

IN THE CITY OF RIVERSIDE, CALIFORNIA
KELLER PARK NO. 4

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

FILED

JULY 16 1952
 No. 25197 at 11:00 A.M.
JACK A. ROSS
 COUNTY RECORDER
 by Alma Burch DEPUTY
 Fee \$5.00
 Filed by County Clerk

Por. 1st 15, Blk 10
 R. L. & L. Co. Inc.

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, and C within said subdivision, and for construction and maintenance of all public utilities and public sewers, the five foot utility easements shown by dotted lines and designated as "5' P.U.E. and sewer"; also the "5' x 25' P.U.E." for public utility purposes.

Albert E. Keller Mae S. Keller

ALBERT E. KELLER CIVIL ENGINEER ARLINGTON CAL.

SCALE 1" = 80' JUNE 1952.

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 7th day of July 1952 M. H. Swine
 City Engineer

State of California
 County of Riverside

On this 8th day of June 1952 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 S. 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

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 8th day of July, 1952 W. G. Waite
 City Clerk of City of Riverside 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. 4, that the streets, utility sewer easements shown hereon are hereby accepted as public streets, utility sewer 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 8th day of July 1952.

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 6th day of June 1952 FRED D. SMITH
 City Treasurer,
H. L. Bennett, Deputy

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 6th day of June 1952 Orval Colburn
 Street Superintendent.

I hereby certify that this plat is approved by the Riverside City Planning Commission at its meeting held on the 5th day of JUNE 1952.

J. W. Adams Secretary
 Riverside City Planning Commission

I hereby certify that a bond in the sum of \$250.00 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 14th day of July 1952 Gordon A. Pequegnat
 County Clerk and ex officio Clerk of the Board of Supervisors of the County of Riverside

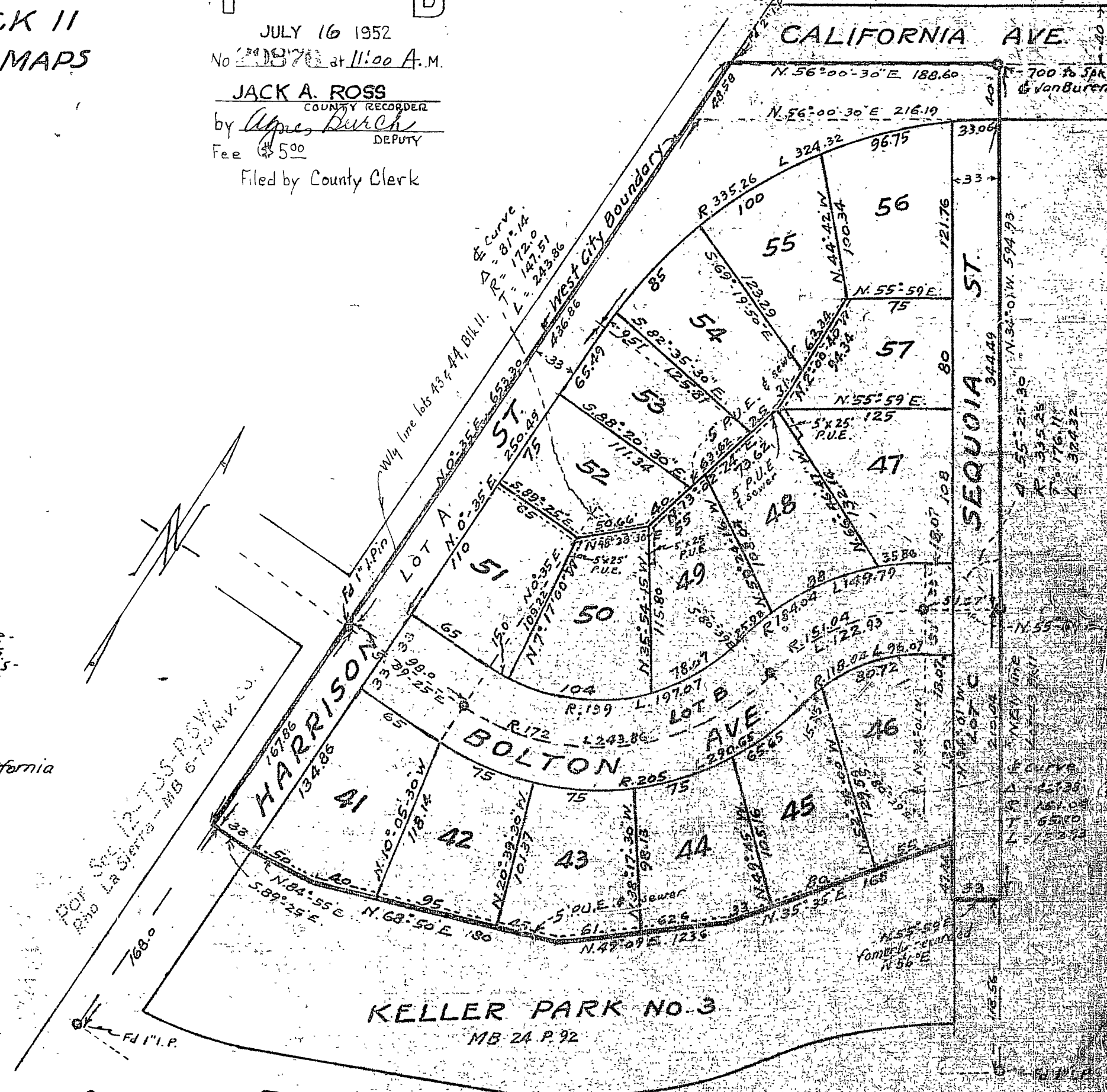
By A. J. Rogole Deputy

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 taxes now a lien but not yet payable which are estimated to be \$250.00.

Dated this 13th day of June 1952 R. T. Hicks
 County Auditor
W. G. Waite 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 curb line 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 July 3rd 1952 A. Kennedy
 Superintendent of Light and Water Department City of Riverside



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 May 1952, that all the monuments shown hereon actually exist and their positions are correctly shown.

Albert E. Keller
 Registered Civil Engineer No. 1369

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

M.B. 25/41

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Book No. 1

MB 25/41