

# RAMONA GROVE TRACT

Being a Subdivision of a Portion of Lots 179, 183 and 184 S.C.C.A Lands as shown by Map on file in BK. 7 Pg 3 of Maps Records of San Bernardino Co. Calif. and a portion of Lot 10 Webers' Subdivision as Rec in M.B. 9 pg 11 Riv. Co. Calif.

April 1949 Scale 1in=60ft.  
Donald J. McKee ~ Licensed Surveyor

I hereby certify that I am a Licensed Land Surveyor of the State of California, and that this map consisting of one sheet correctly represents a survey made under my supervision in April 1949 and that all the monuments shown hereon actually exist and their positions are correctly shown

Donald J. McKee  
Licensed Land Surveyor No 1825

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 Lot A; for construction and maintenance of all public utilities, the five-foot easements shown by dotted lines and designated as '5' PUE' and '10' PUE' and '10' drainage easement.

Hobart M. Kelly  
Oleta M. Kelly

John J. Mangel  
Sara D. Mangel

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 taxes now a lien but not yet payable, which are estimated to be  
Dated this 21<sup>st</sup> day of DECEMBER 1949

J. E. Strader DEPUTY  
RT Hicks County Auditor

STATE OF CALIFORNIA } SS.  
COUNTY OF RIVERSIDE }  
On this 29<sup>th</sup> day of DEC 1949, before me Joseph S Long  
a Notary Public in and for the County of  
Riverside, State of California, personally appeared  
HOBART M KELLY and OLETA M KELLY

JOHN J MANGEL and SARA DE B MANGEL  
known to me to be the persons who executed the within instrument and they acknowledged to me that they executed the same  
IN WITNESS WHEREOF I have hereunto subscribed my hand and affixed my official seal the day and year in this certificate first above written  
Joseph S Long  
Notary Public in and for the County of Riverside State of Calif.

STATE OF CALIFORNIA } SS.  
COUNTY OF RIVERSIDE }  
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 10<sup>th</sup> day of January, 1950  
W. W. Waitt  
City Clerk of the City of Riverside, Calif.

Resolved: That this map consisting of one (1) sheet be and the same is hereby accepted as the official map of the Ramona 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 this 10<sup>th</sup> day of January, 1950  
W. W. Waitt  
City Clerk of the City of Riverside, California.

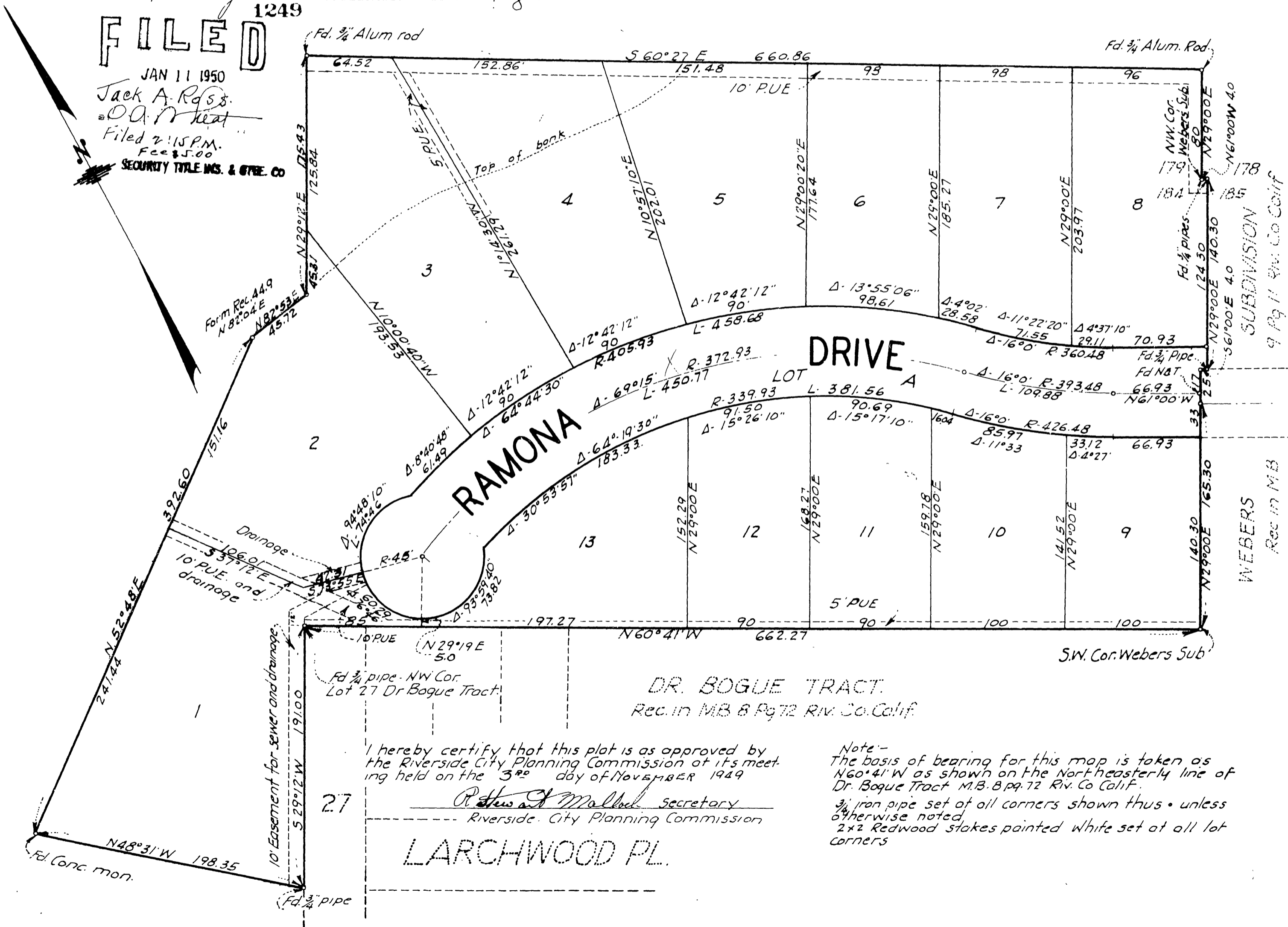
I hereby certify that a bond in the sum of \_\_\_\_\_ has been filed with the Board of Supervisors of the County of Riverside, State of California conditioned upon the payment of all taxes, State, County, Municipal, or local and all special assessments collected as taxes, which at the time of filing 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 \_\_\_\_\_ day of \_\_\_\_\_ 1949  
By Gordon A. Pequegnat Deputy  
County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Riverside

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, 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 9<sup>th</sup> day of January, 1949  
M. N. Irvine  
City Engineer

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 9<sup>th</sup> day of January 1949  
M. J. Dawson  
Supt. of Light and Water Departments of City of Riverside

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 yet become a lien upon said property Dated this 15<sup>th</sup> day of NOVEMBER 1949  
W. W. Waitt  
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 15<sup>th</sup> day of NOVEMBER 1949  
Orval Colquhoun  
Street Superintendent



I hereby certify that this plot is as approved by the Riverside City Planning Commission at its meeting held on the 3<sup>rd</sup> day of NOVEMBER 1949  
R. Stewart Mallick Secretary  
Riverside City Planning Commission

Note -  
The basis of bearing for this map is taken as N60°41'W as shown on the North easterly line of Dr. Bogue Tract M.B. 8 Pg 72 Riv. Co. Calif.  
3/4" iron pipe set at all corners shown thus • unless otherwise noted  
2x2 Redwood stakes painted white set at all lot corners

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