

IN THE CITY OF RIVERSIDE CALIF. MONROE MANOR

Being a Subdivision of a Portion of the North West Quarter of the North West Quarter of Section 34 T. 2 S. R. 5 W. S.B.B. & M. and a Portion of lot 78 of Groftholdt Sub. as shown by Map on file in Book 7 Pg. 31 of Maps Records of Riverside Co. Calif.

July 1952 Scale 1 in. = 100 ft.
Donald J. McKee - Licensed Surveyor

FILED

JULY 31 1952
No. 32364 at 2:15 P.M.

JACK A. ROSS
COUNTY RECORDER
by O. A. West DEPUTY
Fee \$5.00
Filed by County Clerk.

Resolved: that this map consisting of one (1) sheet be and the same is hereby accepted as the official map of "Monroe Manor" and the streets and rights of way shown hereon are hereby 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 this 22nd day of July 1952.

W. L. Adams
City Clerk of the City of Riverside, Calif.

Note: Bearings are based on the center line of EMERSON ST. as shown by Map of SMITH-McMAHON SUB. as filed in M.B. 21 pg. 87 Records of Riverside Co. Calif. 1/4" 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 10th day of July 1952.
J. V. Adams
Secy Riverside City Planning Commission

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

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 the official seal of the City of Riverside this 22nd day of July 1952.

W. L. Adams
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 this 14th day of July, 1952
Orval Ockelton
Street Superintendent

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 lines 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 this 17th day of July 1952
A. J. Kearney
Supt. of Light and Water Depts. of the City of Riverside.

State of California } S.S.
County of Riverside }

On this 18th day of July 1952 before me the undersigned a Notary Public in and for the County of Riverside, State of California, personally appeared CLYDE MONROE and MILDRED MONROE

known to me to be the persons who executed 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 on this the day and year first above mentioned.

Lou N. Wright
Notary Public in and for the County of Riverside, Calif.

I hereby certify that I am a Licensed Land Surveyor in the State of California and that this map consisting of one (1) sheet correctly represents a survey made by me in July, 1952, and that all the monuments shown hereon actually exist and their positions are correctly shown.

Donald J. McKee
Licensed Land Surveyor No. 7825

I hereby certify that a bond in the sum of \$25.00 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 25th day of July 1952
G.A. Pequegnat, County Clerk and Ex-officio Clerk of the Board of Supervisors of the County of Riverside

W. G. Waite
Deputy

I hereby certify that I have examined the within map, that the subdivision shown hereon is substantially as it appeared on the tentative map and any alterations thereof; that all provisions of Chapter 1265 Sub-Division 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 drainage, 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 21st day of July, 1952
M. H. Irvine
City Engineer

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 14th day of July 1952
J. H. Smith
City Treasurer

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 and State, County, Municipal or local taxes or special assessments collected as taxes, except taxes and special assessments now due but not yet payable which are estimated at \$325.00.

Dated this 16th day of July 1952
R. T. Hicks
County Auditor, County of Riverside, Calif.
W. G. Waite
Deputy

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 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 street purposes, Lot A and for construction & maintenance of Public Utilities, Sewer & Storm Drains 10 easements shown by dotted line and designated sewer, storm & Ave and for construction and maintenance of Public Utilities the 10 easements shown by dotted line and designated in this map. Also 10 easement for Sewer and Storm Drain shown on Lot B.

Book 109

MB 25/44

M.B. 25/44

