

23/61

M.B. 23/61

1247

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 December 1949; that all monuments shown hereon actually exist and their positions are correctly shown.

J. F. Davidson  
Registered Civil Engineer No. 862

# JEFFERSON SQUARE

BEING A SUBDIVISION OF LOTS 5 & 6, BLOCK 16, RIVERSIDE LAND & IRRIGATING CO. LANDS AS SHOWN IN M.B. 1-70, RECORDS OF SAN BERNARDINO COUNTY

DECEMBER 1949

SCALE 1"=100'

J. F. DAVIDSON C.E.

## FILED

JAN 11 1950  
Jack A. Ross  
O. A. Wheat  
Filed 7:05 P.M. Fee \$5.00

SECURITY TITLE INS. 8 QTZ 00

We hereby certify that we are the owners of 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, and we hereby consent to the making of said map and subdivisions as shown within the colored border line, and we hereby offer for dedication for public use, Lots A thru F and the 5 and 10' P.U.E. for public Utilities.

Kenneth M. Miller Pres  
R. J. Malloch Secy

STATE OF CALIFORNIA }  
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 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, California, this 10<sup>th</sup> day of Jan. 1950.

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, there are no liens against the property shown on this map for unpaid State, County, or local taxes or special assessments collected as taxes.

Dated Dec 27 1949  
R. T. Hicks  
R. T. Hicks, County Auditor  
W. C. Strade  
Deputy

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 Dec 27 1949  
J. D. Smith  
City Treasurer

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 Dec 27 1949  
M. N. Swine  
City Engineer

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 12-27-49 Orval Addington  
Street Superintendent

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 22<sup>nd</sup> day of Dec. 1949.

R. Stewart Malloch Secy.  
Riverside City Planning Commission

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE }  
On this 5<sup>th</sup> day of Jan. 1950 before me J. R. Lawson a Notary Public, in and for said County, personally appeared Kenneth M. Miller, known to me to be the President and R. Stewart Malloch, known to me to be the Secretary of the Riverside Homes Incorporated, the corporation that executed the within and foregoing instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

In Witness Whereof I hereunto set my hand and affix my official seal the day and year in this certificate first above written.

Dated Dec 27 1949  
J. R. Lawson  
Notary Public in and for the County of Riverside, State of California.

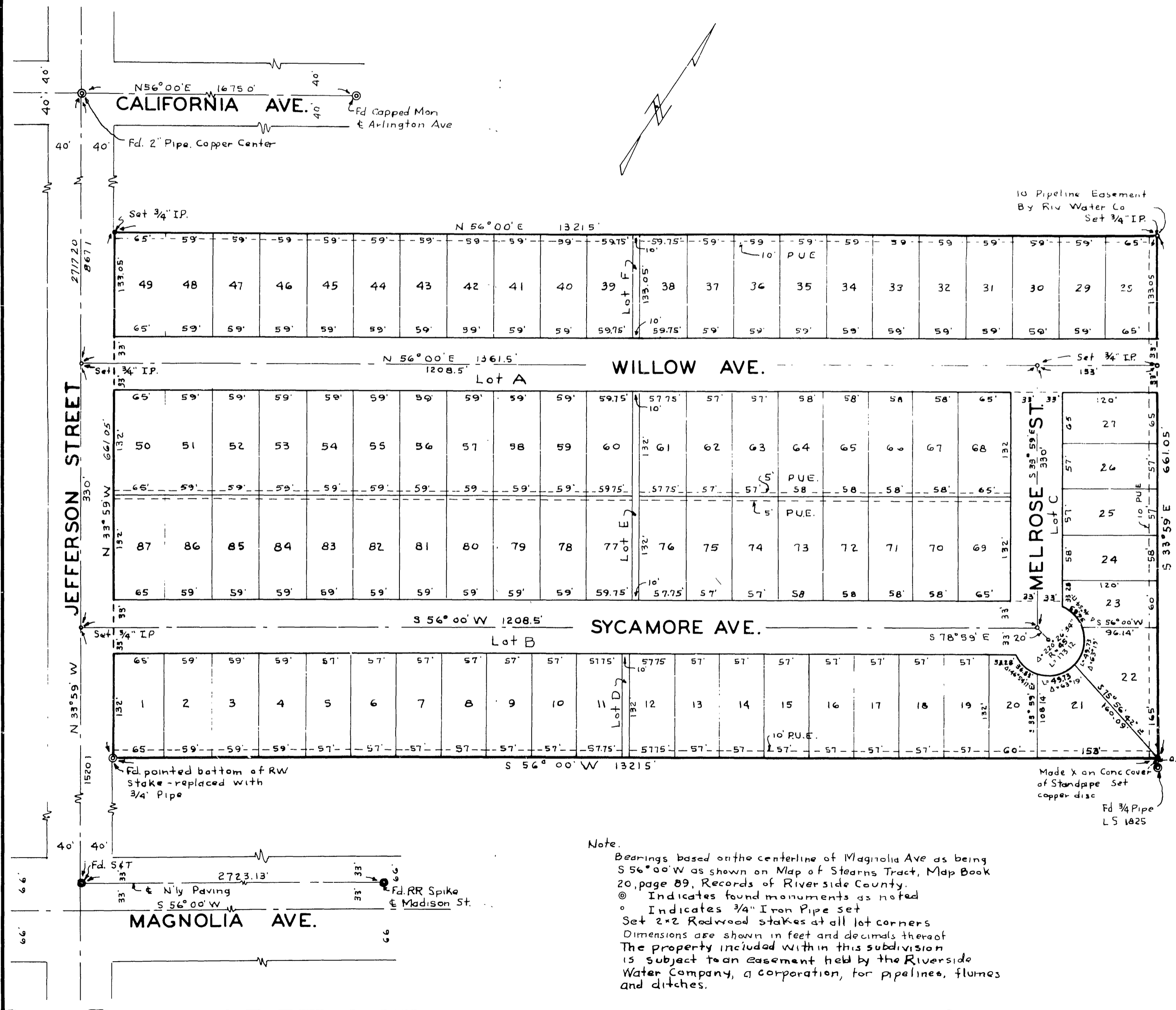
I hereby certify that the subdivider named on this map has deposited with the Water Dept. of the City of Riverside, sufficient funds to cover the cost of installing all necessary fire hydrants, together with all water mains and laterals to the curb line on all streets shown on said map, and that all 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 Dec 27 1949  
S. P. Rayson  
Supt. of Light & Water Dept.  
City of Riverside

RESOLVED: That this map consisting of one (1) sheet be, and the same is hereby accepted as the official map of "Jefferson Square" and the streets and P.U.E. hereon are accepted as public streets and P.U.E. 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 20<sup>th</sup> day of Jan. 1950.

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



Note:  
Bearings based on the centerline of Magnolia Ave as being S 56° 00' W as shown on Map of Stearns Tract, Map Book 20, page 89, Records of Riverside County.  
⊙ Indicates found monuments as noted  
° Indicates 3/4" Iron Pipe set  
Set 2x2 Rodwood stakes at all lot corners  
Dimensions are shown in feet and decimals thereof  
The property included within this subdivision is subject to an easement held by the Riverside Water Company, a corporation, for pipelines, flumes and ditches.

M.B. 23/61