

# IN THE CITY OF RIVERSIDE MUELLER TRACT

Being a Portion of Lot 8, Block 7 of the Riverside Land and Irrigation Co.,  
as per Map Book 1, Page 70, Records of San Bernardino County California.  
March 1958 Scale 1"=100'  
Donald J. McKee - Licensed Surveyor.

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

On this \_\_\_\_\_ day of \_\_\_\_\_ 1959 before me the undersigned, a Notary Public in and for the County of \_\_\_\_\_, State of California, personally appeared \_\_\_\_\_ and \_\_\_\_\_ known to me to be the \_\_\_\_\_ and \_\_\_\_\_ respectively of the corporation that executed the within instrument, known to me to be the persons 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.

~~Notary Public in and for said County & State~~

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 188 (Subdivision Map Act), Statutes of California, 1943, and all amendments thereto, have been complied with: that all plans and specifications for drains, drainage, sewer and drainage works sufficient to protect all lots in said subdivision from flood or overflow has 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 this 2<sup>nd</sup> day of April 1959.

Donald J. McKee  
Licensed Land Surveyor No. 1825

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

On this 4th day of March 1959 before me the undersigned, a Notary Public in and for the County of Riverside, State of California, personally appeared Arthur W. Mueller and \_\_\_\_\_ known to me to be the persons who executed the within instrument, and they acknowledged to me that they executed the same.  
WITNESS: My hand and official seal.

11557 Walter A. Hough  
Notary Public in and for said County and State

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 within map, consisting of one (1) sheet, 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 of said map and subdivision, as shown within the colored border line and we hereby offer for dedication to public use for public utilities the 5 and 10' ft easements shown by dotted lines and designated 5' & 10' P.U.E. and for street purposes Lots A, B, C & D, and further, the undersigned owners, our successors and assigns in interest, hereby release and relinquish to the City of Riverside, a municipal corporation, any and all abutters rights, including access rights, a purtenant to lots 1 and 17 as shown on the annexed map, on over and across lots B and D (Adams St.) adjoining said lots 1 and 17. In the event of any change of alignment or width of Adams St. results in the vacating of Lots B and D within said subdivision, then such vacation proceedings shall automatically terminate the rights hereby released and relinquished.

Arthur W. Mueller

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

I, W.G. Waite, 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 the subdivision, was approved and filed in my office prior to the final acceptance of this map.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside this \_\_\_\_\_ day of \_\_\_\_\_ 1959.

W.G. Waite  
City Clerk of the City of Riverside, California.

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 lines on all streets shown on said map; and that all public utility easements shown on this map are sufficient for all requirements of the Electric Light and Water Departments of the City of Riverside and for the Departments of Public Utilities of said City.

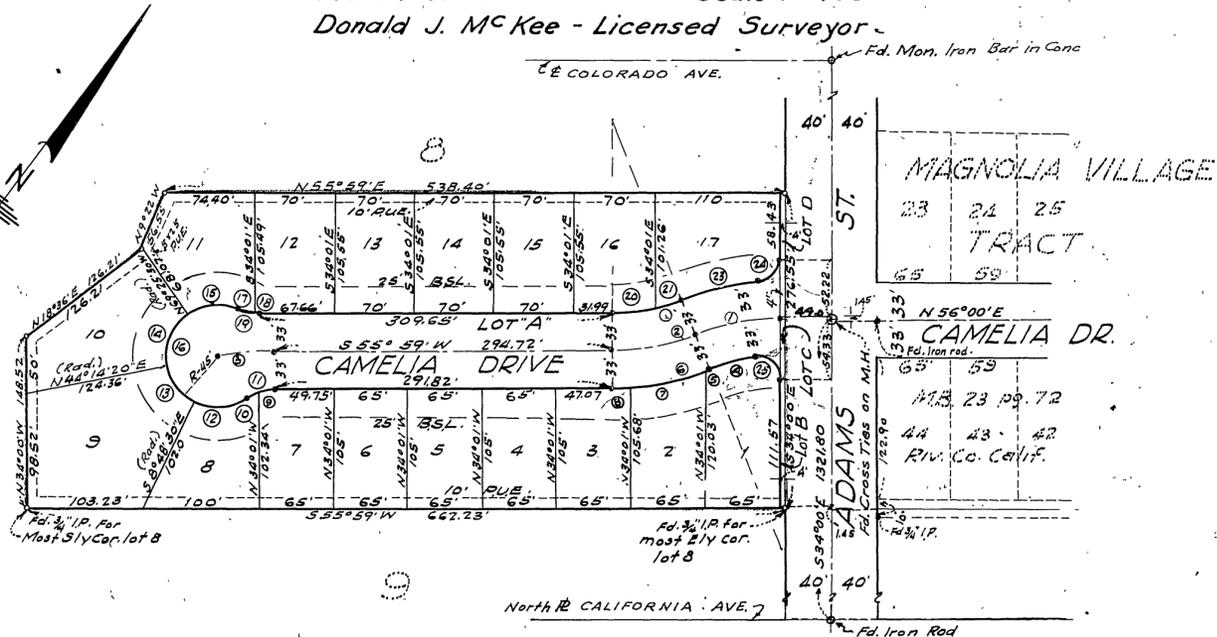
Dated this 31<sup>st</sup> day of October 1958.

E.C. Ross by Don Campbell  
Superintendent of Light and Water Departments of the City of Riverside, California.

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 this 30<sup>th</sup> day of October 1958.

R.M. Lomi  
Street Superintendent



RESOLVED: That this map, consisting of one (1) sheet be and the same is hereby accepted as the official map of MUELLER TRACT and the Streets and Rights of Way shown are hereby accepted as Public Streets and Rights of Ways, 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 official seal of said City thereto.

I hereby certify that the foregoing resolution was adopted by the Mayor and Council of Riverside this 7<sup>th</sup> day of April 1959.

Virginia Strohecker  
City Clerk of the City of Riverside, California.

I hereby certify that I am a Licensed Land Surveyor in the State of California, and that this map consisting of one (1) sheet, correctly represents a survey made under my supervision in February 1958, and that all the monuments shown hereon actually exist and their positions are correctly shown.

Donald J. McKee  
Licensed Land Surveyor No. 1825

I hereby certify that according to the records of this office, the property shown on this map is not subject to any special assessments, bonds and, or any liens which have not been paid in full. This does not include any special assessments, the bonds of which have not become a lien upon said property.

Dated this 25<sup>th</sup> day of Feb. 1959.

R.S. Wright  
City Treasurer.

I hereby certify that a bond in the sum of \$500.00 has been (executed and filed) deposited with the Board of Supervisors of the County of Riverside, State of 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 as yet payable and said bond has been duly approved by said Board of Supervisors.

Dated this 13<sup>th</sup> day of April 1959.

G.A. Pequegnat, County Clerk and exofficio Clerk of the Board of Supervisors.

By C. Maubach  
Deputy

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 19<sup>th</sup> day of June 1958.

By R. James Fairman  
Director, Riverside City Planning Commission.

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, except taxes which are a lien but not yet payable which are estimated to be \$500.00.

Dated this 25<sup>th</sup> day of February 1959.

By Donna M. Bauer  
Deputy, County Tax Collector.

FILED April 14, 1959

No. 31534 at 4:30 P.M.

JACK A. POSS  
County Recorder  
by D.A. [Signature]  
Deputy  
Fee \$500 Filed by County Clerk  
SUB'DN G'TEE - P.T.I. Co.

CURVE DATA					
No	Lot	R	A	T	L
1	6	203	21°23'	38.33	75.76
2	6	203	21°22'	38.30	75.70
3	6	250	11°28'30"	25.12	50.07
4	1	170	13°43'20"	20.46	40.71
5	1	236	0°47'40"	16.4	3.27
6	1-2-3 R	236	21°22'	44.52	88.01
7	2	236	76°12'50"	33.62	66.79
8	3	236	4°21'30"	8.98	17.95
9	7	45	19°48'20"	7.86	15.56
10	8	45	15°59'20"	6.32	12.54
11	7-8 R	45	35°47'40"	14.53	28.11
12	8	45	61°00'10"	26.51	47.91
13	9	45	53°02'50"	22.46	41.66
14	10	45	66°20'10"	29.41	52.10
15	11	45	58°09'50"	25.03	45.68
16	8-9-10-11	45	238°33'		107.36
17	11	45	19°46'20"	7.84	15.53
18	12	45	2°59'	1.17	2.34
19	11-12	45	22°45'20"	9.06	17.87
20	16	170	12°55'10"	19.25	38.33
21	17	170	8°26'50"	12.55	25.06
22	16-17	170	21°22'	32.07	63.40
23	17	236	16°54'10"	35.07	68.62
24	17	20	85°31'10"	18.49	29.85
25	1	20	97°39'40"	22.87	34.09

Note:- Bearings are based on the center line of Adams Street as being N34°00'W as shown on Map of Magnolia Village Tract, filed in Book 23 of Maps at Page 72, records of Riverside County, California. Monuments found shown thus o 3/4" Iron Pipe, Tagged L.S. 1825 set as shown thus \* 2"x2" Redwood Stakes tagged L.S. 1825, Set at all Lot corners.