

MB 25/15

FILED

MAR 19 1952
Jack A. Ross
o a. r. wheat
Filed 11:15 A.M.
Fee \$5.00
Filed by County Clerk

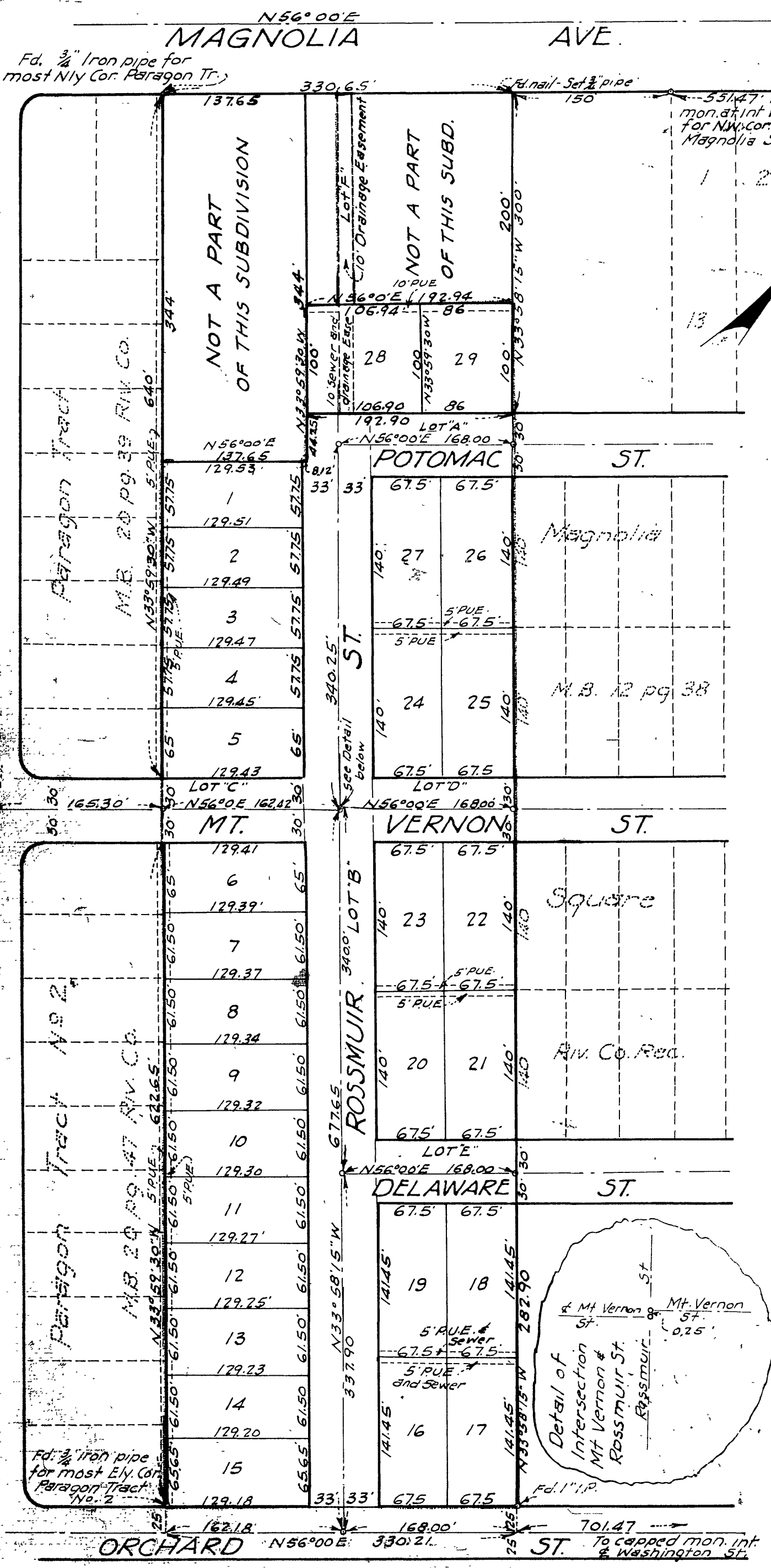
PHILIP ROSS SUBDIVISION

Being a Subdivision of a Portion of Lots 2 and 7 in Blk 20 R L & I. Co Lands as Shown by Map on File in Bk. 1 Pg. 70 Records of San Bernardino County, Calif.

January 1952

Donald J. McKee

Scale 1 in = 100 ft
Licensed Surveyor



STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) S.S.
On this 27th day of February 1952, before me, Audrey Palombi, a Notary Public in and for the County of Los Angeles, State of California, personally appeared Ivring B. Tolson and Arthur Wirtschafter known to me to be the President and Secretary respectively of the Corporation that executed the within instrument, known to me to be the persons who executed the same on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.
IN WITNESS WHEREOF I have hereunto subscribed my hand and affixed my official seal on this the day and year first above mentioned.

Audrey Palombi
Notary Public in and for the County of Los Angeles, Calif.

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) S.S.
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 my official seal of the City of Riverside California this 11th day of March, 1952.

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

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 (Subdivisions 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 10th day of March 1952
W. H. Swinn
City Engineer

Resolved: that this map consisting of one (1) sheet be and the same is hereby accepted as the official map of the Philip Ross Subd. 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, California this 11th day of March, 1952.

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

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 become a lien upon said property.

Dated this 26th day of FEB 1952
W. Smith
City Treasurer

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 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 28th day of February 1952
A. Kennedy
Superintendent of Light and Water Department's
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 which have not been paid in full.

Dated this 29th day of FEB 1952
Orval Adlington
Street Superintendent

I hereby certify that a bond in the sum of \$900.00 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 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 17th day of March 1952
G.A. Pequegnat, County Clerk and ex-officio
Clerk of the Board of Supervisors of the County of Riverside
By H.C. Begole
Deputy

I hereby certify that I am a Licensed Land Surveyor in the State of Calif. and that this map consisting of one sheet correctly represents a survey made under my supervision in January 1952 and that all the monuments shown hereon actually exist and their positions are correctly shown.

Donald J. McKee
Licensed Land Surveyor No 1875

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 Lots A, B, C, D & E and for construction and Maintenance of Public Utilities 5 & 10' Easements shown by dotted lines and designated 5 & 10' R.U.E. & Lot F Drainage Easement & Mariella Corp. by Ivring B. Tolson, Pres. Arthur Wirtschafter, Sec.

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 those taxes now a lien but not yet payable which are estimated to be \$900.00.

Dated this 28th day of February 1952
R.T. Hicks
R.T. Hicks, County Auditor Deputy

Note: Bearings are based on the center line of Orchard St. shown as N56°00'E on Map of Paragon Tract No 2 Rec. in M.B. 20 Pg. 47 Rec. of Riverside Co. Calif.

3/4" Iron pipe set at all corners shown thus - unless otherwise noted
2x2 Redwood stakes tagged L.S. 1825 set at all lot corners

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 7th day of FEB 1952.

J. V. Adams Sec.
Riverside City Planning Commission

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