

25/28
M.B. 25/28

ORANGE MANOR

BEING A SUBDIVISION OF A PORTION OF LOTS 73 & 74 S.C.C.A. LANDS AS SHOWN IN MAP BOOK 7, PAGE 3, RECORDS OF SAN BERNARDINO CO., CALIF.

FEB., 1952.
Scale = 1" = 100'

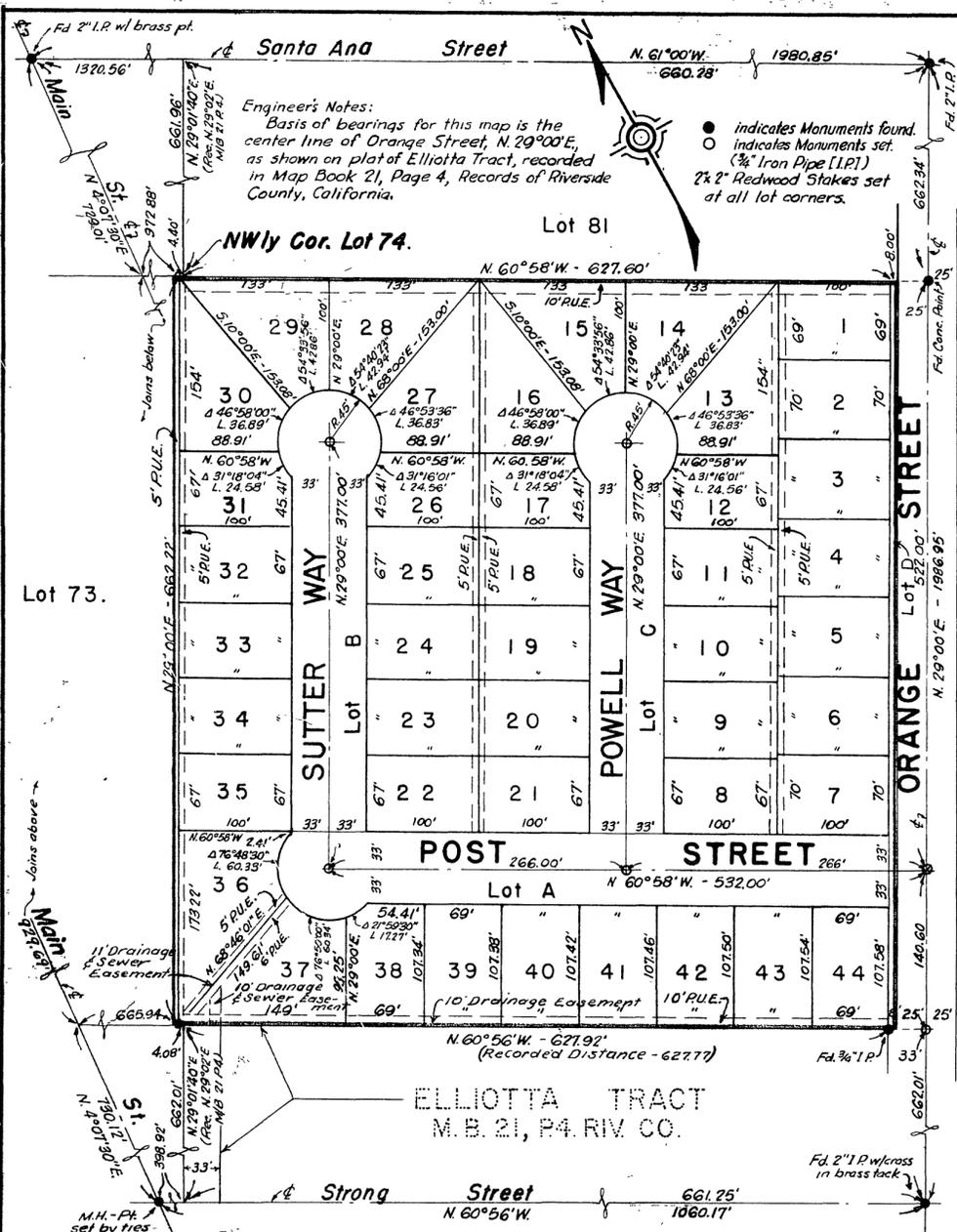
K. IRVING MARSHALL
Civil Engineer

RIVERSIDE, CALIF.

FILED

APR 29 1952

Jack A. Ross
O. G. Heat
Filed by County Clerk
AT 4:15 P.M.
Fee \$ 5.00



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 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, B, C, D and for construction and maintenance of public utilities, the five 5' and ten-foot wide public utility easements shown by dotted lines and designated 5', 6' and 10' P.U.E.; and for drainage and sewers, 10' & 11' easements and for drainage a 10' easement, designated 10' & 11' drainage and sewer easements and 10' drainage easement.

by C.O. Brand, E. Paul Rooth and Tom Carr, a copartnership.
C.O. Brand Partner. E. Paul Rooth Partner. Tom Carr Partner.

STATE OF CALIFORNIA } ss
COUNTY OF RIVERSIDE }

On this 15th day of April, 1952, before me, a Notary Public in and for said County and State, personally appeared E. Paul Rooth, Tom Carr and C. O. Brand.

known to me to be the 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.

My commission expires March 16, 1954.

W.M. Morgan
Notary Public in and for the County of Riverside, State of California.

We hereby certify that we are the owners of, or are interested in, the land included within the subdivision shown on the annexed map, consisting of sheet 1, by reason of being trustee in that certain Deed of Trust recorded in Deeds 1318 PAGE 237, of official Records of Riverside County, California, and we hereby consent to the making of said map and subdivision as shown within the blue border line.

UNITED TITLE GUARANTY Co., a corporation, TRUSTEE.

Ben H. Lewis President. R.O. Lewis Secretary.

STATE OF CALIFORNIA } ss
COUNTY OF RIVERSIDE }

On this 15th day of April, 1952, before me, a Notary Public in and for said County of Riverside, personally appeared BEN H. LEWIS, known to me to be the President, and R.O. LEWIS, known to me to be the Secretary, of the corporation that executed the within instrument, and known to me to be the persons who executed the foregoing instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same as trustee.

In witness thereof I have set my hand and seal.

My commission expires March 14, 1954.

W.M. Morgan
Notary Public in and for the County of Riverside, State of California.

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 15th day of APRIL 1952.

Orville Adkins
Street Superintendent.

I hereby certify that this map was approved by the Riverside City Planning Commission at its meeting held on the 6th day of MARCH 1952.

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

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, 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 forms and contents and are approved; and I am satisfied that this map is technically correct.

DATED April 15, 1952.

M.H. Irvine
City Engineer.

RESOLVED: That this map, consisting of one sheet, be, and the same hereby is accepted as the official map of ORANGE MANOR, and the streets and Public Utility Easements are hereby accepted as public streets and public utility 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 15th day of April, 1952.

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

STATE OF CALIFORNIA } ss
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 City, guaranteeing the construction of required street improvements in this subdivision was approved and filed in my office prior to the acceptance of this subdivision map.

In WITNESS WHEREOF I have hereunto set my hand and affixed the Official Seal of the City of Riverside, this 15th day of April, 1952.

W. H. Waite
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 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 \$205.00.

DATED this 21st day of April, 1952.

R.F. Hicks
County Auditor.
by J. H. Stride
Deputy.

I hereby certify that a bond in the sum of \$205.00 has been filed with the Board of Supervisors of the County of Riverside, State of California, conditioned on the payment of all taxes, State, County and 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 the Board of Supervisors.

DATED this 28th day of April, 1952.

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

by H.C. Bogob
Deputy.

I hereby certify that I am a registered civil engineer of the State of California; that this map, consisting of this one sheet, correctly represents a survey made under my supervision during February 1952; that all monuments shown hereon actually exist and are sufficient to enable the survey to be retraced.

K. Irving Marshall
Registered Civil Engineer No. 1126

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 APR. 15, 1952.

C.O. Brand
City Treasurer.

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 Departments of Public Utilities of said City.

DATED April 15th, 1952.

A.J. Kennedy
Supt. of Light and Water Dept. City of Riverside.

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Book No. 1 MB 25/28