

RIVERSIDE ESTATES UNIT NO. 1

BEING A SUBDIVISION OF LOT 1, BLOCK 13 OF THE RIVERSIDE LAND AND IRRIGATING COMPANY LANDS AS RECORDED IN MAP BOOK 1, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

W.R. MAXWELL - SURVEYOR

1"=60'

JANUARY 1959

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 5th day of February 1959.

R. James Fairman
Planning Director City of Riverside

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 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 shown for sewers shown on said map are correct in form and content and are approved; and I am satisfied that the map is correct.

Dated this 12th day of March 1959.

[Signature]
Director of Public Works

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 costs 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 PUE 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 24th day of February 1959.

E.C. Ross by Don Campbell
Superintendent of Light and Water Department
City of Riverside

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 25th day of February 1959.

J. O. Whitt
City Treasurer

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map consisting of two sheets represents a survey made under my supervision in December 1958; that all monuments shown hereon actually exist or will be placed, their position being correctly shown and sufficient to enable the survey to be readily retraced.

Dated: JAN. 23, 1959

W. R. Maxwell
Licensed Land Surveyor No. 2788

CITY CLERK'S CERTIFICATE

I, Virginia Strohecker, 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 hereunto set my hand and affixed the official seal of the City of Riverside, State of California, this 17th day of March 1959

City Clerk

Virginia Strohecker
City of Riverside, California

RESOLVED

That this map consisting of two (2) sheets be and the same is hereby accepted as the official map of "RIVERSIDE ESTATES UNIT NO. 1" 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 her 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 this foregoing resolution was adopted by the Mayor and Council of the City of Riverside this 17th day of March 1959.

Virginia Strohecker
City Clerk of the City of Riverside, California

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 2/25/59 R. M. Rossi
Street Superintendent

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 or Local Taxes or special assessments collected as taxes and special assessments now a lien but not yet payable, which are estimated at \$ 1500.00

D. M. Bower County Tax Collector
Dated: February 17, 1959 [Signature] Deputy

OWNER'S CERTIFICATE

I 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 consents are necessary to pass a clear title to said land, that we hereby consent to the making and filing of said subdivision and map as shown within the blue border line, and we hereby offer for dedication to public use for street purposes Lots "A" to "G" inclusive, and for construction and maintenance of public utilities the 5' and 10' public utility easements shown by dashed lines and designated 5' and 10' P.U.E. While all of Monroe Street within this subdivision remains a public highway, and for such time only, we abandon all easements of vehicular and pedestrian ingress and egress to said Monroe Street, so that owners of lots abutting this highway during such time will have no rights of access whatever in the highway as such except the general easement of travel which belongs to the whole public. If any change of alignment or width of such highway results in the vacation of any part thereof within this subdivision, such vacation terminates the above dedication as to the part vacated. We also offer for dedication a 10' drainage easement over the East 10' of Lots 1 and 3.

PENCO INVESTMENT CORP.
A California Corporation
[Signature] Secretary

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } ss.

On this 2nd day of March 1959, before me Patrick Bravelley a Notary Public in and for the County of Riverside, State of California, personally appeared Harry S. Cowen and Max Cowen known to me to be the President and Secretary respectively of 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: Patrick Bravelley
Notary Public in the State of California, County of San Bernardino.

NOTES

Basis of Bearing is \angle of Monroe Street (N 34°W) as shown on Brackton Heights Na 5 as recorded in Book 31, Page 32, Records of Riverside County.

2x2 Redwood Stakes set at all lot corners.

"P.U.E." indicates Public Utility Easement

- Indicates monument found.
- Indicates 3/4" Iron Pipe set.

I hereby certify that a bond in the sum of \$ 1,500.00 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 this 23rd day of MARCH 1959
G. A. Pequegnat, County Clerk and Ex-officio
Clerk of the Board of Supervisors of the County of Riverside.

By: C. Maurer
Deputy

FILED

MAR 24 1959
Jack A. Ross
O.A. Heat
Fee \$ 7.00
Filed at 3:05 PM by County Clerk

