

24/85  
M.B. 24/85

# PETERSEN SUBDIVISION UNIT NO. 2

BEING A SUBDIVISION OF A PORTION OF LOTS 3,4,5&6 OF BLOCK 19 AS SHOWN UPON MAP OF RIVERSIDE LAND & IRRIGATING COMPANY'S SUBDIVISION AS RECORDED IN BOOK 1 OF MAPS AT PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, IN SEC. 3, T. 3 S., R. 5 W., S. B. B. & M.

SCALE: 1"=100'

FILED

OCT. 3 1951  
No. 41591  
COUNTY RECORDER  
by \_\_\_\_\_  
Fee # 5.00  
Filed by County Clerk

We hereby certify that we are the owners of, or have some right, title or interest in the land within the subdivision shown hereon the annexed map consisting of two (2) sheets; 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 and filing of said subdivision and map as shown within the colored border lines, and we hereby offer for dedication to public use for street purposes Lots A&D; for pedestrian ways Lots B&C; and for construction and maintenance of public utilities the 5ft. & 10ft. public utility easements, designated as 5' R.U.E. and 10' R.U.E.

Martin B. Petersen Lynnell Petersen

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } SS.  
On this 4th day of September 1951, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Martin B. Petersen and Lynnell Petersen known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they 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.  
9539-R  
Charles M. Vaughn  
Notary Public in and for said County and State

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } SS.  
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 25th day of September 1951.  
W.G. Waite  
City Clerk of the City of Riverside, California

I hereby certify that a bond in the sum of \$ 425.00 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 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 Oct. 1st, 1951  
G.A. PEQUEGNAT  
County Clerk and Ex-officio Clerk of the Board of Supervisors  
By H.P. Bogule Deputy

I hereby certify that this map was approved by the Riverside City Planning Commission at its meeting held on the 3rd day of MAY, 1951.  
J.V. Adams  
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 Sept. 28 1951  
A.J. Kennedy  
Superintendent of Light and Water Depts. of City 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, 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 Sept. 24 1951  
M. H. Irvine  
City Engineer

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of two (2) sheets correctly represents a survey made under my supervision during April 1951 and that all monuments shown hereon actually exist and their positions are correctly shown.  
Albert Curble  
Registered Civil Engineer No. 1229

- NOTES:-
1. Basis of Bearings is the centerline of Arlington Ave. (N. 89° 48' 40" E.) as same is shown on map filed in Book 23 of Maps at pages 50 and 51 thereof, Records of Riverside County, California.
  2. 3/4" I.P. tagged R.E. 1229 set at all points shown thus •
  3. 2"x2" stakes tagged R.E. 1229 set at all lot corners unless otherwise noted
  4. 3/4" I.P. tagged R.E. 846 & 1229 found at all points shown thus ° unless otherwise noted
  5. The property included within this subdivision is subject to an easement held by the Riverside Water Company, a corporation, for pipelines, flumes and ditches

RESOLVED:- That this map, consisting of two (2) sheets, be and the same is hereby accepted as the official map of PETERSEN SUBDIVISION UNIT No. 2; that the streets, pedestrian ways and public utility easements hereon are hereby accepted as public streets, pedestrian ways 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 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 25th day of September 1951.

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, 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 SEPT. 19 1951  
J. B. 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.

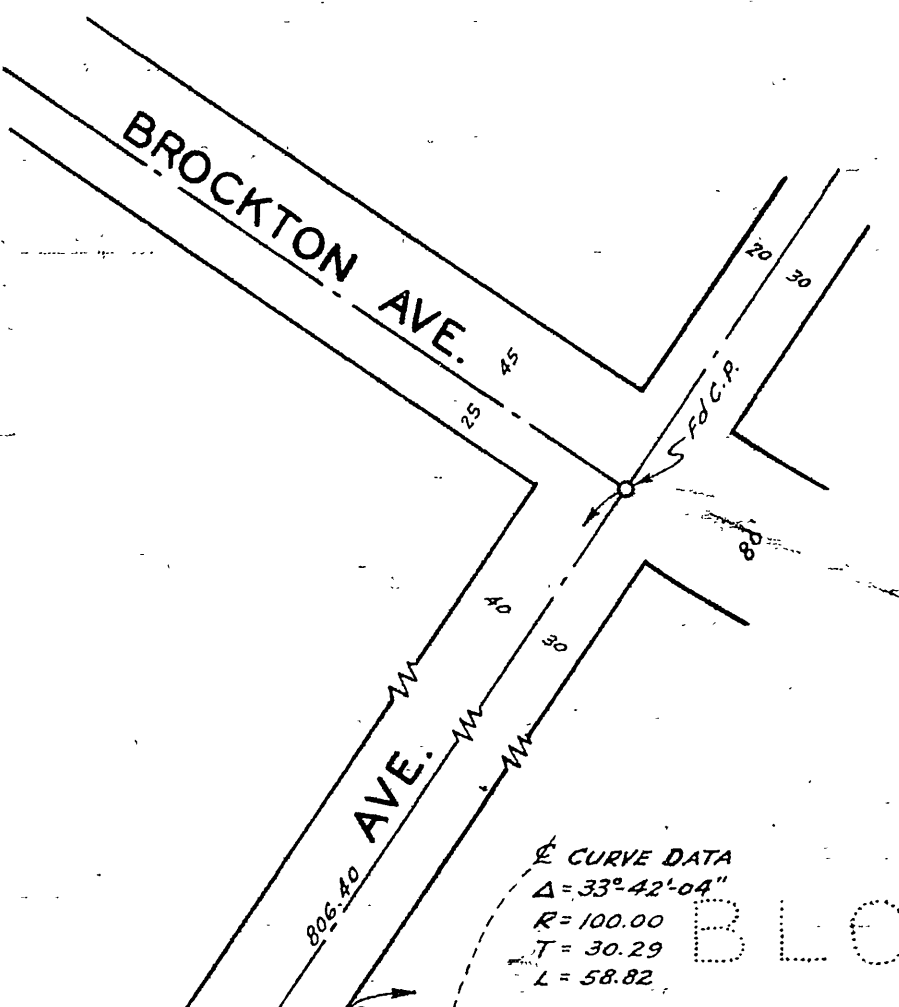
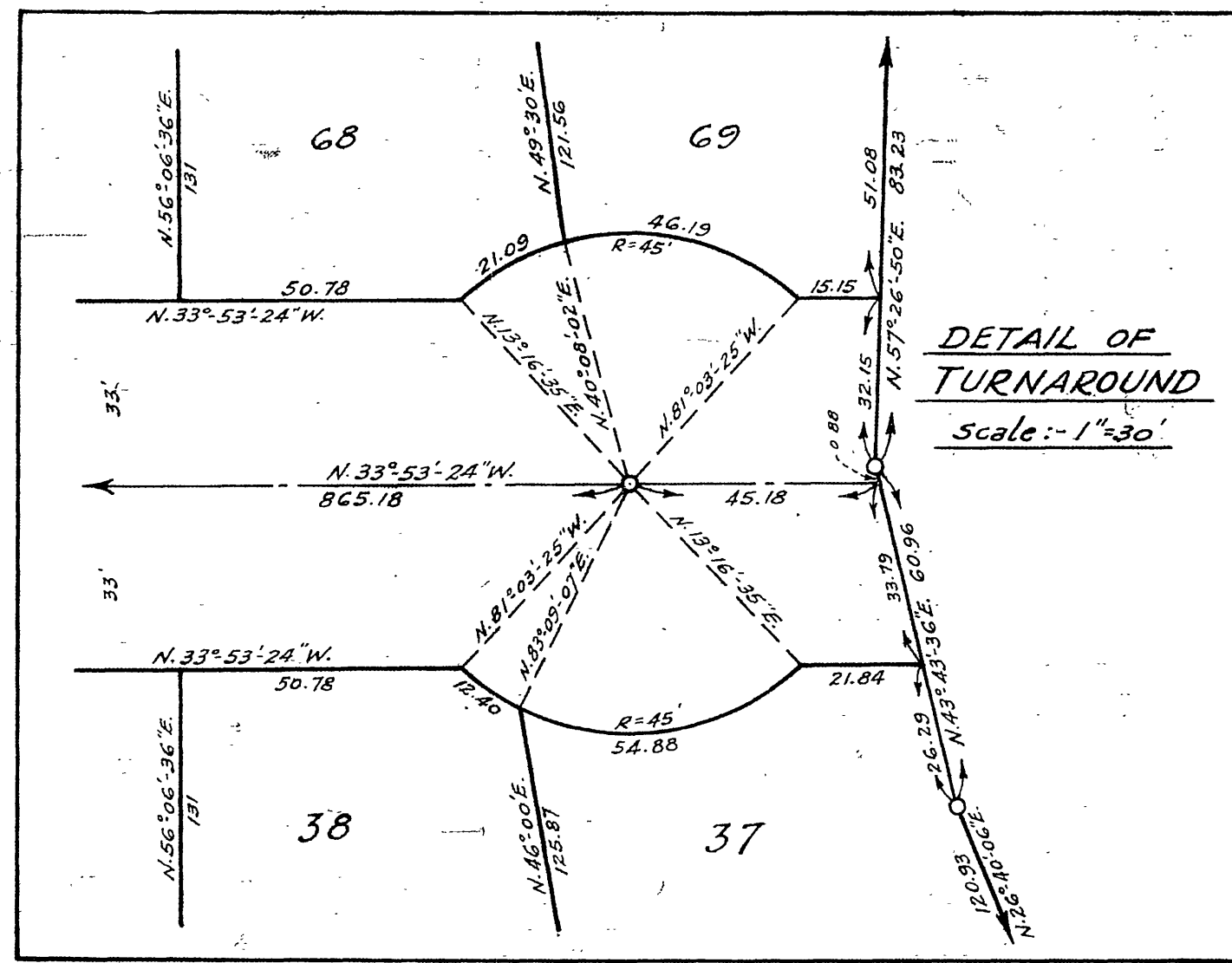
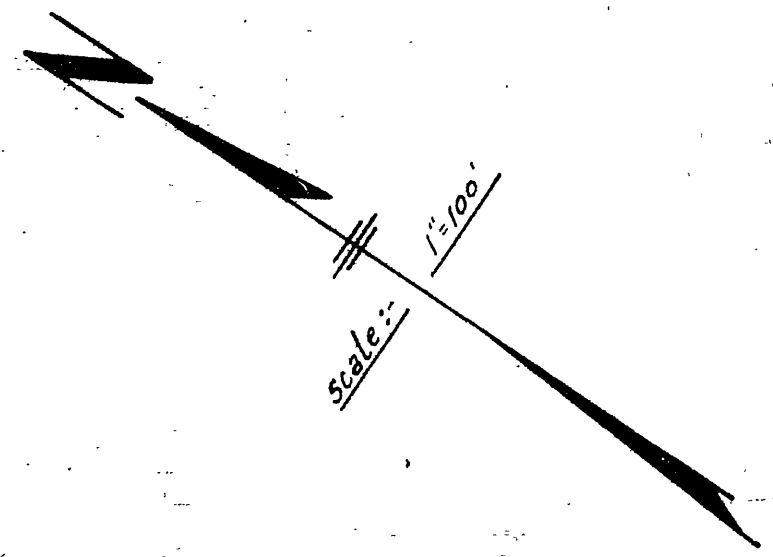
Dated Sept. 24 1951  
Fred H. Le Valley  
Asst. Street Superintendent

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, municipal, or local taxes, or special assessments collected as taxes, except taxes and special assessments, now a lien but not yet payable, which are estimated at \$ 425.00.

Dated Sept. 18 1951  
R.T. HICKS  
County Auditor  
By M. Frakowicka Deputy

-BY-  
ALBERT A. WEBB  
CIVIL ENGINEER  
APRIL - 1951

M.B. 24/85



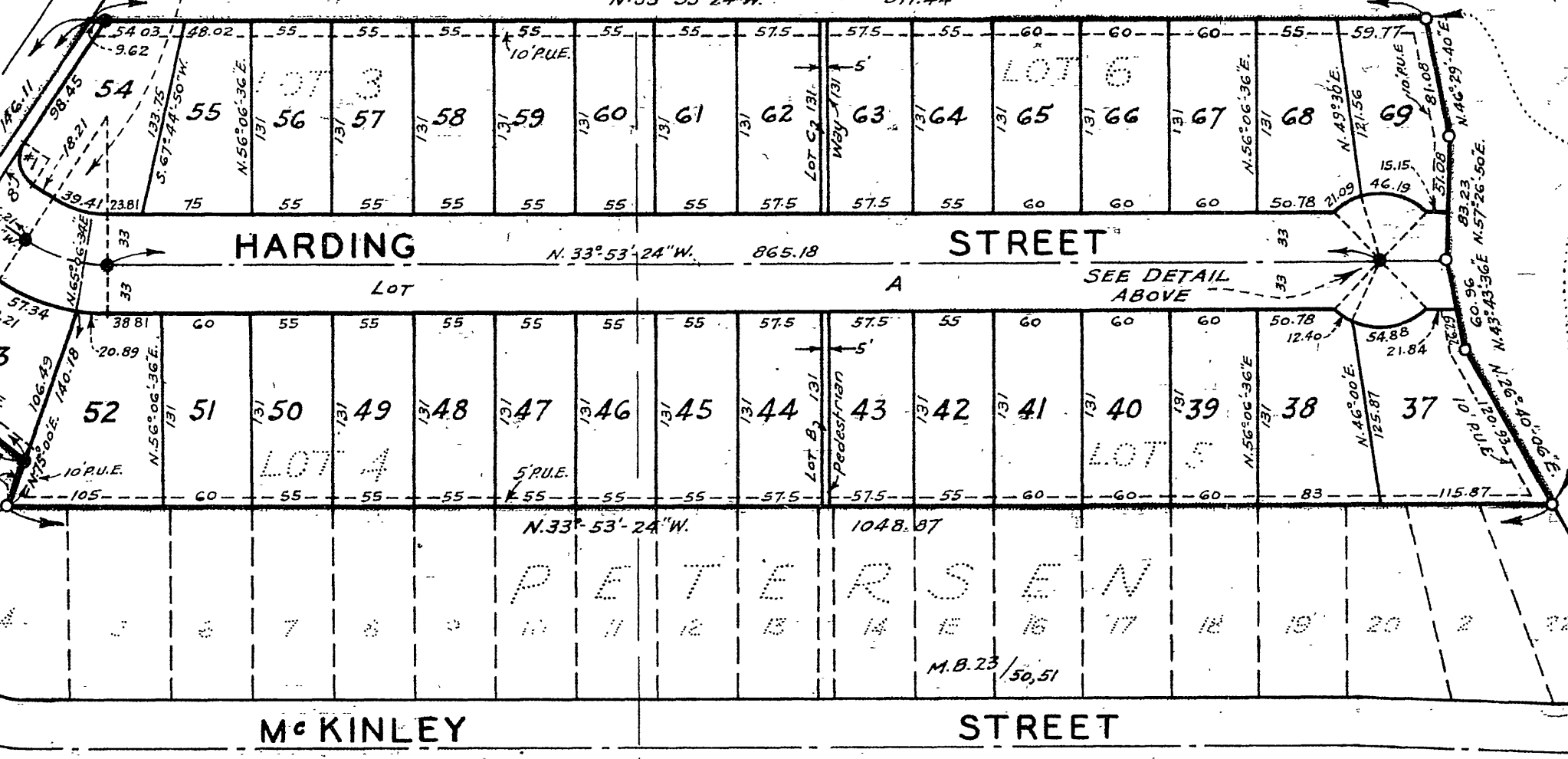
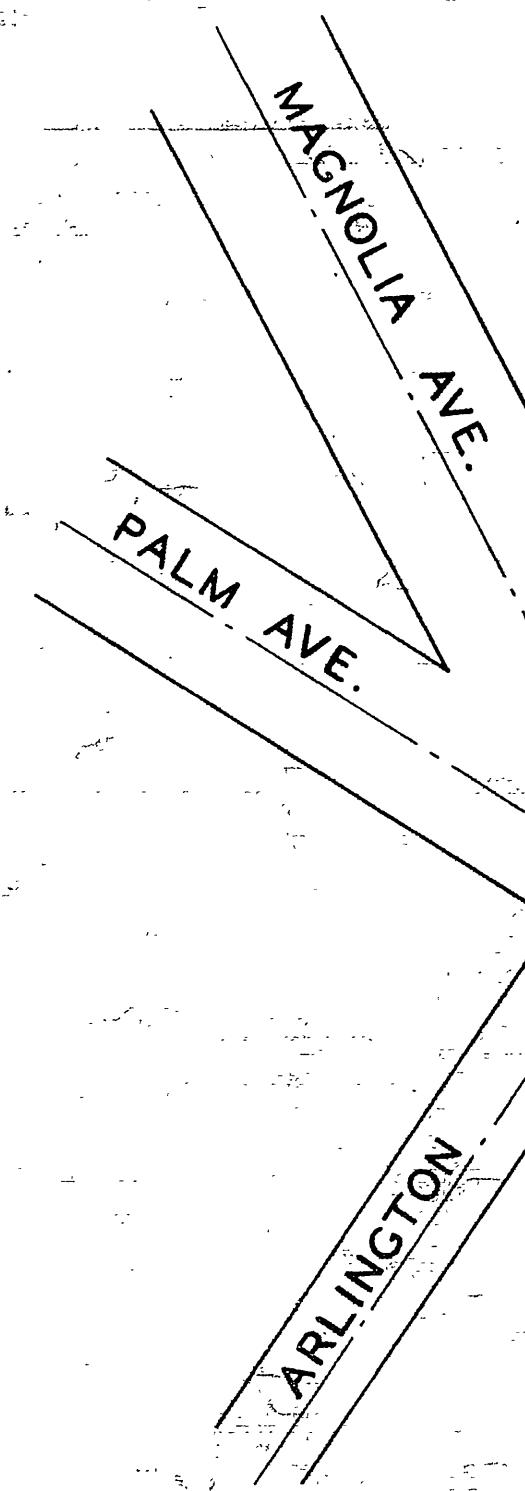
CURVE DATA  
 $\Delta = 33^\circ 42' 04''$   
 $R = 100.00$   
 $T = 30.29$   
 $L = 58.82$

BLOCK 19 R.L. & I. CO.

CURVE DATA #1, #2  
 $\Delta = 90^\circ$   
 $R = 20$   
 $T = 20$   
 $L = 31.42$

Portion of R.L. & I. Co.  
Lands Div. 1, P. 70 of Maps  
Rec. San Bernardino Co. Calif.

Compromise line as per deeds  
recorded in Book 1276 O.R. at pages  
363, 382 and 524 thereof; Records  
of Riverside County, California



SUBDIVISION

- NOTES:-
1. Basis of Bearings is the centerline of Arlington Ave. (N. 89° 48' 40" E.) as same is shown on map filed in Book 23 of Maps at pages 50 & 51 thereof, Records of Riverside County, California
  2. 3/4" I.P. tagged R.E. 846 & R.E. 1229 found at all points shown thus o unless otherwise noted

3. 3/4" I.P. tagged R.E. 1229 set at all points shown thus o
4. 2"x2" stakes tagged R.E. 1229 set at all lot corners unless otherwise noted
5. The property included within this subdivision is subject to an easement held by the Riverside Water Company, a corporation, for pipelines, flumes and ditches.

BY  
ALBERT A. WEBB  
CIVIL ENGINEER  
APRIL - 1951