

46/43
2353 M.B. 46/43

IN THE CITY OF RIVERSIDE
TRACT NO. 2353

A SUBDIVISION OF PORTIONS OF LOTS 14 AND 15, BLOCK
7 OF LANDS OF RIVERSIDE LAND AND IRRIGATION COMPANY
FILED IN BOOK 1 OF MAPS, PAGE 70, RECORDS OF SAN BERNARDINO CO.
JANUARY 1962. SCALE 1' = 50'

Mc KEE AND CRAWLEY
Surveyors - Engineers
Riverside, California.

Filed for Record this 20th day of
MARCH 1963 at 10:30 AM
Book 46, pages 434-436 at the request of
County Clerk

WILLIAM D. BALOGH
County Recorder
By Carson B. Vaught
Deputy

Fee: 7.00 No. 2353
Sub GTER: F.A.T. Co.

SUPERINTENDENT OF LIGHT AND WATER DEPARTMENT

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 all R.U.E.'s shown on this map are sufficient for all requirements of the Electric Light and of the City of Riverside and for the Departments of Public Utilities of said City.

Dated this 5th day of March 1963

Ernest C. Todd by Don Campbell
Superintendent of Light and Water Department,
City of Riverside, California.

CITY PLANNING COMMISSION

I hereby certify that this map was approved by the Riverside City Planning Commission at its meeting held on the 22 day of March 1962.

Thomas M. Brown
Director of Planning, City of Riverside.

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 27 day of February 1963

W. J. Stroecker
Street Superintendent, City of Riverside.

CITY CLERK'S CERTIFICATE

I, W. J. Stroecker, 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 map.

IN WITNESS THEREOF I have set my hand and affixed the official Seal of the City of Riverside, State of California this 12 day of March 1963.

Virginia J. Stroecker
City Clerk of the City of Riverside.

CITY TREASURER'S 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 any special assessments, the bonds of which have not yet become a lien upon said property.

Dated Feb 27 1963

W. J. Stroecker
City Treasurer.

CITY ACCEPTANCE

RESOLVED. That this map consisting of two (2) sheets, be and the same is hereby accepted as the official map of Tract No. 2353, 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 his name thereto as City Clerk of the City of Riverside and to affix the seal of the City thereto. Lot 'A' is accepted within the provision of Sec. 10-B of the Sub. Ord. No. 1328

I hereby certify that the foregoing resolution was adopted by the Mayor and Council of the City of Riverside this 12 day of March 1963.

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

DIRECTOR OF PUBLIC WORKS CERTIFICATE

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 No. 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 floods or over-flow 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 March 11 1963.

W. J. Stroecker
Director of Public Works

COUNTY TAX COLLECTOR'S 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 except taxes and special assessments now a lien, but not yet payable which are estimated at \$600.00.

Dated March 5, 1963.

Donna M. Bouer
Deputy.

BOND CERTIFICATE

I hereby certify that a bond in the sum of \$600.00 has been filed 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 yet payable, and said bond has been duly approved by said Board of Supervisors.

Dated March 18 1963

Donald D. Sullivan
County Clerk and ex-officio clerk of the Board of Supervisors.

By W. J. Stroecker, Deputy.

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA CERTIFICATE

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA a public corporation of the State of California, hereinafter in this certificate called "District," is the owner of and in possession of certain easements, rights of way, and interests conveyed to said District by deed recorded October 31, 1935, in Book 258, page 227, of Official Records of Riverside County, California, the terms of which deed specifically preclude the erection of buildings or structures within the easement area, and said District reserves to itself and its successors and assigns all easements, rights of way and interests owned or possessed by said District within the subdivision hereinafter mentioned, and said District, subject to the foregoing reservation, hereby consents to the making and recordation of the annexed map and subdivision, as shown within the colored border lines on said map, and to the dedication to the public use of the avenues, drives, lanes, highways, streets and public ways shown on said map within said subdivision, it being further understood that the grade of the ground surface within said easement area shall not be reduced to less than four (4) feet above the top of the District's pipe thereunder, and that at no point on along or across said easement shall there be any fill greater than four (4) feet in depth permitted over the surface of the ground as it existed upon completion of construction work within the easement area.

ATTEST: THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA.

James J. Marquardt
Executive Secretary
R.A. Skinner
General Manager and Chief Engineer

ACKNOWLEDGEMENT

STATE OF CALIFORNIA } SS
COUNTY OF LOS ANGELES }

On this 28th day of June, 1962, before me, Paulina Jacobs, a Notary Public in and for said County and State appeared R.A. Skinner, known to me to be the General Manager and Chief Engineer and James J. Marquardt, known to me to be the Executive Secretary of The Metropolitan Water District of Southern California, 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 same.

My Commission Expires August 25, 1965.

Paulina Jacobs
Paulina Jacobs Notary Public

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 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 "B" to "D" inclusive, and for construction and maintenance of public utilities the public utility easements designated 5'R.U.E. and 10'R.U.E. and for construction and maintenance of storm drains the 10' easements designated 10' drainage Easement. Lot "A" is hereby granted to the City of Riverside in accordance with Sec. 10-B of the Sub. Ord. No. 1328

John J. Bordonaro
Virginia Bordonaro

ACKNOWLEDGEMENT

STATE OF CALIFORNIA } SS
COUNTY OF RIVERSIDE }

On this 11th day of July 1962, before me Thomas D. MacKinnon, a Notary Public in and for said County and State, residing therein and duly commissioned and sworn, personally appeared John J. Bordonaro and Virginia Bordonaro known to me to be the persons whose names are subscribed to the within instrument and they acknowledged to me that they executed the same. IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My Commission Expires 1964

Thomas D. MacKinnon
Notary Public.

ENGINEER'S CERTIFICATE

I hereby certify that I am a Registered Civil Engineer of the State of California, and this map, consisting of two (2) sheets, correctly represents a survey made under my supervision during January 1962, 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 the date of recording of this map.

Dated Feb. 14, 1962

George O. Crawley
Registered Civil Engineer No. 9455

ENGINEER'S NOTES

Basis of Bearing: The center line of California Avenue shown as N56°00'E on map of CALIFORNIA AVE. TRACT, filed in Book 21 of Maps at page 32, Records of Riverside County, used as basis of bearings on this map.
o Indicates monuments found as noted
o Indicates 3/4" Iron Pipe set and tagged R.E. 9455
2"x2" Redwood stakes, tagged R.E. 9455, set at all lot corners.

Sheet 1 of 2 Sheets.

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