

TRACT NO. 3669

FILED
On Oct 2, 1968

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING A SUBDIVISION OF A PORTION OF LOT 13 IN BLOCK 43 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70 AND 71 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND A PORTION OF FILLMORE STREET AS SHOWN ON SAID MAP.

FRANK W. RICHARDSON L.S. 2921
JUNE, 1967

At 9:00 A.M.

W.D. BALOGH
County Recorder

By Cavan B. Vaughn
Deputy

Fee \$ 7.00

No. 94965

Filed by City Clerk
Sub GEE: F-ATC

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", "B", "C", "D", "E" AND FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. THE PUBLIC UTILITY EASEMENTS SHOWN BY DASHED LINES AND DESIGNATED "G." P.U.E. WE ALSO OFFER FOR DEDICATION TO THE CITY OF RIVERSIDE, LOTS "F" AND "G", BEING 1' BARRIER STRIPS, WE HEREBY GRANT AND CONVEY TO THE CITY OF RIVERSIDE LOT "D" IN FEE TITLE WHILE ALL OF INDIANA 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 SAID INDIANA AVENUE SO THAT OWNERS OF LOTS ABUTTING THIS HIGHWAY DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS WHATSOEVER 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.

HOME & COUNTRY DEVELOPMENT CO. # 2, A PARTNERSHIP COMPOSED OF HOME & COUNTRY, INC., A CALIFORNIA CORPORATION

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

AND FAME ENGINEERING, INC., A CALIFORNIA CORPORATION

C. R. Nelson Kenneth W. Carlson
C. R. NELSON, PRESIDENT KENNETH W. CARLSON, SECRETARY

ACKNOWLEDGEMENT

STATE OF CALIFORNIA } s.s.
COUNTY OF ORANGE

ON THIS 16th DAY OF August, 1968, 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 HOME 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 HOME AND COUNTRY DEVELOPMENT, CO. # 2, 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

TAX BOND: CERTIFICATE

I HEREBY CERTIFY THAT A TAX BOND IN THE SUM OF \$2500.00 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 SEPT. 30, 1968

Donald D. Sullivan
COUNTY CLERK AND EX-OFFICIO
CLERK OF THE BOARD OF
SUPERVISORS

WATER FACILITIES

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE SOUTHWEST WATER COMPANY, 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 EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER DISTRIBUTION.

DATED Sept. 18, 1968

IN ACCORDANCE WITH SECTION 11587 OF THE BUSINESS AND PROFESSIONS CODE THE SIGNATURES OF SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY, OWNERS OF EASEMENT RIGHTS RECORDED IN BOOK 1120, PAGE 399 OF OFFICIAL RECORDS, WERE OMITTED.

LICENSED LAND SURVEYOR

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING MAY 1967. 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 June 16, 1967 Frank W. Richardson
LICENSED LAND SURVEYOR NO. 2921

CITY PLANNING COMMISSION

I HEREBY CERTIFY THAT THIS MAP IS AS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD MAY 9, 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 1328 OF THE CITY OF RIVERSIDE, CALIFORNIA, AND ALL AMENDMENTS THERETO HAVE BEEN COMPLIED WITH; THAT PLANS AND SPECIFICATIONS FOR DRAIN, 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 September 20, 1968 J. Martin
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 August 20, 1968 George M. Hubbard
STREET SUPERINTENDENT

DIRECTOR OF PUBLIC UTILITIES

I HEREBY CERTIFY THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED Sept. 18, 1968 Ernest P. Ross
DIRECTOR OF PUBLIC UTILITIES

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 Aug. 19, 1968 H. E. Brewer
CITY TREASURER

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 THIS 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 PAYABLE, WHICH ARE ESTIMATED TO BE \$2500.00.

DATED August 19, 1968 Donna Bouer Babcock
COUNTY TAX COLLECTOR DEPUTY

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 NO. 3669 THAT THE STREETS AND PUBLIC UTILITY EASEMENTS, ARE HEREBY ACCEPTED AS PUBLIC STREETS AND P.U.E'S, EXCEPT LOTS "F" AND "G" BEING 1' BARRIER STRIPS WHICH ARE ACCEPTED CONTINGENT UPON THE EXTENSION AND IMPROVEMENT OF THE STREETS AND DO ACCEPT LOT "D" AS GRANTED 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 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 24th DAY OF Sept 1968.

Virginia J. Strohecker
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

CITY CLERK
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 WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF RIVERSIDE, CALIFORNIA THIS 24th DAY OF Sept 1968.

CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA
BY Virginia J. Strohecker

SOIL TEST
SOIL TESTS WERE PERFORMED BY Hugh M. Gallaher ON THE 19 DAY OF July 1967

Ernest P. Ross

SCALE 1" = 60'

7.484 ACRES

TRACT NO. 3669

SHEET 2 OF 2 SHEETS

59/96

FD CONC. MON. IN HOLE IN PVMT PER CITY OF RIVERSIDE F.B. 701-53, 1" I.P. MISSING

IN THE CITY OF RIVERSIDE COUNTY OF RIVERSIDE STATE OF CALIFORNIA, BEING A SUBDIVISION OF A PORTION OF LOT 13 IN BLOCK 43 OF THE LANDS OF THE RIVERSIDE LAND & IRRIGATING COMPANY, PER BOOK 1, PAGE 70 OF MAPS, RECS. OF SAN BERN. CO. CAL. AND POR. OF FILLMORE ST. PER S.D. MAP FRANK W. RICHARDSON L.S. 2921 JUNE, 1967

FD CONC. MON. IN HOLE IN PVMT. PER CITY OF RIVERSIDE F.B. 721-23 2" X 2" MISSING

N. 34° 02' 32" W. 2749.82'

2749.82'

ENGINEERS NOTES:
 BASIS OF BEARINGS: N. 55° 58' 15" E FOR THE CENTERLINE OF INDIANA AVENUE PER TOWN & COUNTRY ESTATES N=4 UNIT N=1, M.B. 3970-71, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
 MONUMENT NOTES:
 1- SET 2" I.P. TAGGED L.S. 2921, SHOWN THUSLY ●
 2- SET 1" I.P. TAGGED L.S. 2921 AT ALL FRONT LOT CORNERS
 3- SET 1" I.P. TAGGED L.S. 2921, SHOWN THUSLY ○
 4- SET 2" X 2" HUBS AT REAR LOT CORNERS.

AVENUE

MAGNOLIA

AVENUE

INDIANA

STREET

WYBURN

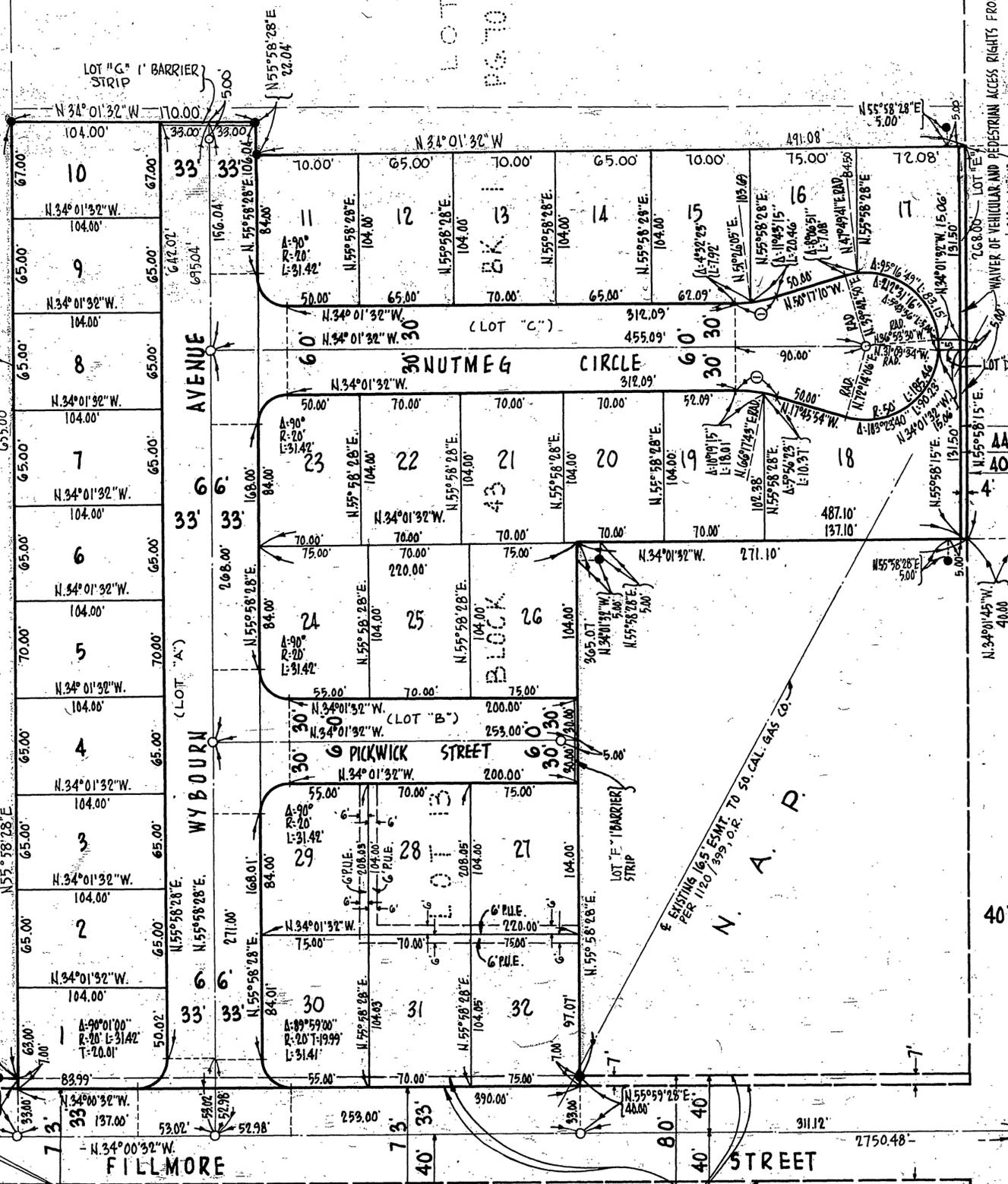
PICKWICK

NUTMEG

LOT 14

PG 70

ESTB. AS N.W.LY. LINE OF LOT 13 BLK. 43, B.K. 1, PG. 70, MAPS



TOWN & COUNTRY ESTATES N=4, UNIT N=2 M.B. 40/36-37

CURVE DATA

INDIANA

PICKWICK

LOT 14

PG 70

Ernest Pantor