

IN THE CITY OF RIVERSIDE TRACT NO. 3492

BEING A SUBDIVISION OF A PORTION OF THE N 1/2
OF SECTION 20, T2S, R4W, S.B.B. & M.
JANUARY, 1966 SCALE: 1"=50'

CRAWLEY, HAWKINS & HIEBER

FILED
On November, 1966
At 3:00 P M

W. D. BALOGH
County Recorder
By Carson B. Vaughn
Deputy
Fee \$ 9.00
No. 104131
Filed By City Clerk
Sub GTEE: F. A. T. G.

OWNERS CERTIFICATE

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 lines and that we hereby offer for dedication for public use, lots "A" to "C" inclusive, and for construction and maintenance of public utilities the Public Utility Easements designated as 6,10,15,25 FEET THE 10' Drainage Easements shown on the map are not offered for dedication and are not to be accepted by the City of Riverside.

BRATTAIN CONTRACTORS INC., A CALIFORNIA CORPORATION

Gene Swearingin Vice President

FIRST AMERICAN TITLE INSURANCE & TRUST COMPANY, A CALIFORNIA CORPORATION
ORATION Trustee, under deed of Trust recorded June 10, 1964 as Instrument No. 71850,
of Official Records of Riverside County, California.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
On this 18 day of October, 1966, before me the undersigned, a Notary Public in and for said County and State personally appeared Gene Swearingin known to me to be the Vice President and known to me to be the 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 resolution of its Board of Directors.

IN WITNESS WHEREOF, I have set my hand and affixed my Official Seal.

My Commission Expires 9-30-70 Dolores Valencia
Notary Public

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
On this day of, 1966, before me the undersigned, a Notary Public in and for said County and State personally appeared known to me to be and known to me to be 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 resolutions of its Board of Directors.

IN WITNESS WHEREOF, I have set my hand and affixed my Official Seal

My Commission Expires _____

CITY PLANNING COMMISSIONS CERTIFICATE

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 17 day of FEBRUARY, 1966.

Thomas M. Brown
Director of Planning, City of Riverside

CITY TREASURERS CERTIFICATE

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 assessments which have not become a lien upon said property.

Dated this 6 day of Oct., 1966.

H. E. Brewer
City Treasurer, City of Riverside

CITY CLERKS CERTIFICATE

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 THEREOF I have set my hand and affixed the Official Seal of the City of Riverside, State of California, this 15 day of October, 1966.

Virginia J. Strohecker
City Clerk, City of Riverside

COUNTY TAX COLLECTORS CERTIFICATE

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, ~~and all special assessments collected as taxes now or hereafter payable, which are estimated to be \$~~

Dated this 17 day of October, 1966.

John Strode
County Clerk and ex-officio Clerk of the Board of Supervisors

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ _____ has been executed and filed deposited with the Board of Supervisors of the County of Riverside, California, conditioned upon the payment of all taxes, State, County, municipal and all special assessments payable as taxes, which at the time of ~~issuance of the annexed map with the County Recorder are a lien against said property but not yet payable, said bond has been approved by said Board of Supervisors.~~

Dated this day of, 1966.

County Clerk and ex-officio Clerk of the Board of Supervisors
By _____ Deputy

PRELIMINARY SOILS REPORT

A preliminary soils report was made by Hugh M. Gallaher, R.C.E. 7304 on February 9, 1966.

ENGINEERS CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor in the State of California, and that this map consisting of 3 sheets correctly represents a survey made under my supervision during April 1966 and that all monuments shown hereon actually exist and their positions are correctly shown or shall be in position not later than one year from recording date of this map. The monuments will be sufficient to enable the survey to be retraced. This survey is complete as shown.
Dated October, 1966.

Arthur Hawkins
Licensed Land Surveyor No. 3163

DIRECTOR OF PUBLIC WORKS CERTIFICATE

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 120 Statutes of California, 1943, and of Ordinance No. 1322 of the City of Riverside, California, and all amendments thereto have been complied with, that the plans and specifications for drains, drainage, sewer and drainage works sufficient to protect all lots in said subdivision from flood and overflow have been approved by me, that all easements for sewers 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 28th day of October, 1966.

William D. Gardner
Director of Public Works, City of Riverside

CITY ACCEPTANCE CERTIFICATE

RESOLVED: That this map consisting of 3 sheets be, and the same is hereby accepted as the official map of Tract No. 3492, that the streets and Public Utility easements hereon are hereby accepted as public streets and Public Utility 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 and to affix the seal of the City thereto.

I hereby certify that the foregoing resolution was adopted by the Mayor and Council of the City of Riverside this 15 day of November, 1966.

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

STREET SUPERINTENDENT'S CERTIFICATE

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 6th day of October, 1966.

George Hubbard
Street Superintendent, City of Riverside

SUPERINTENDENT OF LIGHT AND WATER DEPT.

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 water mains and laterals to the curb lines on all streets shown on said map, that all P.U.E.'s shown on this map are sufficient for all requirements of the Electric Light and Water Departments of the City of Riverside for the Department of Public Utilities of said City.

Dated this 18 day of October, 1966.

Ernest P. Ross
Superintendent of Light and Water Department
City of Riverside, California

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TRACT NO. 3492

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JANUARY, 1966

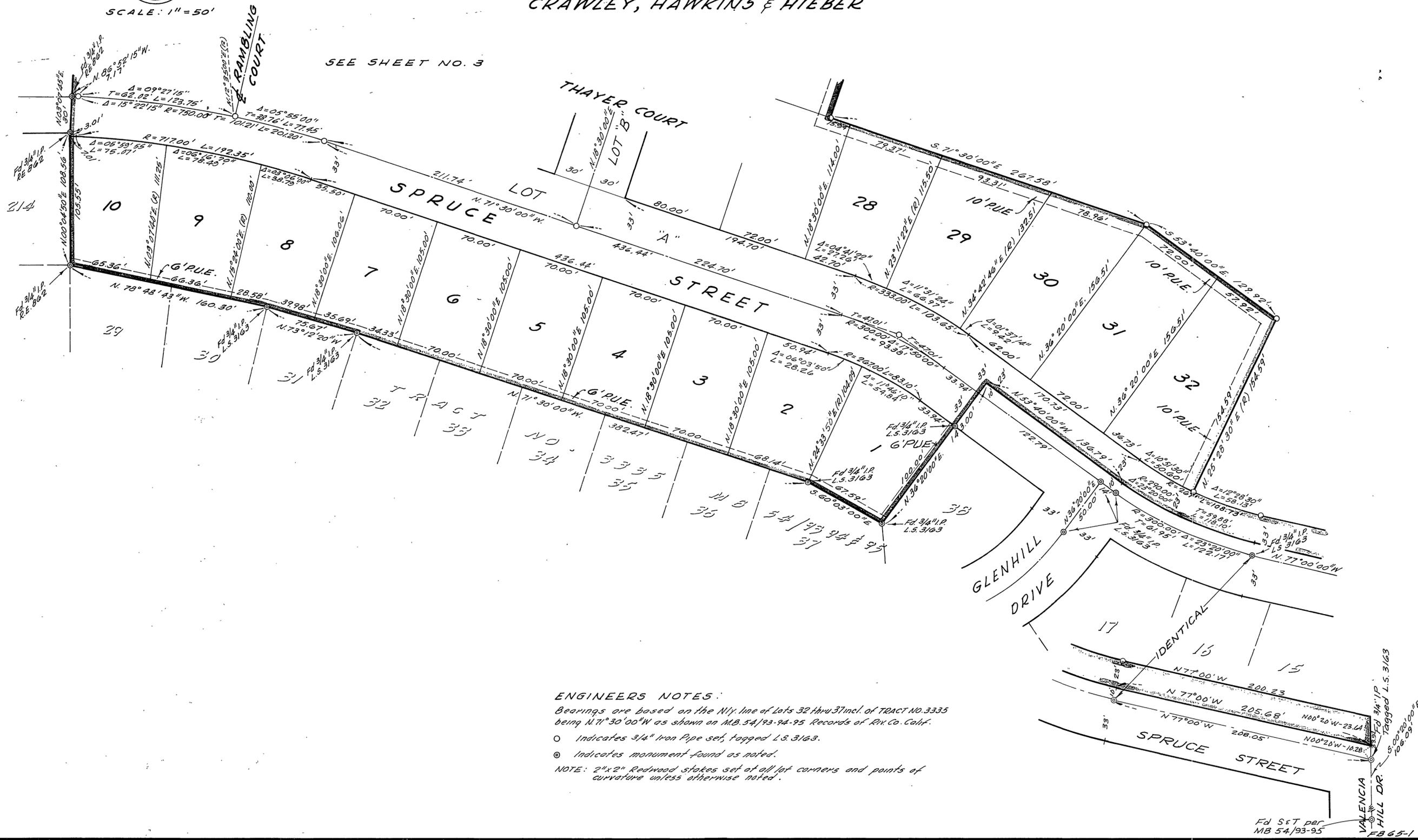
SCALE: 1"=50'

CRAWLEY, HAWKINS & HIEBER



SCALE: 1"=50'

SEE SHEET NO. 3



ENGINEERS NOTES:
 Bearings are based on the N 1/4 line of lots 32 thru 37 incl. of TRACT NO. 3335 being N 71° 30' 00" W as shown on M.B. 54/93-94-95 Records of Riv. Co. Calif.
 ○ Indicates 3/4" Iron Pipe set, topped L.S. 3163.
 ● Indicates monument found as noted.
 NOTE: 2"x2" Redwood stakes set at all lot corners and points of curvature unless otherwise noted.

Fd S&T per MB 54/93-95
 VALENCIA HILL DR. Tagged L.S. 3163
 FB 65-1

IN THE CITY OF RIVERSIDE

TRACT NO. 3492

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JANUARY, 1966

SCALE: 1" = 50'

CRAWLEY, HAWKINS & HIEBER



SCALE 1" = 50'

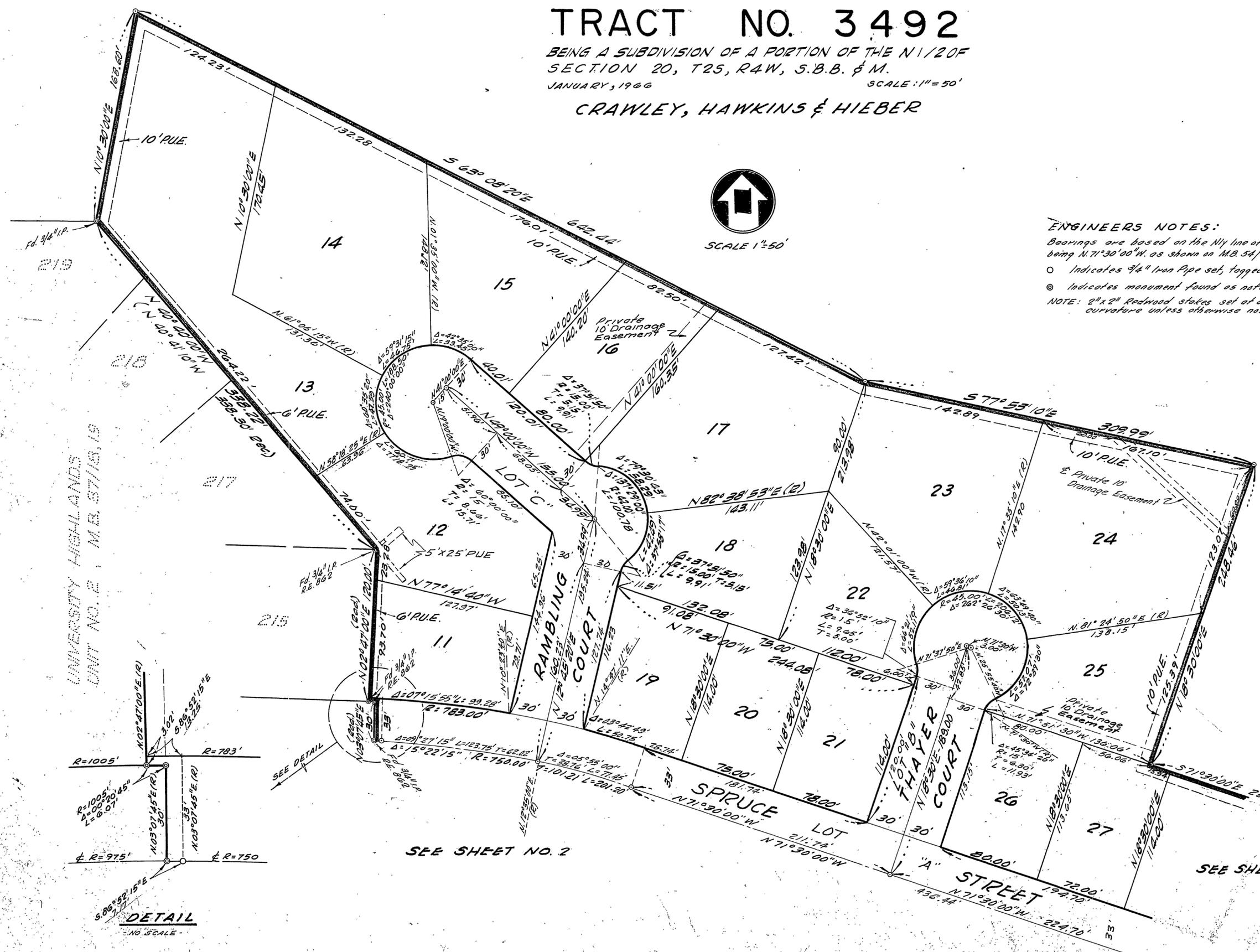
ENGINEERS NOTES:

Bearings are based on the Nly line of Lots 32 thru 37 incl. of TRACT NO. 3335 being N 71° 30' 00" W. as shown on M.B. 54193, 74495 Records of Riv. Co. Calif.

○ Indicates 3/4" Iron Pipe set, topped L.S. 3163.

⊙ Indicates monument found as noted

NOTE: 2" x 2" Redwood stakes set at all lot corners and points of curvature unless otherwise noted.



SEE SHEET NO. 2

SEE SHEET NO. 2

DETAIL
NO. 15 SCALE