

64/3
M.B. 64/3
3960

IN THE CITY OF RIVERSIDE

TRACT NO. 3960

BEING A SUBDIVISION OF A PORTION OF LOT 19, ALAMO TRACT, M.B. 9/5, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; AND A PORTION OF LOT "N" OF RIVIERA TRACT, M.B. 10/4, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SEPTEMBER, 1969

C. M. ENGINEERING ASSOCIATES - CIVIL ENGINEERING - PLANNING - SURVEYING

SHEET 1 OF 2 SHEETS

FILED
On JAN 9 1970

At 2:45 P.M.
W.D. BALOGH
County Recorder

By Clara B. Naugh
Deputy
Fee \$ 7.00

No. 200

Filed by City Clerk
Sub GTC F.A.T.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 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 G inclusive and Lot J, and for construction and maintenance of a sanitary sewer, public utilities, and storm drain, the easement designated as 10' Drainage, Sanitary Sewer Easement & P.U.E. and for the construction and maintenance of Public Utilities, the easements designated as 6' P.U.E., and further 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 to Kirkwood Avenue, (Lot G), Satinwood Court, (Lot D), Fairmount Boulevard, (Lot F), Fairmount Boulevard and Main Street so that the owners of number lots abutting these streets will have no rights of vehicular access as such, except the general easement of travel which belongs to the whole public. If any change of alignment or width of these streets result in the vacation of any part thereof within this subdivision, such vacation terminates the above relinquishment as to the part vacated.

McKEON CONSTRUCTION CO., a California Corporation
By E. Lee Friedrich Vice-President
E. Lee Friedrich

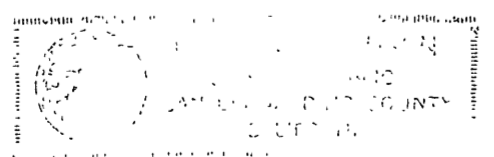
ACKNOWLEDGEMENT

State of California } ss
County of Riverside }

On December 18, 1969, before me, the undersigned, a Notary Public in and for said State, personally appeared E. Lee Friedrich known to me to be the Vice-President of McKEON CONSTRUCTION CO., the corporation that executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.
Witness my hand and official seal:

Donis M. Johnson
Notary Public in and for said
County and State

My commission expires 12/28/71



SOIL REPORT

A preliminary soil report was prepared by Pacific Foundation Engineers, Inc., on the 3rd day of November, 1969, as required by the Health and Safety Code, Section 17953.

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held December 2, 1969.
Walter G. Gardner
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 JAN. 2 1970 William D. Gardner
for 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 December 31 1969 Frank 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 December 31, 1969 Edward Lou
Director of Public Utilities

ENGINEER'S CERTIFICATE

We, Don B. Miller, Vice-President and Harold E. Robinson, Vice-President of C.M. Engineering Associates, hereby certify that we are a Registered Civil Engineer and a Licensed Land Surveyor of the State of California and that this map consisting of two sheets represents a survey made under our supervision during September, 1969; 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 Dec 17 1969
Don B. Miller Harold E. Robinson
Don B. Miller R.C.E. No. 8750 Harold E. Robinson L.S. No. 3069

CITY CLERK

Virginia 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 6th day of January 1970.
Virginia J. Strohecker
City Clerk of the City of Riverside, Calif.

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. 3960, and the streets and easements are hereby accepted as public streets and easements, except Lots A & B 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 6th day of January 1970.
Virginia J. Strohecker
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 \$.
Dated December 31 1969 County Tax Collector
By Deputy

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 said property but not yet payable, and said bond has been duly approved by said Board of Supervisors.
Dated 19 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. 22 1969 H. E. Brown
City Treasurer

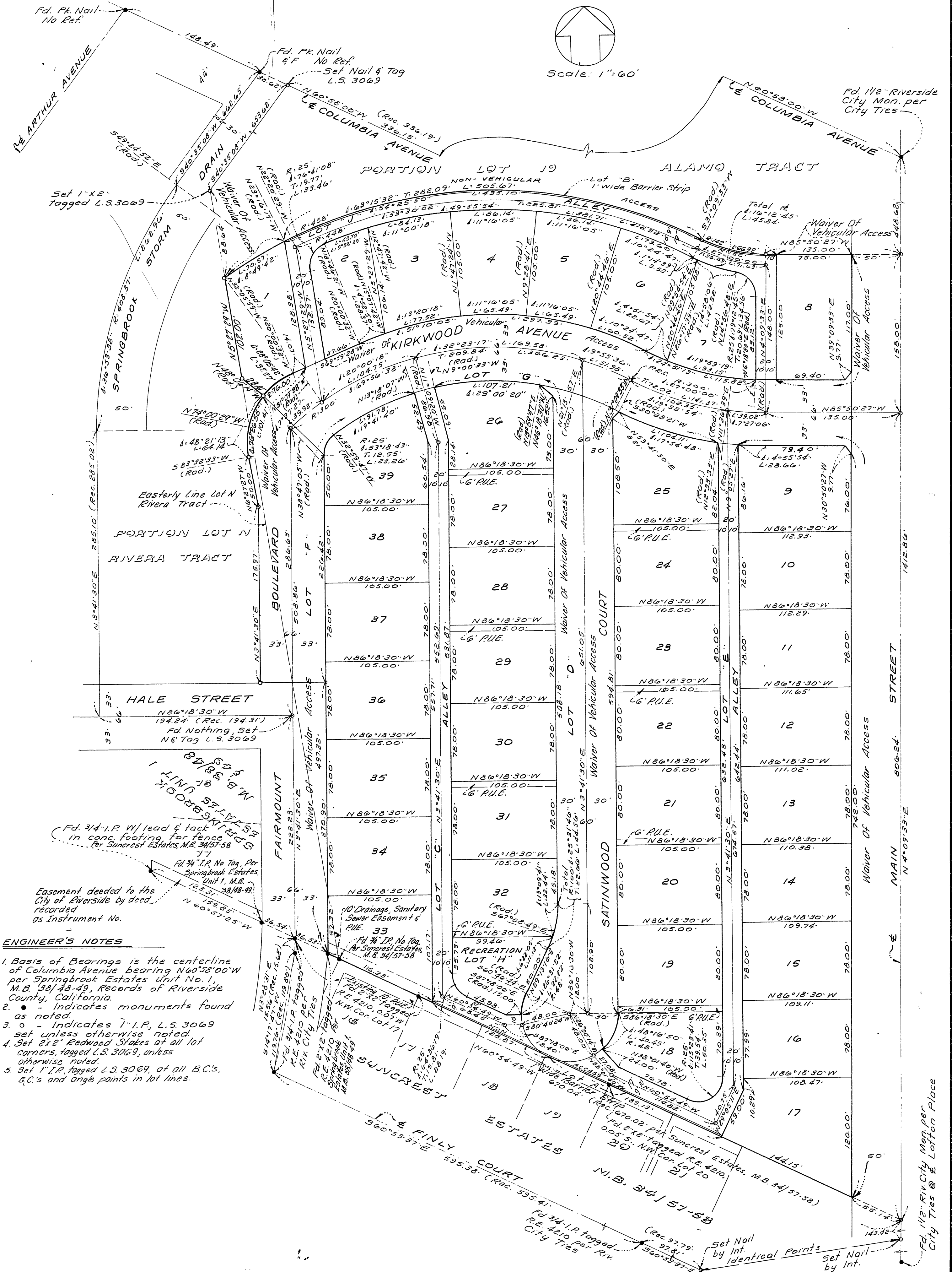
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C M ENGINEERING ASSOCIATES - CIVIL ENGINEERING - PLANNING - SURVEYING



ENGINEER'S NOTES

1. Basis of Bearings is the centerline of Columbia Avenue bearing N60°58'00"W per Springbrook Estates Unit No. 1, M.B. 38/48-49, Records of Riverside County, California.
2. • - Indicates monuments found as noted.
3. o - Indicates 1" I.P., L.S. 3069 set unless otherwise noted.
4. Set 2"x2" Redwood Stakes at all lot corners, tagged L.S. 3069, unless otherwise noted.
5. Set 1" I.P., tagged L.S. 3069, at all B.C.'s, B.C.'s and angle points in lot lines.