

23/79
M.B. 23/79

LEEPER'S TRACT

BEING A SUBDIVISION ~~OF A PORTION~~ OF LOTS 31 AND 32 OF CASTLEMAN'S ADDITION AS SHOWN BY MAP RECORDED IN BOOK 3 OF MAPS, PAGE 19, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

STEWART & SULLIVAN - ENGINEER
MARCH 1950 SCALE: 1"=50'

FILED
APR - 6 1950
Jack A. Ross
O.A. [Signature]
Filed 1:30 P.M.
By County Clerk
Fee \$5.00

I hereby certify that according to the records of this office as of this date, there are no liens against the real property shown upon the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes or special assessments now a lien but not yet payable, which are estimated at \$1,300.00.

Dated this 29th day of MARCH 1950.

R. T. Hicks
R T HICKS, County Auditor
By H. C. Stone Deputy

We hereby certify that we are the owners of or have some right, title or interest in and to the real property included within the subdivision shown on the annexed map consisting of three (3) sheets; that we are the only persons whose consent is necessary to pass a clear title to said property and we hereby consent to the making of said map and subdivision as shown within the colored border lines, and we hereby dedicate to public use Lots A to H inclusive and all Public Utility Easements as shown.

UNIVERSITY GARDENS INC.
M. D. Lowry President
W. A. Leeper Secretary-Treasurer

I hereby certify that a bond in the sum of \$1300.00 has been executed and 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 the annexed 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 3rd day of April 1950.

By H. C. Beagle Deputy.

GORDON A PEQUEGNAT
County Clerk and Ex-officio Clerk
of the Board of Supervisors.

STATE OF CALIFORNIA ss
COUNTY OF RIVERSIDE ss
On this 28th day of MARCH 1950, before me THE UNDERSIGNED a Notary Public in and for the County of Riverside, State of California, personally appeared M.D Lowry, known to me to be the President and W.A. Leeper, known to me to be the Secretary-Treasurer of University Gardens Inc, the Corporation that executed the within instrument on behalf of the Corporation herein named and 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 written above.

My commission expires _____

J. L. Lawson
Notary Public in and for the County of Riverside, State of California.

I, Gordon Stewart, do hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of three (3) sheets correctly represents a survey made under my supervision in March 1950, that all the monuments shown thereon actually exist and their positions are correctly shown.

Dated this 25th day of March 1950.

Gordon Stewart
Registered Civil Engineer No 2047

NOTE:
2"x2" stakes painted white and stamped R.E. 2047 set at all lot corners unless otherwise shown
Iron pipe tagged R.E. 2047 set at points shown thus ● unless otherwise noted
Basis of Bearings taken from the E of Sedgwick Ave. as per Walling View Tract as recorded in Book 23 of Maps, page 3, Records of Riverside County, California

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 yet become a lien upon said property.

Dated this 28th day of MARCH 1950.

J. 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 this 31st day of March 1950.

M. H. Irvine
City Engineer

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 which have not been paid in full.

Dated this 29th day of March 1950.

Orval Adlington
Street Superintendent

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 29th day of MARCH 1950.

B. S. Maltch
Secretary
Riverside City Planning Commission

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 Public Utility Easements 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 30th day of March 1950.

T. M. Gannon
Superintendent of Light and Water
Department, City of Riverside.

STATE OF CALIFORNIA ss
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 the official seal of the City of Riverside, California, this 4th day of APRIL, 1950.

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

RESOLVED: That this map consisting of three (3) sheets be, and the same is hereby accepted as the official map of Leeper's Tract and the streets and P.U.E. and walk ways hereon are accepted as public streets and P.U.E. and walk ways 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 7th day of APRIL, 1950.

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

Book No 1

M.B. 23/79

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STEWART & SULLIVAN - ENGINEER

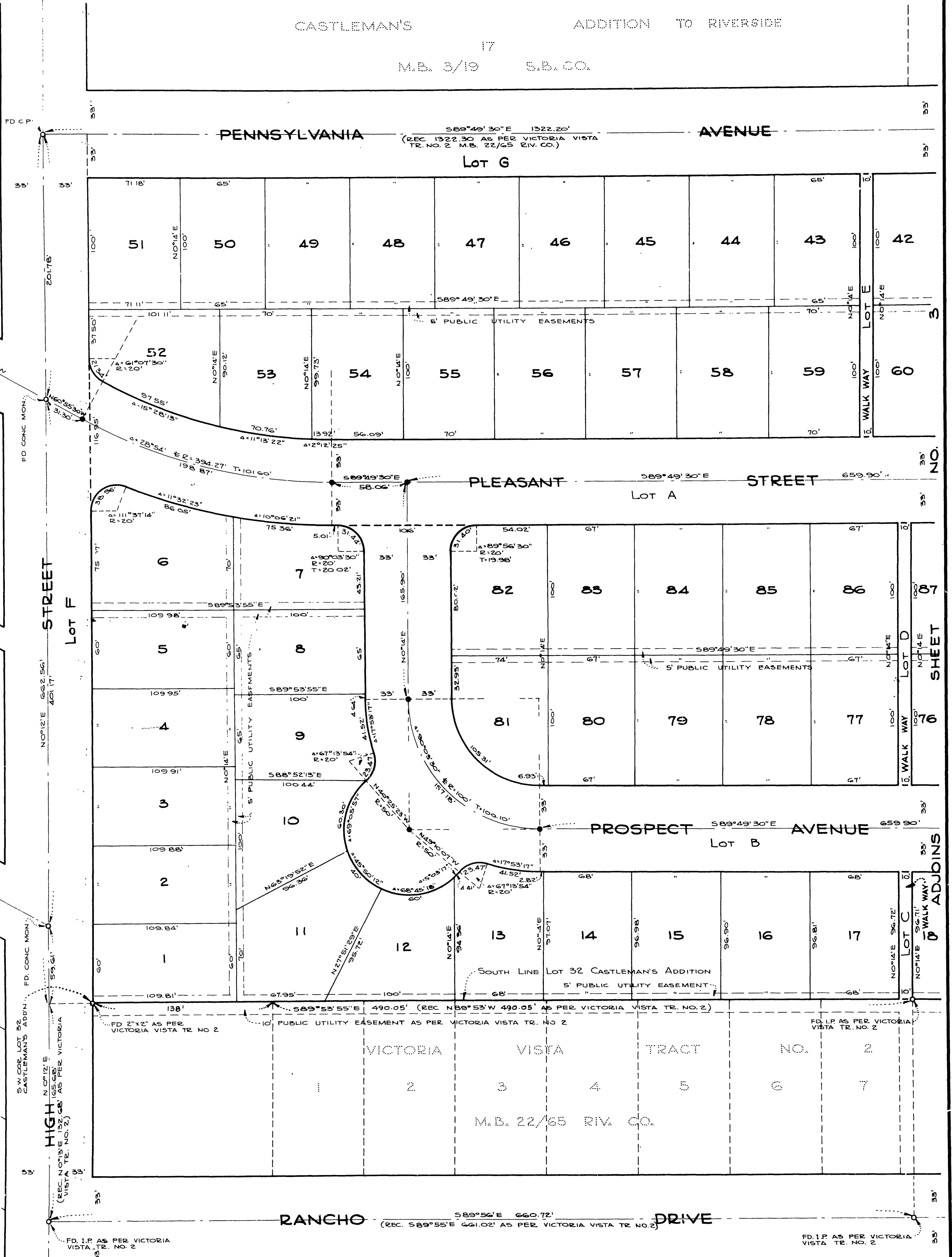
MARCH 1950

SCALE: 1"=50'

CASTLEMAN'S ADDITION TO RIVERSIDE

M.B. 3/19 S.B. CO.

Book 11, 1



NOTE:
 2"x2" stakes painted white and stamped R.E. 2047 set at all lot corners unless otherwise shown.
 Iron pipe tagged R.E. 2047 set at points shown thus • unless otherwise noted
 Basis of Bearings taken from the E of Sedgwick Ave. as per Walling View Tract as recorded in Book 23 of Maps, page 3, Records of Riverside County, California.

M.B. 23/80

MB 23/81

Book 110 J

LEEPER'S TRACT

BEING A SUBDIVISION OF A PORTION OF LOTS 31 AND 32 OF CASTLEMAN'S ADDITION AS SHOWN BY MAP RECORDED IN BOOK 3 OF MAPS, PAGE 19, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

STEWART & SULLIVAN - ENGINEER

MARCH 1950

SCALE: 1"=50'

CASTLEMAN'S ADDITION TO RIVERSIDE

M.B. 3/19 S.B. CO.

PENNSYLVANIA AVENUE

589°49'30"E 1322.20'
(REC. 1522 30 AS PER VICTORIA VISTA TR. NO. 2 M.B. 22/65 RIV. CO.)

Lot G

PLEASANT STREET

Lot A

PROSPECT AVENUE

Lot B

Lot H
AVENUE

30

ADDITION TO RIVERSIDE

CASTLEMAN'S ADDITION TO RIVERSIDE

S.B. CO.

M.B. 3/19

CASTLEMAN'S

35

RANCHO DRIVE

589°54'E 661'
(REC. 5-39°55'E 661.02' AS PER WALLING VIEW TR.)

FD. I.P. AS PER VICTORIA VISTA TR. NO. 2

FD. I.P. AS PER WALLING VIEW TR.

NOTE:
2"x2" stakes painted white and stamped R.E. 2047 set at all lot corners unless otherwise shown.
Iron pipe tagged R.E. 2047 set at points shown thus • unless otherwise noted.
Basis of Bearings taken from the $\frac{1}{4}$ of Sedgwick Ave. as per Walling View Tract as recorded in Book 23 of Maps, page 3, Records of Riverside County, California

18/2/81