

257/53
M.B. 25/53

IN THE CITY OF RIVERSIDE, CALIFORNIA
RUBIDOUX GARDENS

BEING A SUBDIVISION OF A PORTION OF LOTS 253 AND 254 OF S.C.C.A. LANDS
AS RECORDED IN BOOK 7 OF MAPS AT PAGE 3 THEREOF, RECORDS OF
SAN BERNARDINO COUNTY, CALIFORNIA.

SCALE 1"=100'

Sheet 1 of 2 Sheets

FILED

AUGUST 17 1952

No. 5852 at 10:50 A.M.

JACK A. ROSS
COUNTY RECORDER

by O.A. Wood
DEPUTY

Fee \$5.00

Filed by County Clerk

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 consisting of two (2) sheets, 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 we hereby offer for dedication for public use, Lots A to G, inclusive, for street purposes; and for the construction and maintenance of all public utilities five and ten foot easements shown by dotted lines and designated as "5' P.U.E." and "10' P.U.E."

THOMPSON ASSOCIATES
A LIMITED PARTNERSHIP
By Harold Thompson
GENERAL PARTNER

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } ss.

On this 15th day of August 1952, before me, _____, a Notary Public in and for said County and State, personally appeared HAROLD THOMPSON known to me to be a partner of the partnership that executed the within instrument, and acknowledged to me that such partnership 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.

(Seal) Lois M. Wright
Notary Public in and for said County and State.
My Commission Expires _____

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } ss.

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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed this official seal of the City of Riverside this 19th day of August 1952.

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

I hereby certify that a bond in the sum of \$ 1250.00 has been executed and filed with the Board of Supervisors of the County of Riverside, State of California, conditioned upon 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 this 25th day of AUGUST 1952

G.A. Pequegnat
G. A. PEQUEGNAT
County Clerk and Ex-officio Clerk
of the Board of Supervisors

By _____ Deputy

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 5th day of JUNE 1952.

J.V. Adams
Secretary Riverside City
Planning Commission

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 August 1952.

A. Kennedy
Superintendent of Light and Water Depts.
of City of Riverside

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 18th day of Aug. 1952.

M. N. Smith
City 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 May 1952, that all monuments shown actually exist and their positions are correctly shown.

E.W. Brown Jr.
Registered Civil Engineer No 7702

NOTES:-

1. Basis of Bearings is the centerline of Jurupa Avenue (N. 86° 00' W) as same is shown on map filed in Book 11 of Maps at page 32 thereof, Riverside County Records.
2. 3/4" Iron pipe tagged R.E. 7702 set at all points shown thus o unless otherwise noted
3. 2 x 2 Redwood stakes tagged R.E. 7702 set at all lot corners unless otherwise noted
4. The property included within this subdivision is subject to an easement held by the Riverside Water Company, a corporation, for pipelines, flumes and ditches.

RESOLVED: - That this map, consisting of two (2) sheets, be and the same is hereby accepted as the official map of RUBIDOUX GARDENS; and the streets, easements and pedestrian ways offered hereon are accepted as public streets, easements and pedestrian ways 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 17th day of August 1952.

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

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 16th day of July 1952.

J. Smith
City Treasurer

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 23 day of July 1952.

Orval Coddington
Street Superintendent

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 \$ 1225.00.

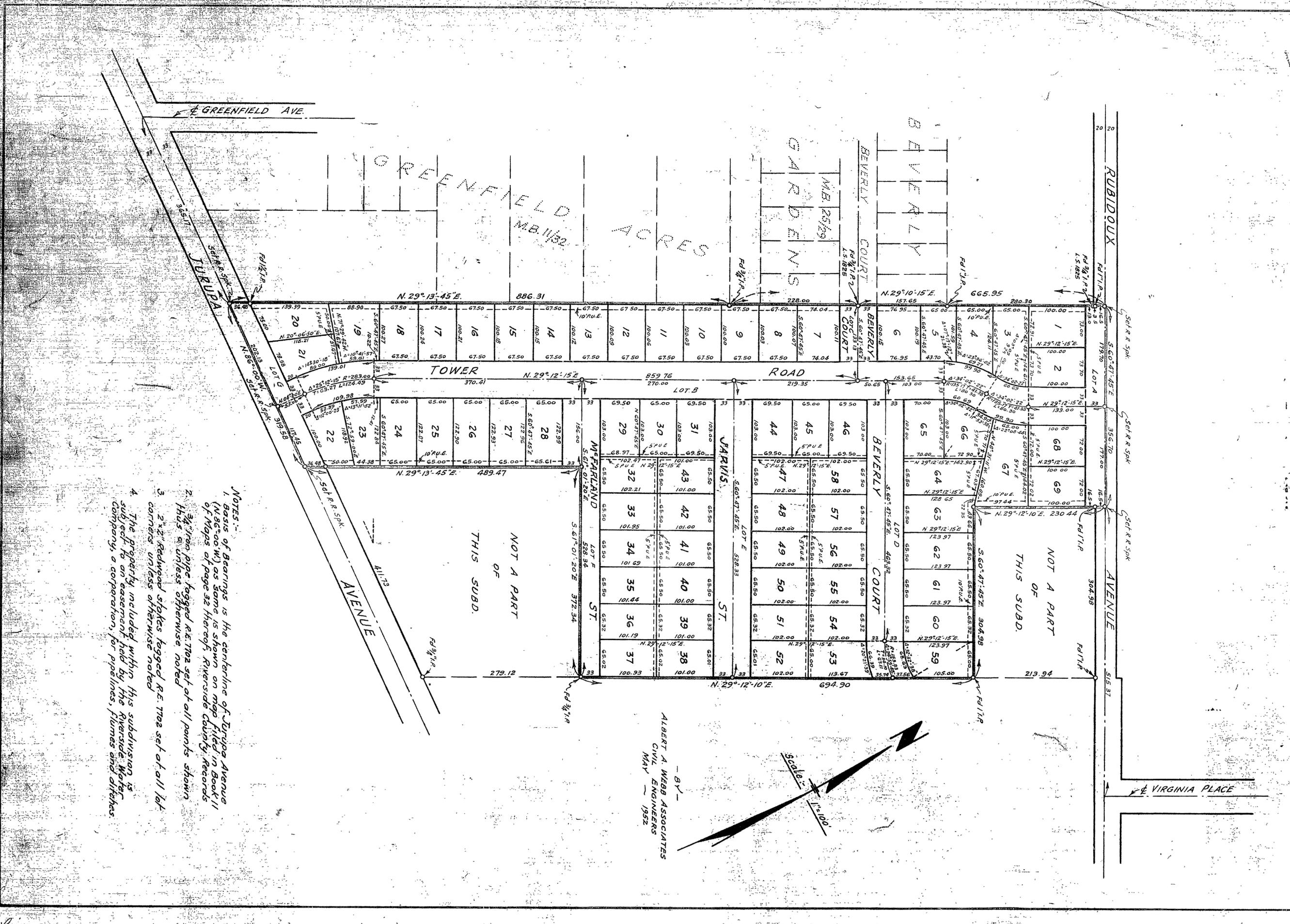
Dated this 4th day of August 1952

R.T. HICKS
County Auditor
By H. Stude Deputy

-BY-
ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
MAY 1952

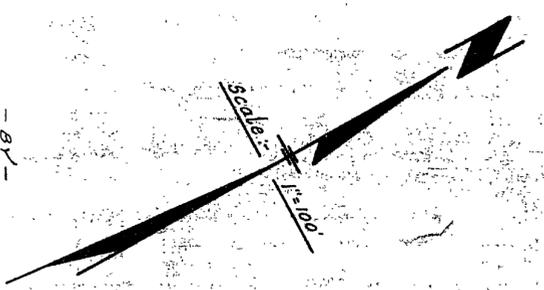
M.B. 25/53

MB 25/53



- NOTES:-
1. Basis of Bearings is the centerline of Jurupa Avenue (N. 86° 00' W.) as same is shown on map filed in Book 11 of Maps of page 32 Hereof, Riverside County Records
 2. 3/4" iron pipe fogged R.E. 702 set at all points shown
 3. 2" x 2" Redwood stakes fogged R.E. 702 set at all lot corners unless otherwise noted
 4. The property included within this subdivision is subject to an easement held by the Riverside Water Company, a corporation, for pipelines, flumes and ditches.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
MAY - 1992



19/96