

HIBISCUS TRACT

BEING A SUBDIVISION OF A PORTION OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 34. T.2S. R.5W. S.B.B.-M.

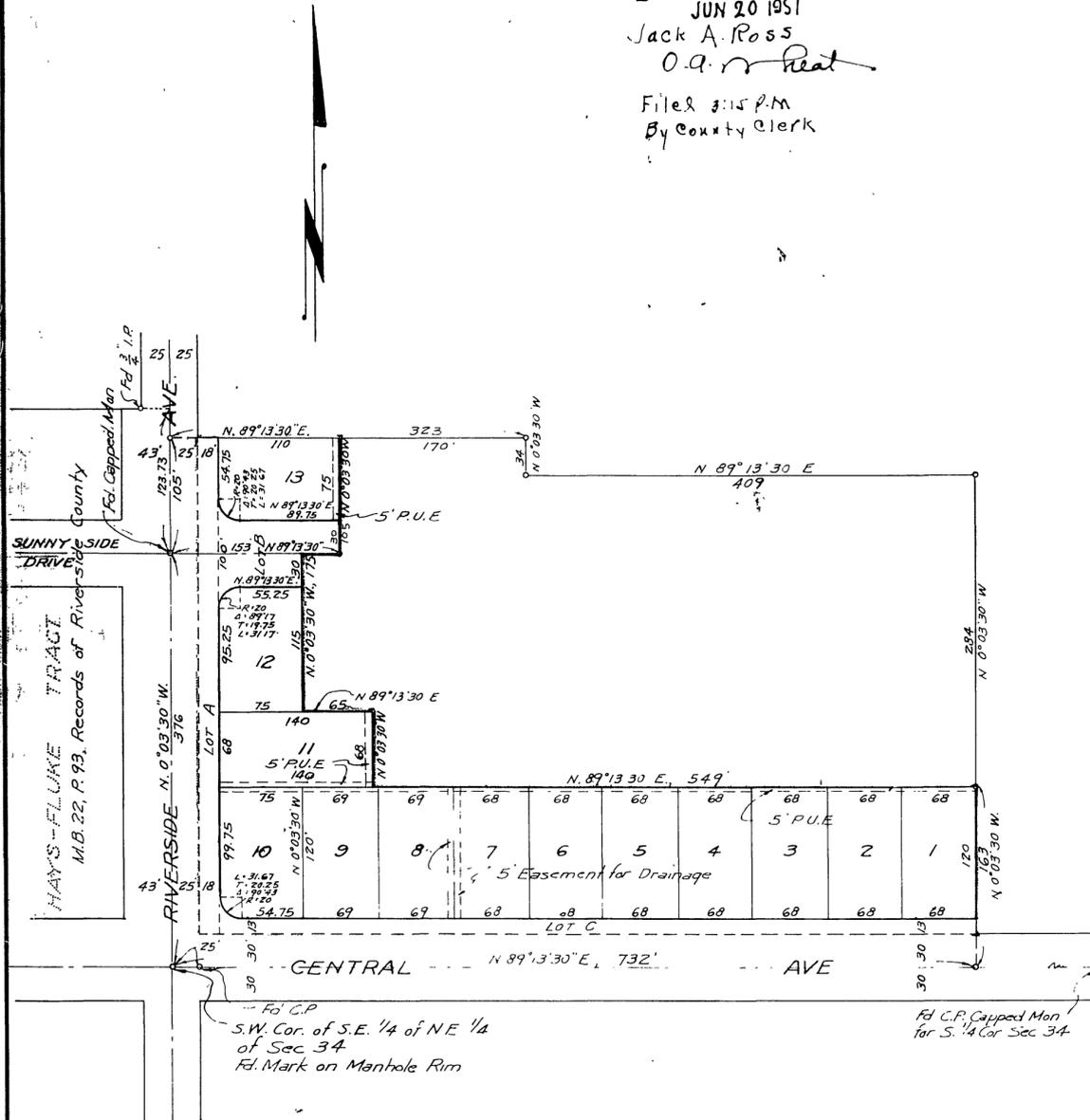
APRIL, 1951.

J.F. DAVIDSON, C.E.

SCALE: 1"=100'

FILED

JUN 20 1951
 Jack A. Ross
 O.A. Reat
 Filed 3:15 P.M.
 By County Clerk



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 drains, drainage, sewer and drainage works sufficient to protect all lots in said subdivision from flood or overflow 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 this 15th day of May, 1951. M. N. Irvine
 City Engineer.

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 line on all streets shown on said map; and that all P.U.E. shown on this map are sufficient for all requirements of the Electric Light and Water Departments of the City of Riverside and for the Department of Public Utilities of said city.

Dated this 11th day of May 1951. A. J. Kennedy
 Supt. of Light and Water Dept.,
 City of Riverside

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 upon said property.

Dated this 24 day of April 1951. J. Smith
 City Treasurer.

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 3rd day of MAY 1951.

J. V. Adams Secretary.
 Riverside City Planning Commission.

RESOLVED: That this map consisting of one (1) sheet be, and the same is hereby accepted as the official map of HIBISCUS TRACT, and the streets and easements offered hereon are accepted as public ~~streets~~ streets and 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, California, and to affix the official 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 22nd day of May 1951.
W. H. Waitt
 City Clerk of the City of Riverside, California.

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 or local taxes or special assessments collected as taxes, except taxes and special assessments now a lien but not payable which are estimated at \$300.00.

Dated this 4th day of May 1951. R. T. Hicks
 R. T. Hicks, County Auditor.
W. E. Stode
 Deputy.

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 30 day of APRIL 1951. Orval Caddigan
 Street Superintendent.

STATE OF CALIFORNIA } S.S.
 COUNTY OF RIVERSIDE }
 I, W. G. Waite, 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, 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 this official seal of the City of Riverside this 22nd day of May 1951.

W. G. Waite
 City Clerk of the City of Riverside, California.

I hereby certify that I am a Registered Civil Engineer of the State of California, and that this map consisting of one (1) sheet correctly represents a survey made under my supervision during April, 1951; that all monuments shown actually exist and their positions are correctly shown.

J. F. Davidson
 Registered Engineer No. 867

I hereby certify that a bond in the sum of \$300.00 has been executed and 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 payable and said bond has been duly approved by said board of supervisors.

Dated this 28th day of May 1951. Gordon A. Peavegnat
 County Clerk and ex-officio Clerk of the Board of Supervisors.
 By A. C. Beggs
 Deputy.

We hereby certify that we are the owners of, or have some right, title and interest in the land included within the subdivision shown on the annexed map, consisting of one (1) sheet, that we are the only persons whose consent is necessary to pass a clear title to said land, that we hereby consent to the making of said map and subdivision as shown within the colored border line and to offer for dedication for public use, Lots A, B and C for street purposes and for the construction and maintenance of all public utility easements and five foot easements shown by dotted lines and designated as "5 P.U.E." and five foot drainage easement.

CITIZENS NATIONAL TRUST AND SAVINGS BANK OF RIVERSIDE.
Howard Hanzlik
 By R. A. Steves Vice President Catherine G. Hanzlik
 By Orval Caddigan Asst. Secretary.

STATE OF CALIFORNIA } S.S.
 COUNTY OF RIVERSIDE }
 On this 11th day of May 1951, before me the undersigned a Notary Public in and for said County and State, personally appeared

HOWARD HANZLIK AND
CATHERINE G. HANZLIK

known to me to be the persons who executed the within instrument, and they acknowledged to me that they executed 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.
Jain M. Wright
 Notary Public in and for the County of Riverside, State of California.

ENGINEER'S NOTE: -
 Bearings derived from center-line of Riverside Avenue, N. 0°03'30" W., as shown on HAYS-FLUKE TRACT, M.B. 22, P. 93, Riverside County Records. * indicates 3/4" iron pipe monument set unless otherwise noted. 2"x2" redwood stakes, painted white set at all lot corners.

STATE OF CALIFORNIA } S.S.
 COUNTY OF RIVERSIDE }
 On this 11th day of MAY 1951, before me the undersigned a Notary Public, in and for said County and State, personally appeared
R. A. STEVES known to me to be the Vice President and Ass't.
P. E. MIHLFRED known to me to be the Secretary of Citizens National Trust And Savings Bank of Riverside, the corporation that executed the within and foregoing 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 same.
 IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal on this the day and year first above mentioned.
Jain M. Wright
 Notary Public in and for the County of Riverside, California

M.B. 24/64

M.B. 24/64

Book 1