

IN THE CITY OF RIVERSIDE, CALIF.

NICHOLS SUBDIVISION

BEING A SUBDIVISION OF A PORTION OF LOT 264 OF MAP OF PARTS OF RUBIDOUX AND JURUPA RANCHOS PER MAP BOOK 8 PAGE 53 SAN BERNARDINO CO. AND ALSO AS SHOWN ON A PLAT RECORDED IN MAP BOOK 4, PAGE 75, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

July, 1951 - Scale 1"=100' K. IRVING MARSHALL
Civil Engineer Riverside County, California

FILED

FEB 15 1952
No. 6718 at 2:30 P.M.
Jack A. Ross
COUNTY RECORDER
by O. A. ... DEPUTY
Fee \$ 5.00
Filed by County Clerk

I hereby certify that I am a Registered Civil Engineer of the State of California; that this map, consisting of one sheet, represents a survey made under my supervision during July, 1951; that all monuments shown hereon actually exist and that they are sufficient to enable the survey to be retraced.

K. Irving Marshall
Registered Civil Engineer No. 1126.

We hereby certify that we are the owners of or have some right, title or interest in the land included within the subdivision shown hereon; that we are the only persons whose consents are necessary to pass a clear title to said land, that we hereby consent to the making and filing of said subdivision and map as shown within the blue border line, and we hereby offer for dedication to public use for construction and maintenance of all public utilities the 10-foot wide public utility easements shown by dotted lines and designated as "10' P.U.E.", and also for public street purposes Lot A.

Ollis E. Nichols Mary C. Nichols

STATE OF CALIFORNIA } ss
COUNTY OF RIVERSIDE }
On this 7th day of February, 1952, before me, Beulah M. Vaughn, a Notary Public in and for the County of Riverside, State of California, personally appeared OLLIS E. NICHOLS MARY C. NICHOLS 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.

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

I hereby certify that this map was approved by the Riverside City Planning Commission at its regular meeting held on the 6th day of DECEMBER, 1951.

J. V. Adams
Secretary, Riverside City Planning Commission.

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; and I am satisfied that this map is technically correct.

DATED Feb. 11, 1952
M. H. ...
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 curb line on all streets shown on said map; and that all P.U.E. shown on this map are sufficient for all of the requirements of the Electric Light and Water Department of the City of Riverside and for the Department of Public Utilities of said city.

DATED February 7th, 1952
A. ...
Superintendent of Light and Water Department, City of Riverside.

RESOLVED: That this map, consisting of one sheet, be, and the same is hereby accepted as the official map of Nichols Subdivision, and the streets and P.U.E. are hereby 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 13th day of FEB. 1952.

...
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 which have not been paid in full.

DATED February 8th, 1952
Oswald ...
Street Superintendent.

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.

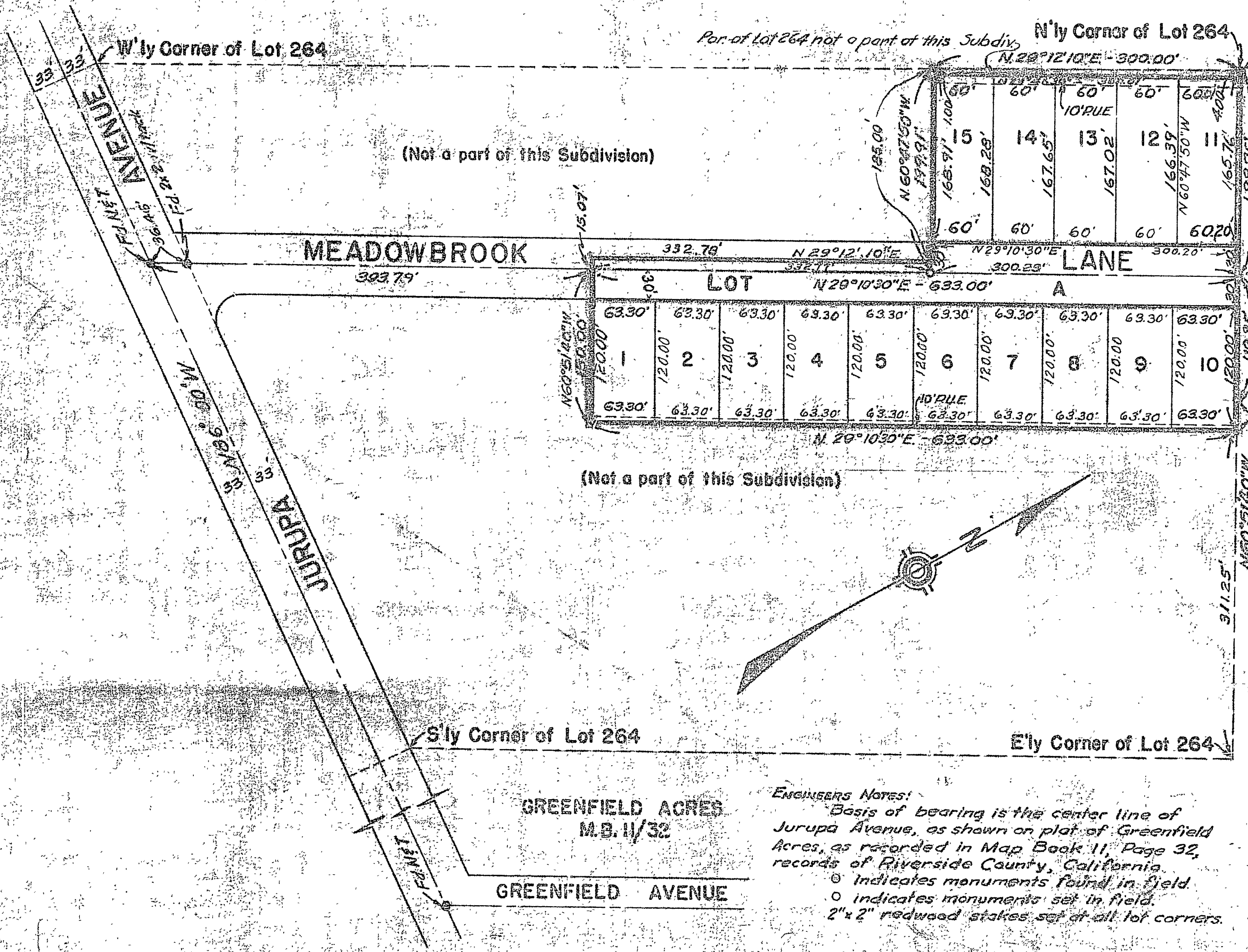
DATED FEB. 5, 1952
...
City Treasurer

STATE OF CALIFORNIA } ss
COUNTY OF RIVERSIDE }
I, W. G. Waite, City Clerk of the City of Riverside, California, hereby certify that an undertaking in said subdivision was approved and filed in my office prior to the final acceptance of this subdivision map.

W. G. Waite
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 on the payment of all taxes, State, County, and 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 the Board of Supervisors.

DATED this ... day of February, 1952
G. A. ...
County Clerk and ex-officio Clerk of the Board of Supervisors



ENGINEERS NOTES:
Basis of bearing is the center line of Jurupa Avenue, as shown on plat of Greenfield Acres, as recorded in Map Book 11, Page 32, records of Riverside County, California.
o indicates monuments found in field.
o indicates monuments set in field.
2" x 2" redwood stakes set at all lot corners.

GRAND MAJOR SUB M.E. 24 F. 88 & 89. RIVCO. 1/2 I.P. per Grand Major Sub. 197.76. 19.95. 31.25' N 60° 51' 20" W

M.B. 25/10

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