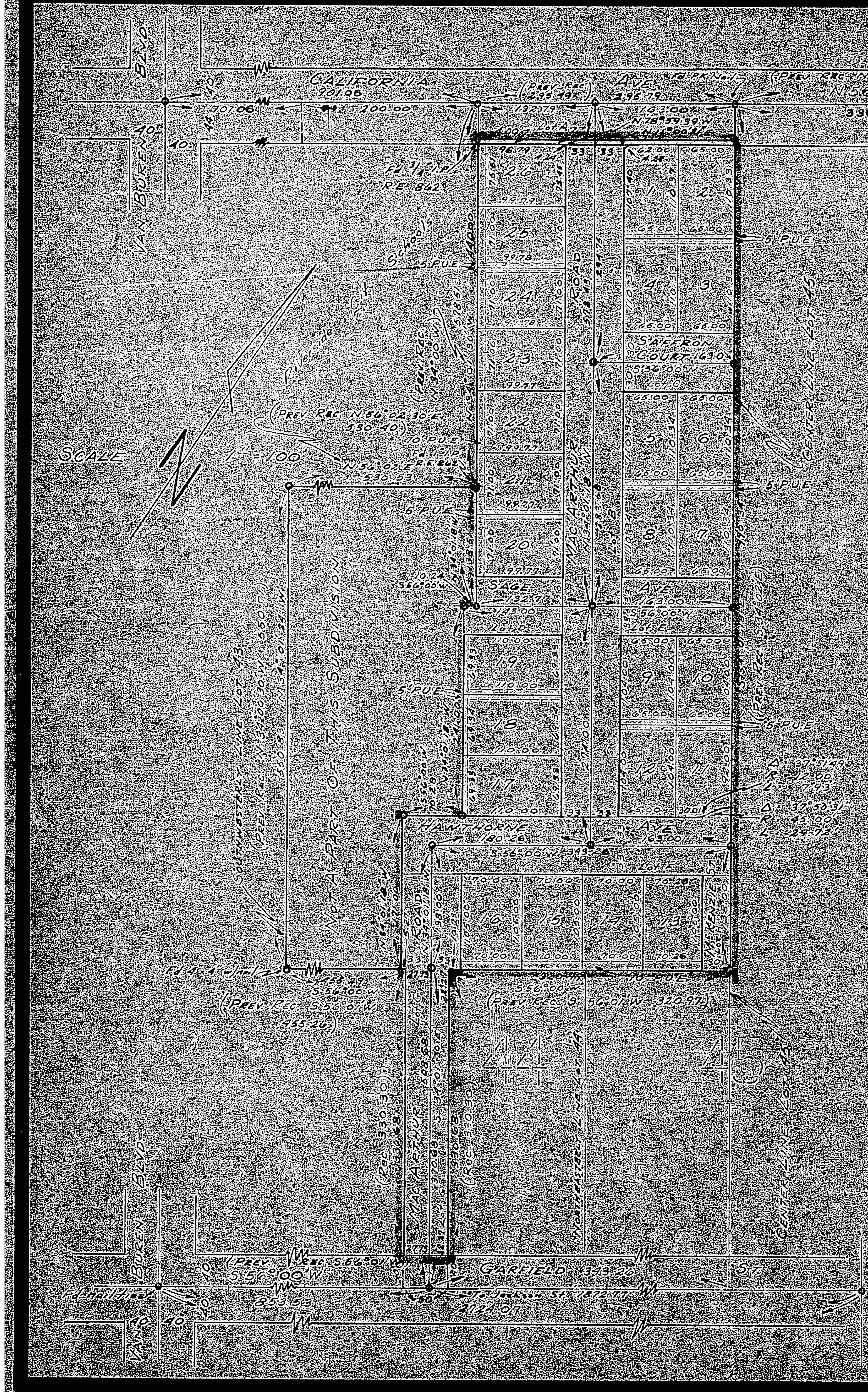

TAX BOND

I hereby certify that a bond in the sum of $1500.00 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, City 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 29th day of Sept. 1958

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

By C. Mauser Deputy

FILED Sept 30, 1958
No. 70258 at 4:10 P.m.
JACK A. ROSS
County Recorder
by O. G. [illegible] Deputy
Fee $5.00
Filed by County Clerk
SUBDN CTEE-PTIG

IN THE CITY OF RIVERSIDE

VAN BUREN MANOR

UNIT ONE

BEING A SUBDIVISION OF PORTIONS OF LOTS 44 AND 45, BLOCK 12, VILLAGE OF ARLINGTON, CALIFORNIA, RECORDED IN BOOK 1, PAGE 62, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

JULY 1958 SCALE 1" = 100'

C. V. BROWN JR. C.E.

CITY TREASURERS 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 become a lien upon said property.

Dated this 11th day of SEPTEMBER 1958

CITY TREASURER

By K. L. Wright Deputy

COUNTY TAX COLLECTORS 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 the within map for unpaid State, County or local taxes or special assessments collected as taxes, except taxes and special assessments now a lien but not yet payable, which are estimated to be $1500.00

Dated this 11 day of Sept. 1958

County Tax Collector

By W. Strode Deputy

CITY PLANNING COMMISSION

I hereby certify that this map was approved by the Riverside City Planning Commission at its meeting held on the 7th day of AUGUST 1958

R. James Fairman
Riverside City Planning Director

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

Dated this 18th day of September 1958

Everett C. Ross
Superintendent of Light & Water Dept. Riverside, Calif.

DIRECTOR OF PUBLIC WORKS CERTIFICATE

I hereby certify that I have examined the within map, that the subdivision shown thereon 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 shown on said map are correct in form and content and are approved, and I am satisfied that this map is technically correct.

Dated this 17 day of September 1958

[illegible]
Acting Director of Public Works

STREET SUPERINTENDENTS 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 18 day of Sept. 1958.

R. M. Ross
Street Superintendent

ENGINEERS NOTE

Bearings are based on the center line of Garfield St. as being S.56°00'W as shown on Kingsbury Square, map book 30, page 96, Records of Riverside County, California.
Set 2"x2" redwood stakes painted white and tagged R.E. 7702 at all lot corners.
Set 3/4" I.P. at points indicated with this mark o

CIVIL ENGINEERS CERTIFICATE

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 July 1958, that all monuments shown hereon actually exist and their positions are correctly shown.

C. V. Brown
Registered Civil Engineer No. 7702

OWNERS CERTIFICATE

We hereby certify that we are the owners of or have some right, title or interest in the land included in 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 and we hereby consent to the making of said map and subdivision as shown within the colored border lines, and we hereby offer for dedication for public use, lots A to H inclusive, for street purposes and for construction and maintenance of all public utilities the 5 foot & 10 foot easements shown by dashed lines and designated as 5' P.U.E. and 10' P.U.E. The right of vehicular access to California Ave. from Lots 1 & 26 is hereby waived by the owner herein and its successive owners in interest.

VAN BUREN MANOR
a partnership

by Harold W. Thompson General Partner
by L. A. Donaldson General Partner
by Charles P. Thompson General Partner

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

On this 11th day of Sept. 1958, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Harold W. Thompson, L. A. Donaldson and Charles P. Thompson, known to me to be partners 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.

Robert E. [illegible]
Notary Public in and for Said County and State

CITY CLERKS CERTIFICATE

I, [illegible], 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, State of California this 23 day of Sept. 1958.

[illegible]
City Clerk of the City of Riverside, California

RESOLVED

That this map consisting of one (1) sheet be, and the same is hereby accepted as the official map of "UNIT ONE, VAN BUREN MANOR" and the streets and easements are accepted as public 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, State of 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 23 day of Sept. 1958.

[illegible]
City Clerk of the City of Riverside, California