

MB 54-54

SCALE 1"=60'

TRACT NO. 3223

SHEET 1 OF 2 SHEETS

FILED

INDEXED

IN UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA BEING A SUBDIVISION OF PORTIONS OF LOTS 5, 6, 11, 12, 13 AND 14 ALL IN BLOCK 52 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 OF MAPS SAN BERNARDINO COUNTY RECORDS. SAID PROPERTY IS ALSO SHOWN BY MAP ON FILE IN BOOK 1, PAGE 44 OF MAPS OF RIVERSIDE COUNTY RECORDS. RANCHO EL SOBRIANTE DE SAN JACINTO.

VOORHEIS-TRINDLE-NELSON-INC.
NOVEMBER, 1964

ON April 17, 1965
AT 3:30 P.M.

W.D. BALOGH
COUNTY RECORDER
BY Alice W. Williams DEPUTY
FEE \$ 17.00
NO. 111113
FILED BY County Clerk
1st American Title Co.

OWNERS CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP, THAT WE ARE THE ONLY PERSONS WHOSE CONSENTS ARE NECESSARY TO PASS A CLEAR TITLE TO SAID LAND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE BLUE BORDER LINE, AND WE HEREBY OFFER FOR DEDICATION TO PUBLIC USE FOR STREET PURPOSES, LOTS "A" TO "H" (INCLUDING AND) FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES THE 6' FOOT, AND 12' FOOT PUBLIC UTILITY EASEMENTS SHOWN ON THE MAP AS 6' P.U.E., AND 12' P.U.E. AND WE HEREBY OFFER FOR DEDICATION LOTS "I" AND "J" BEING 1' FOOT BARRIER STRIPS TO THE COUNTY OF RIVERSIDE AND WE HEREBY OFFER FOR DEDICATION ALL ACCESS RIGHTS TO AND FROM LOT "H" (LINCOLN STREET) ADJACENT TO LOTS 38, 39, 40, 45, 46, 47, 52, 53 AND 54 TO THE COUNTY OF RIVERSIDE.

HOMES & COUNTRY DEVELOPMENT CO., A PARTNERSHIP-COMPOSED OF HOMES & COUNTRY, INC., A CALIFORNIA CORPORATION

F. K. Shepard
F. K. SHEPARD, SECRETARY

AND FAME ENGINEERING, INC., A CALIFORNIA CORPORATION

C. R. Nelson
C. R. NELSON, PRESIDENT

Kenneth W. Carlson
KENNETH W. CARLSON, SECRETARY

IN ACCORDANCE WITH SECTION 11587 OF THE BUSINESS AND PROFESSIONS CODE, THE SIGNATURES OF SOUTHERN CALIFORNIA EDISON COMPANY, OWNERS OF EASEMENT RIGHTS RECORDED IN BOOK 3821, PAGE 151 OF OFFICIAL RECORDS WERE OMITTED.

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING FEBRUARY, 1964, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL BE IN PLACE WITHIN ONE YEAR AFTER DATE OF RECORDING OF THIS MAP AND THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED THIS 24th DAY OF November, 1964 Frank W. Richardson
FRANK W. RICHARDSON L.S. 2921

PLANNING COMMISSION: CERTIFICATE

TRACT NO. 3223, BEING A PORTION OF THE ORIGINAL APPROVED TENTATIVE MAP OF TRACT NO. 2944 HAS BEEN DESIGNATED AS A UNIT OF TRACT NO. 2944, PURSUANT TO THE PROVISIONS OF SECTION 5.18 OF ORDINANCE 460 OF THE COUNTY OF RIVERSIDE THE TENTATIVE MAP OF TRACT NO. 2944 WAS APPROVED BY THE PLANNING COMMISSION OF THE COUNTY OF RIVERSIDE IN ACCORDANCE WITH REQUIREMENTS OF LAW IN DULY AUTHORIZED MEETING HELD ON THE 14 DAY OF April, 1964.

Nayel J. Evensen SECRETARY

BOARD OF SUPERVISORS: CERTIFICATE

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY AND THROUGH ITS DULY AUTHORIZED OFFICERS HEREBY APPROVES THIS FINAL MAP AND ACCEPTS THE FOREGOING DEDICATIONS, EXCEPT LOTS "I" AND "J" 1' FOOT BARRIER STRIPS, WHICH ARE EXCEPTED CONTINGENT UPON THE EXTENSION AND IMPROVEMENT OF THE STREET.

DATED THIS 16th DAY OF August, 1965 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ATTEST:
DONALD J. SULLIVAN
COUNTY CLERK AND EX-OFFICIO
CLERK OF THE BOARD OF SUPERVISORS

Wm. J. Jones
CHAIRMAN OF THE BOARD OF SUPERVISORS

BY Agnes Hughes DEPUTY

TAX COLLECTOR: CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS DATE THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOW ALIEN BUT NOT PAYABLE, WHICH ARE ESTIMATED TO BE \$ 2000.00

DATED THIS 29th DAY OF July, 1965
BY Donna H. Bouer DEPUTY
DONNA H. BOUER
COUNTY TAX COLLECTOR

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 22nd DAY OF July, 1965 BEFORE ME Alice W. Williams, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED F. K. SHEPARD, KNOWN TO ME TO BE THE SECRETARY OF HOMES AND COUNTRY, INC., A CALIFORNIA CORPORATION; AND C. R. NELSON KNOWN TO ME TO BE THE PRESIDENT, AND KENNETH W. CARLSON, KNOWN TO ME TO BE THE SECRETARY OF FAME ENGINEERING, INC., A CALIFORNIA CORPORATION, THE CORPORATIONS THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATIONS, SAID CORPORATIONS BEING KNOWN TO ME TO BE BOTH OF THE PARTNERS OF HOMES AND COUNTRY DEVELOPMENT, CO., A PARTNERSHIP, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATIONS EXECUTED THE SAME AS SUCH PARTNERS AND THAT SUCH PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

Alice W. Williams
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

April 22, 1969
MY COMMISSION EXPIRES

COUNTY SURVEYOR: CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; AND FIND IT TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AS FILED, AMENDED AND APPROVED BY THE COUNTY PLANNING COMMISSION; THAT ALL PROVISIONS OF THE STATE LAWS AND COUNTY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED THIS 9 DAY OF August, 1965
BY J. M. Keith DEPUTY
A.C. KEITH
COUNTY SURVEYOR

TAX BOND: CERTIFICATE

I HEREBY CERTIFY THAT A TAX BOND IN THE SUM OF \$ 2,000.00 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 August 16, 1965
DONALD D. SULLIVAN
COUNTY CLERK AND EX-OFFICIO
CLERK OF THE BOARD OF SUPERVISORS

BY Agnes Hughes DEPUTY

MB. 54/54

3223-A
M.B. 54/55

54/55

MB 54-55

SCALE 1" = 60'

TRACT NO. 3223

SHEET 2 OF 2 SHEETS

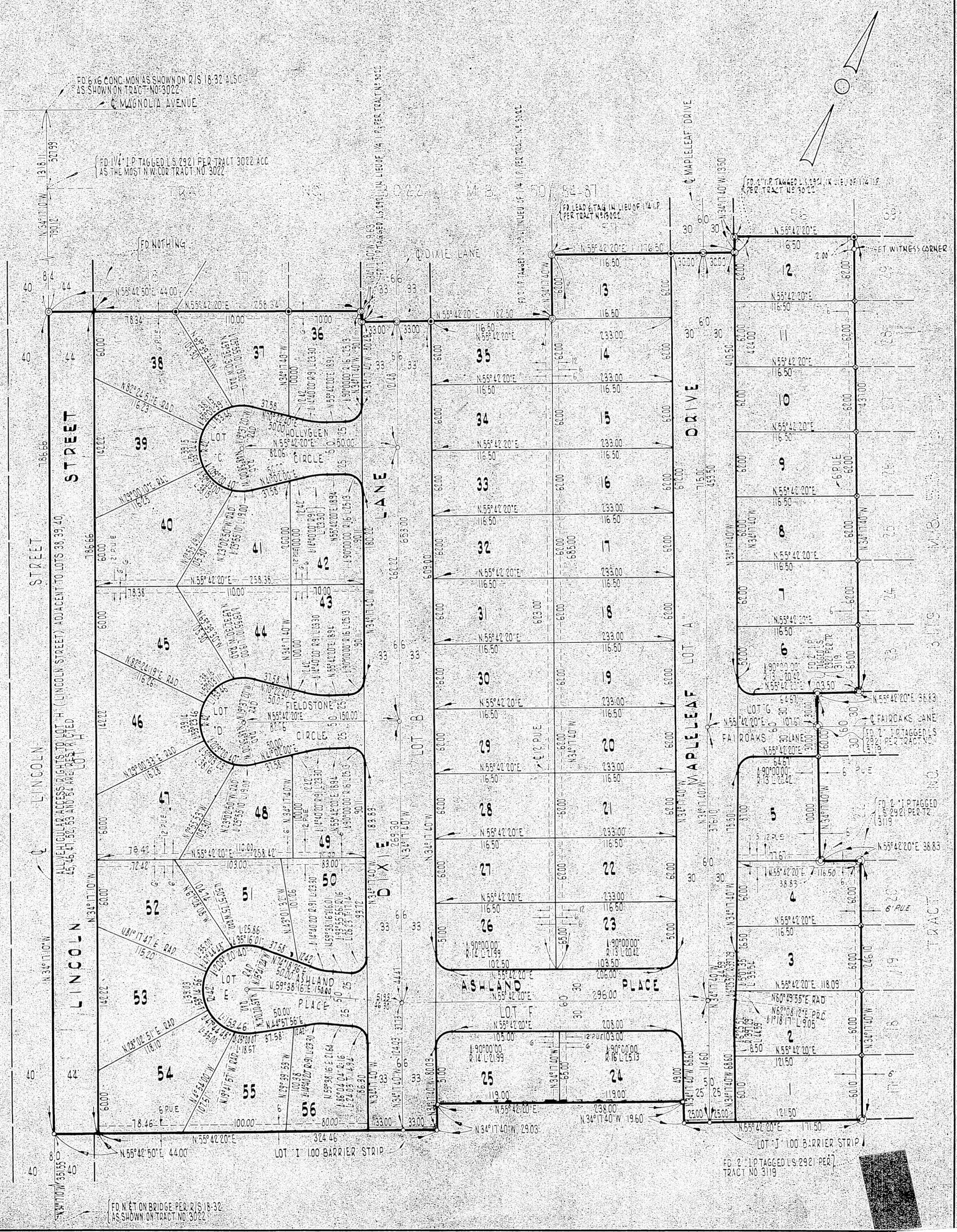
BASIS OF BEARINGS
 THE BEARING OF N 34° 11' 0" W FOR THE CENTERLINE OF LINCOLN STREET PER TRACT NO. 3022 M.B. 50/84-87 WAS USED AS THE BASIS OF BEARINGS ON THIS MAP.

MONUMENT NOTES
 1- DENOTES 1/4" I.P. (COUNTY SUBDIVISION ORD. 461, STD. 42) MONUMENTS SET AND TAGGED L.S. 2921
 2- 1" IRON PIPE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED AND TAGGED L.S. 2921
 3- BUILDING SETBACK LINES SHALL CONFORM TO EXISTING ZONING
 4- DENOTES FD 1/4" I.P. TAGGED L.S. 2921 UNLESS OTHERWISE NOTED
 5- DENOTES FD NOTHING
 6- DENOTES FD 1" IRON PIPE TAGGED L.S. 2921 PER TRACT NO. 3119
 7- SET 1" I.P. TAGGED L.S. 2921, 2.00' OFF LOT CORNERS ON LOT LINE ON ALL LOTS ABUTTING LINCOLN STREET.

IN UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA BEING A SUBDIVISION OF PORTIONS OF LOTS 5, 6, 11, 12, 13 AND 14 OF BLOCK 52 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 OF MAPS SAN BERNARDINO COUNTY RECORDS SAID PROPERTY IS ALSO SHOWN BY MAP ON FILE IN BOOK 1, PAGE 44 OF MAPS OF RIVERSIDE COUNTY RECORDS RANCHO EL 6002 ANTE RIDE SAN JACINTO VOODHEIS & TRINDLES NELSON INC. NOVEMBER 1964

CURVE DATA

- ① R=1517.21-2700
L=26.69
T=13.42
- ② R=1375.41
L=6.81
- ③ R=1123.16
L=9.88



MB. 54/55

M.B. 54/55