

46/95

IN THE COUNTY OF RIVERSIDE

TRACT NO. 2594

BEING A SUBDIVISION OF A PORTION OF BLOCKS 40 & 43 AND PORTIONS OF LOTS CI & BC OF LA SIERRA GARDENS RECORDED IN BOOK 11 OF MAPS AT PAGES 42-50, RIVERSIDE COUNTY RECORDS

JANUARY 1963

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS

SCALE: 1" = 50'

SHEET 1 OF 2 SHEETS

FILED
On MAY 22, 1963

At 4:10 P.M.

WILLIAM D. BALOGH
County Recorder

By James D. Balogh
Deputy

Fee \$7.00

NE

Filed by County Clerk

Sub G.F.E. P.A.T. Co

M.B. 46/95

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 to public use for street purposes the areas designated as Lots A to D inclusive and for construction and maintenance of public utilities the utility easements designated as "10' R.U.E.", "6' R.U.E." & "6'x30' R.U.E." For drainage purposes the easement designated as "8' Drainage Easement". Lots "E" & "F" are hereby dedicated to the County of Riverside.

J-M HOMES, INC. a California Corporation

James J. Homes
President

Vern D. Johnson
Secretary

BOARD OF SUPERVISORS

The County of Riverside, State of California, by and through its duly authorized officers hereby approves said final map and accepts the foregoing dedications, except Lots E and F (1' barrier strips) which are accepted contingent upon extension and improvement of streets, and except that easement designated as "8' Drainage Easement" are hereby not accepted.

Dated May 20, 1963 County of Riverside, State of California

By Donald Sullivan
Chairman, Board of Supervisors

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

By May Kellan Deputy

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 the within 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 yet payable, which are estimated to be \$1700.00.

Dated April 25, 1963

DONNA M. BOUER
County Tax Collector

By James D. Balogh Deputy

ACKNOWLEDGEMENT

State of California } s.s.
County of Riverside }

On this 27 day of June, 1963, before me, the undersigned a Notary Public in and for said County and State, personally appeared James J. Homes and Vern D. Johnson known to me to be the President and Secretary respectively of the J-M Homes, Inc., the corporation that executed the within instrument and 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.

Helene Klemm
Notary Public in and for said
County and State.

My Commission expires 11-24-63

COUNTY SURVEYOR

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 Subdivision Map Act and County Subdivision Ordinance No 460 have been complied with; and that I am satisfied this map is technically correct.

Dated May 15, 1963

A.C. KEITH
County Surveyor

By C. T. Worsley Deputy

TAX BOND

I hereby certify that a bond in the sum of \$1700.00 has been executed 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 May 20, 1963

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

By May Kellan Deputy

COUNTY PLANNING COMMISSION

Tract 2594, being a portion of the original approved tentative map of Tract No 2551, has been designated as a Unit of Tract No 2551, pursuant to the provisions of Section 5.18 of Ordinance 460 of the County of Riverside.

The tentative map of Tract No 2551 was approved by the Planning Commission of the County of Riverside in accordance with requirements of law in duly authorized meeting held on the 27 day of November, 1962.

Nazyl J. Evensen
Secretary

CIVIL ENGINEER

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of two (2) sheets correctly represents a survey made under my supervision during November of 1962; that all monuments shown hereon actually exist and their positions are correctly shown, or will be in place within one (1) year of 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 April 22, 1963

Evel N. Webb
Registered Civil Engineer No 9876

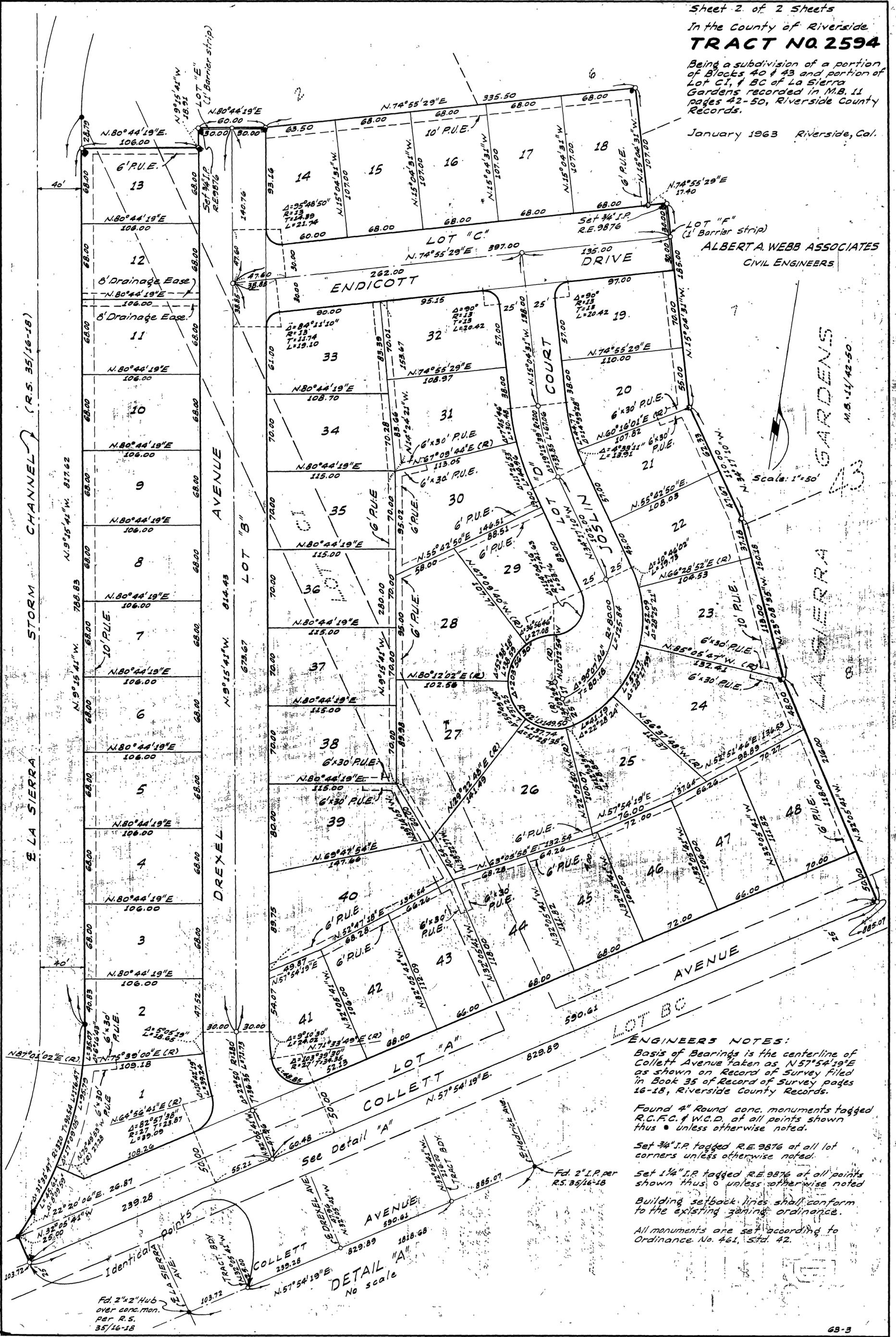
M.B. 46/95 TRACT NO. 2594

Sheet 2 of 2 Sheets
In the County of Riverside
TRACT NO 2594

Being a subdivision of a portion of Blocks 40 & 43 and portion of Lot C1, & BC of La Sierra Gardens recorded in M.B. 11 pages 42-50, Riverside County Records.

January 1963 Riverside, Cal.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS



ENGINEERS NOTES:
Basis of Bearings is the centerline of Collett Avenue taken as N57°54'19"E as shown on Record of Survey filed in Book 35 of Record of Survey pages 16-18, Riverside County Records.
Found 4" Round conc. monuments tagged R.C.F.C. & W.C.D. at all points shown thus • unless otherwise noted.
Set 3/4" I.P. tagged R.E. 9876 at all lot corners unless otherwise noted.
Set 1/4" I.P. tagged R.E. 9876 at all points shown thus ○ unless otherwise noted.
Building setback lines shall conform to the existing zoning ordinance.
All monuments are set according to Ordinance No. 461, Std. 42.

M.B. 46/96