

IN THE CITY OF RIVERSIDE

TRACT 3844

BEING A SUBDIVISION OF A PORTION OF LOTS 2, 3, 5, AND "G" OF LA COLINA TRACT, M.B. 9131, 32 AND A PORTION OF LOT 1 OF THE MARTIN AND ORMAND TRACT, M.B. 6134, AND A PORTION OF LOT 13, MONTE VISTA TRACT, M.B. 6120, ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 31, T. 2 S., R. 4 W., S. B. 4 M. SEPTEMBER, 1968. SCALE: 1" = 60'

J. F. DAVIDSON, C. E.

SHEET 1 OF 2 SHEETS

FILED
on APRIL 9, 1969

At 2:00 P. M.

W. D. Balogh
County Recorder

By Lawrence B. Vaughan
Deputy

Fee \$ 7.00

№ 34890

filed by County Clerk
Subdn G'ee: T. I. & Tr. Co.

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 hereon; that we are the only persons whose consent is necessary to pass a 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 for public use for street purposes Lots A to C inclusive and for the construction and maintenance of public utilities. While all of Central Avenue within this subdivision remains a public highway, and for such time only, we abandon all easements of vehicular and pedestrian ingress and egress to Central Avenue so that owners of lots abutting this highway during such time, will have no rights of access whatever in the highway as such except the general easement of travel which belongs to the whole public. If any change of alignment or width of such highway results in the vacation of any part thereof within this subdivision, such vacation terminates the above dedication as to the part vacated. Further we hereby offer for dedication for public use and for the construction and maintenance of all public utilities, the public utility easements designated as G' P.U.E.'s, and to the City of Riverside, the "D" drainage easement.

CALIFORNIA FEDERAL SAVINGS AND LOAN ASSOCIATION
A CALIFORNIA CORPORATION

BY: Richard A. Carlton, Vice-President
Rosemary Bolen, Secretary

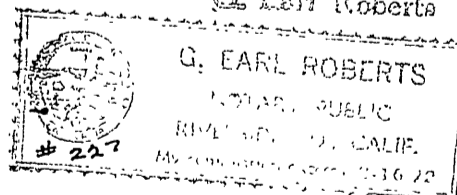
ACKNOWLEDGEMENT

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

On March 25, 1969, before me, G. Earl Roberts, a Notary Public in and for said County and State, personally appeared Richard A. Carlton, known to me to be the Vice Pres., and Rosemary Bolen, known to me to be the Ass't Secy., 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 within instrument pursuant to its by-laws or a resolution of its Board of Directors. Witness my hand and official seal.

G. Earl Roberts
Notary Public in and for said County & State
G. Earl Roberts

My commission expires August 16, 1972



SOIL REPORT CERTIFICATE

A preliminary soils report was prepared by Gallahan and Bovey, Soil Mechanics Engineers, on the 19th day of December, 1968.

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held December 5, 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 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 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; and I am satisfied that this map is technically correct.

Dated March 27, 1969.

J. M. [Signature]
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 26, 1969.

Herb [Signature]
Street Superintendent

SUPERINTENDENT OF LIGHT AND WATER DEPARTMENT

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. 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 March 27, 1969.

Everett C. Rott
Superintendent of Light and Water Dept.,
City of Riverside, California.

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 upon said property.

Dated Mar 26, 1969.

H. E. Brewer
CITY TREASURER

CITY CLERK

I, Virginia 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 1st day of April, 1969.

Virginia Strohecker
City Clerk of the City of Riverside, California

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 3844 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 adopted by the Mayor and Council of the City of Riverside this 1st day of April, 1969.

Virginia Strohecker
City Clerk of the City of Riverside, California

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 \$4,000.00.

Dated April 3, 1969.

Dorothy Bauer [Signature]
County Tax Collector
Riverside County
By Gladys A. Starks Deputy

TAX BOND

I hereby certify that a bond in the sum of \$4,000.00 has been executed and 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 APRIL 7, 1969.

DONALD B. SULLIVAN
County Clerk and ex-officio
Clerk of the Board of Supervisors.
By Agnes [Signature] Deputy

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 September of 1968; that all monuments shown hereon actually exist and their positions are correctly shown.

Robert S. [Signature]
Registered Civil Engineer No. 13699

3844
MAY 21 1969

61/54

IN THE CITY OF RIVERSIDE

TRACT 3844

BEING A SUBDIVISION OF A PORTION OF LOTS 2, 3, 5 & 6 OF LA COLINA TRACT, M.B. 9/31-32, AND A PORTION OF LOT 1, MARTIN AND ORMAND TRACT, M.B. 6/184, AND A PORTION OF LOT 13, MONTE VISTA TRACT, M.B. 6/180, ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND A PORTION OF THE NE 1/4 OF THE NW 1/4, SEC. 31, T.2S, R.4W, S.B.B.&M.

AUGUST, 1968

SCALE: 1" = 60'

J.F. DAVIDSON ASSOCIATES
CIVIL ENGINEERS • SURVEYORS • PLANNERS

ENGINEERS NOTES:

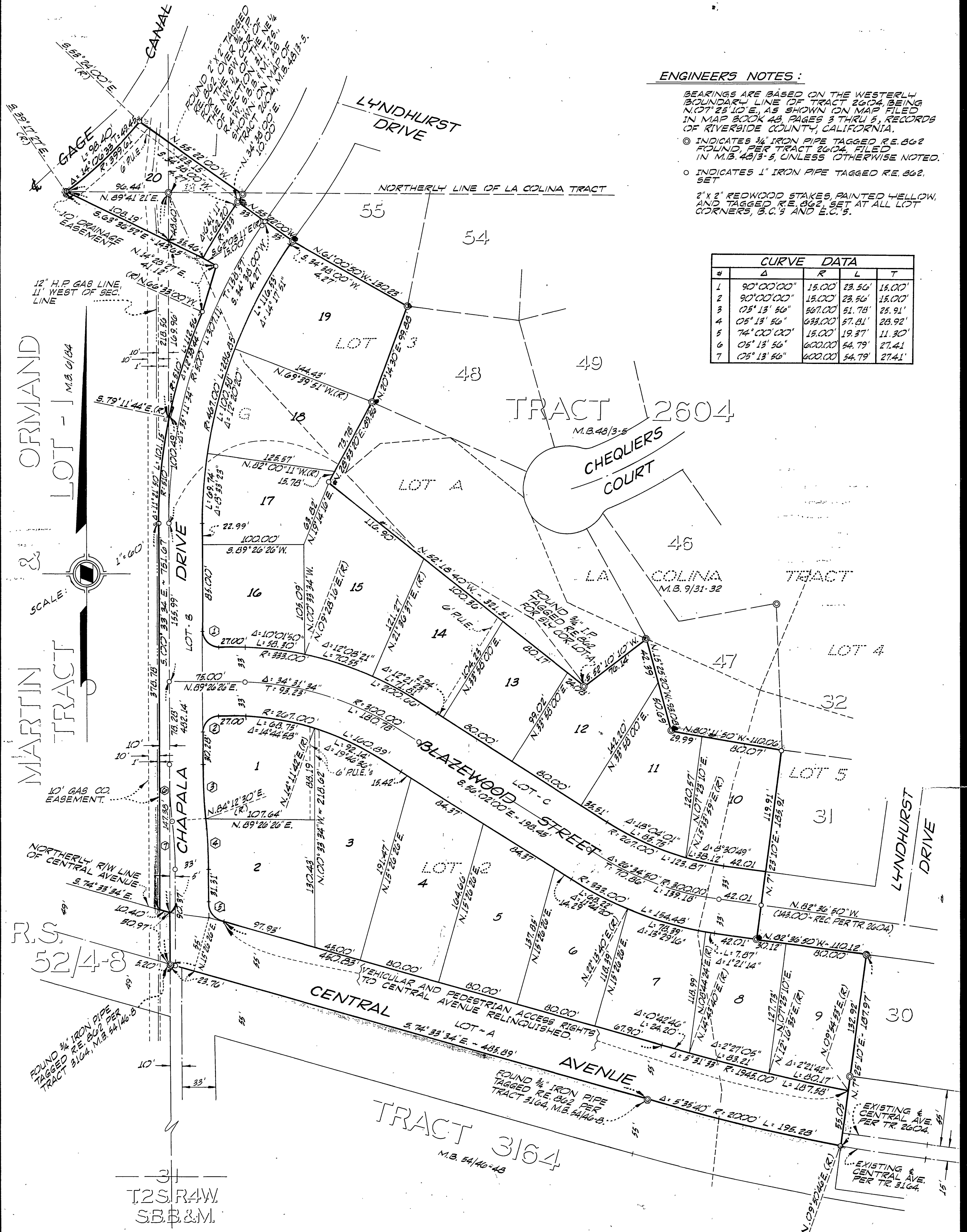
BEARINGS ARE BASED ON THE WESTERLY BOUNDARY LINE OF TRACT 2604, BEING N. 07° 25' 10" E., AS SHOWN ON MAP FILED IN MAP BOOK 48, PAGES 3 THRU 5, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

⊙ INDICATES 3/4" IRON PIPE TAGGED R.E. 862 FOUND, PER TRACT 2604, FILED IN M.B. 48/3-5, UNLESS OTHERWISE NOTED.

○ INDICATES 1" IRON PIPE TAGGED R.E. 862, SET

2" X 2" REDWOOD STAKES, PAINTED YELLOW, AND TAGGED, R.E. 862, SET AT ALL LOT CORNERS, B.C.'S AND E.C.'S.

CURVE DATA				
#	Δ	R	L	T
1	90° 00' 00"	15.00'	23.56'	15.00'
2	90° 00' 00"	15.00'	23.56'	15.00'
3	05° 13' 56"	600.00'	51.78'	25.91'
4	05° 13' 56"	600.00'	57.81'	28.92'
5	74° 00' 00"	15.00'	19.37'	11.30'
6	05° 13' 56"	600.00'	54.79'	27.41'
7	05° 13' 56"	600.00'	54.79'	27.41'



M.B. 31/54 3844-A