

# KELLER PARK No.3

A SUBDIVISION OF PORTIONS OF LOTS 43, 44 AND 45 BLOCK 11  
VILLAGE OF ARLINGTON AS SHOWN IN BOOK 1, PAGE 62 OF MAPS.  
RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA

ALBERT E KELLER CIVIL ENGINEER ARLINGTON CAL.

OCTOBER 1951

SCALE - 1" = 80'

## OWNER'S CERTIFICATE

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 upon the annexed map and that we are the only persons whose consent is necessary to pass a clear title to said property and we consent to the making of said map and subdivision as shown within the colored border lines and hereby offer for dedication to the public use all the streets shown upon said map as Lots A, B, C and D within said subdivision; for the construction and maintenance of all public utilities the ten foot and five foot easements shown by dotted lines and designated as "5' P.U.E." and "10' P.U.E."

Albert E Keller Mae L Keller

State of California  
County of Riverside

On this 14th day of November 1951 before me Beulah M. Vaughn Notary Public, in and for the County of Riverside, State of California residing therein duly commissioned and sworn personally appeared Albert E Keller and Mae L. Keller known to me to be the persons whose names are subscribed to the within instrument and they 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.

Beulah M. Vaughn  
Notary Public in and for the County of Riverside, State of California

## ACCEPTANCE

RESOLVED: That this map consisting of one sheet be and the same is hereby accepted as the official map of KELLER PARK No.3, that the streets and utility easements shown hereon are hereby accepted as public streets and 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 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 20th day of Nov. 1951.

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

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 13th day of Nov. 1951.

A. J. Kennedy  
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 14th day of Nov. 1951.

James H. Smith  
Street Superintendent

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 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 16th day of Nov. 1951.

M. H. Irvine  
City Engineer

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 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.

Dated this 20th day of Nov. 1951.

W. G. Waite  
City Clerk of 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 the within map for unpaid state, County, Municipal or local taxes or assessments collected as taxes.

Dated this 13th day of Nov. 1951.

R. T. Hicks  
R. T. Hicks County Auditor  
W. H. Strode Deputy

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 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 Nov. 15th. 1951.

A. J. Kennedy  
Superintendent of Light and Water  
Department, City of Riverside

I hereby certify that this plat is approved by the Riverside City Planning Commission at its meeting held on the 2nd day of November 1951.

J. V. Williams  
Secretary  
Riverside City Planning Commission

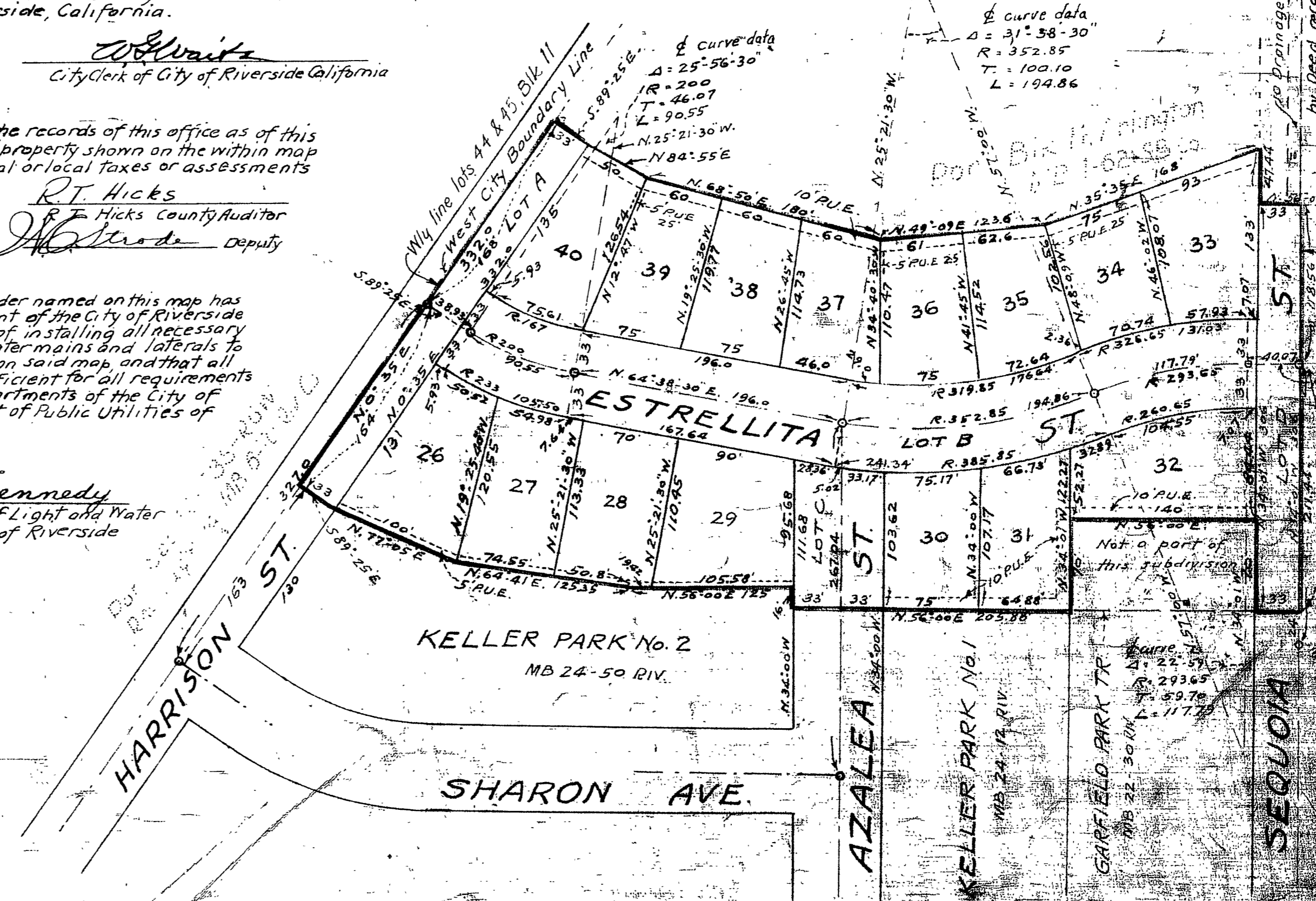
I hereby certify that I am a Registered Civil Engineer of the State of California, that this map consisting of one sheet correctly represents a survey made under my supervision in October 1951, that all the monuments shown hereon actually exist and their positions are correctly shown.

Albert E Keller  
Registered Civil Engineer No. 1369

## NOTES

The bearing of the center line of Garfield Avenue was taken as N. 56°-00'E. as the basis for this survey. A 2"x2 Redwood stake is set at each lot corner. A 1" iron pipe is set at each point shown thus O

Curve data  
Δ = 31°-58'-30"  
R = 352.85  
T = 100.10  
L = 194.86



10' Drainage Easement to City of Riverside  
by Deed recorded 6-3-47 in Bk 834 pg 615 of O.R.

SEQUOIA

M.B. 24/92

M.B. 24/92

Book 1