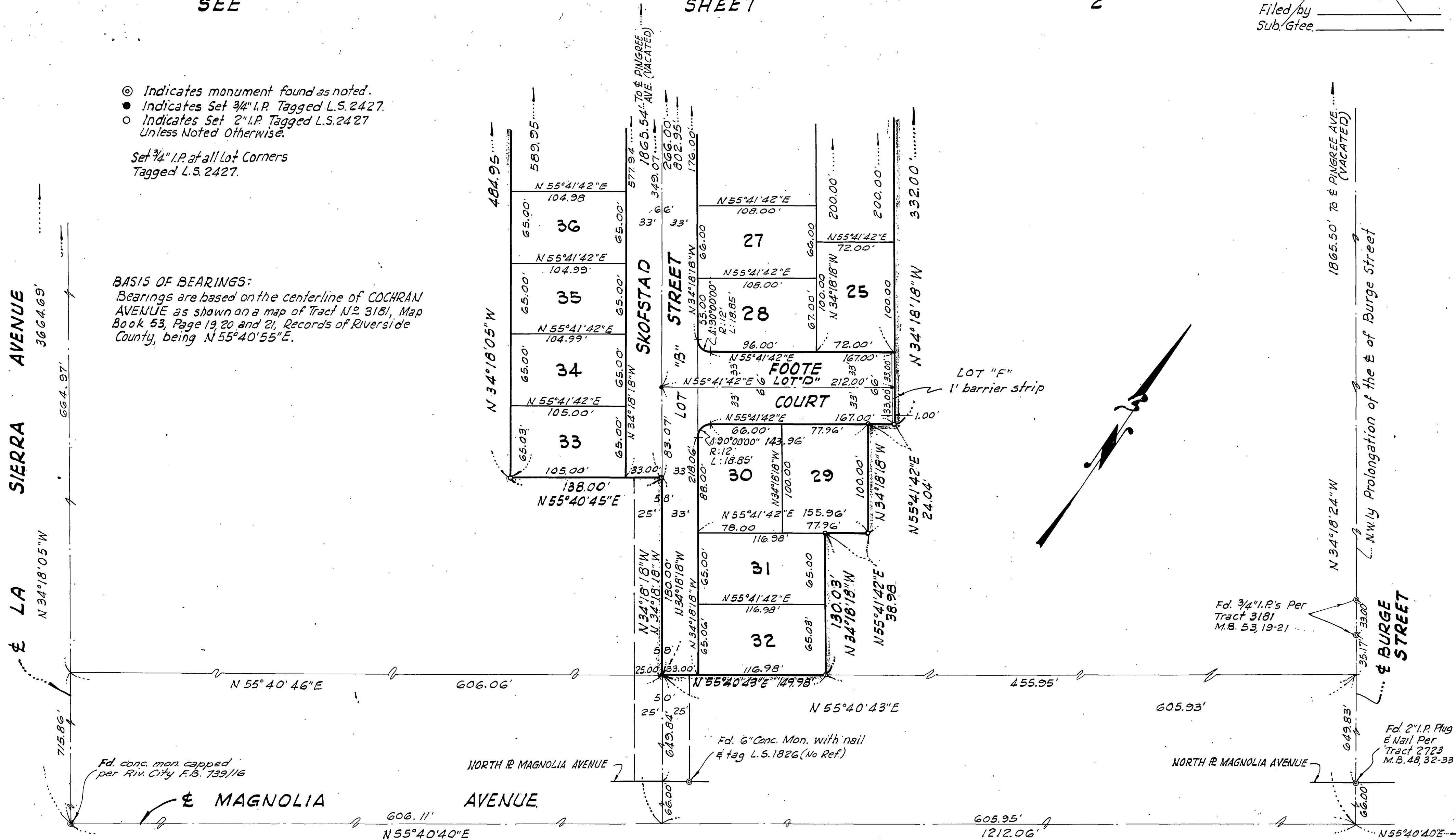
2

- ⊙ Indicates monument found as noted.
- Indicates Set 3/4" I.P. Tagged L.S. 2427.
- Indicates Set 2" I.P. Tagged L.S. 2427 Unless Noted Otherwise.

Set 3/4" I.P. at all Lot Corners Tagged L.S. 2427.

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Smart Auto