

2200 FILED

# WALNUT GROVE TRACT.

Being a Subdivision of Lots 10 and 15 Blk. 21 R.L.&I. Co. Lands as shown Map on file in Bk. 1 of Maps Pg. 70 Records of San Bernardino Co. Calif.

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, Municipal or Local taxes, or assessments collected as taxes, except those now a lien, but not yet payable which are estimated to be \$660.00

OCT 19 1949  
JACK A. ROSS  
O. A. Ross  
Filed 2:30 P.M.  
Fees \$5.00

By SECURITY TITLE INS & GUARANTY CO.

August 1949  
Donald J. McKee - Licensed Surveyor  
Scale 1in=100ft.

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE }  
On this 13<sup>th</sup> day of Oct 1949 before me J.R. Lawson  
a Notary Public in and for the County of Riverside, State of California, residing therein and duly commissioned and sworn, personally appeared JOSEPH STONE and V.T. LAWSON known to me to be the Vice President and Assistant Secretary respectively of Security Title Insurance and Guaranty Company, 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 they acknowledged to me that such corporation 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  
J.R. Lawson  
Notary Public in and for the County of Riverside, State of California

Dated this 13<sup>th</sup> day of OCTOBER 1949  
R.T. Hicks - Deputy  
County Auditor

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 my official seal of the City of Riverside California this 18<sup>th</sup> day of Oct., 1949  
W.G. Waite  
City Clerk of the City of Riverside, Calif

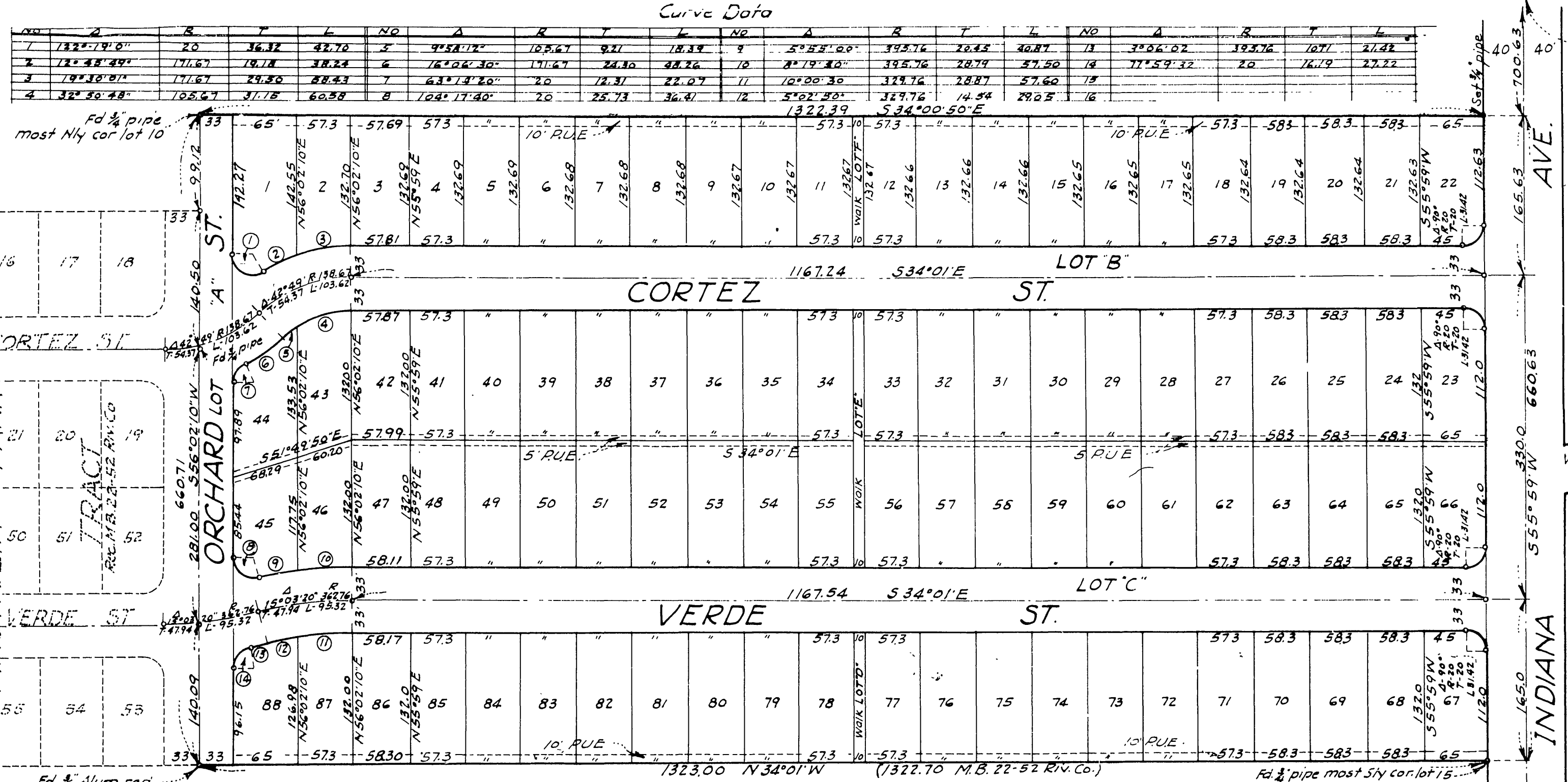
I hereby certify that the subdivider named on this map has deposited with the Water Department of the City of Riverside sufficient funds to cover the cost of installing all necessary fire hydrants, together with all water mains and laterals to the curbline on all streets shown on said map and that all Public Utilities Easements and Alleys 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 13<sup>th</sup> day of October 1949  
Supt. of Light and Water Departments of City of Riverside.

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } ss.  
On this 14<sup>th</sup> day of Oct 1949 before me  
J.R. Lawson  
a notary Public in and for the County of Riverside, State of California, personally appeared  
R.G. KRINARD and TOM CARR and  
JAMES C. JONES  
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 subscribed my hand and affixed my official seal on this the day and year first above mentioned  
J.R. Lawson  
Notary Public in and for the County of Riverside, State of California

Resolved: That this map consisting of one (1) sheet be and the same is hereby accepted as the official map of the Walnut Grove Tract and the streets and rights of way shown hereon are accepted as public streets and rights of way 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, Calif this 18<sup>th</sup> day of Oct., 1949  
W.G. Waite  
City Clerk of the City of Riverside, Calif

I hereby certify that a bond in the sum of \$660.00 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 17<sup>th</sup> day of OCTOBER 1949  
Gordon A. Pequegnot County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Riverside.  
By M.C. Bogale  
Deputy

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 and drainage, sewers 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 18<sup>th</sup> day of October, 1949.  
M.V. Swine  
City Engineer



INDIANA AVE. 165.63  
Fid. CP. capped & Madison St  
Winstrom St.  
Security Title Insurance and Guaranty Co. MAGNOLIA DEVELOPMENT COMPANY  
by Joseph Stone Vice Pres. by R.H. Munn Partner  
J.R. Lawson Ass't. Secy. by Peter Davis Partner  
by James C. Jones Partner

I hereby certify that according to the records of this office 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 26<sup>th</sup> day of September 1949  
D. 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 26<sup>th</sup> day of September, 1949  
Orval Addington  
Street Superintendent

We hereby certify that we are the owners of or interested 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 we hereby offer for dedication to public use for street purposes Lots A, B, C, D, E, F; for construction and maintenance of all public utilities, the 5 foot and 10 foot easements shown by dotted lines and designated as 5' PUE and 10' PUE  
by Joseph Stone Vice Pres. by R.H. Munn Partner  
J.R. Lawson Ass't. Secy. by Peter Davis Partner  
by James C. Jones Partner

I hereby certify that I am a Licensed Land Surveyor in the State of California, and that this map consisting of one (1) sheet correctly represents a survey made under my supervision in August 1949 and that all the monuments shown hereon actually exist and their positions are correctly shown  
Donald J. McKee  
Licensed Land Surveyor No 1825

I hereby certify that this plot is as approved by the Riverside City Planning Commission at its meeting held on the 8<sup>th</sup> day of SEPTEMBER 1949  
Secretary  
Riverside City Planning Commission

Note: - Bearings are based on the E of Orchard St as shown by M.B. 22 pg. 52 Riv. Co. Records - 3/4" iron pipe set at all points shown thus - unless otherwise noted, except at EC and BC on corner lots. 2x2 Redwood stakes painted white set at all lot corners.

Book 1101