

# IN THE CITY OF RIVERSIDE, CALIFORNIA PRINCE ALBERT ESTATES

BEING A SUBDIVISION OF LOT 46 AND A PORTION OF LOT 45 OF CASTLEMAN'S ADDITION TO RIVERSIDE,  
AS RECORDED IN BOOK 3 OF MAPS AT PAGE 19 THEREOF, RECORDS OF SAN BERNARDINO CO., CALIF.

FILED

MAR 17 1953

FILED BY COUNTY CLERK

SUBSTITUTION

We hereby certify that we are the owners of, or have some right, title or interest in and to the land included within the subdivision shown upon the annexed map consisting of two (2) sheets; that we are the only persons whose consent is necessary in pass a clear title to said land; that we consent to the making and filing of this map and subdivision as shown within the enclosed border lines, and we hereby offer for dedication to public use for the purposes lots A to C inclusive; and for construction and maintenance of public utilities the 5 ft & 10 ft public utility easements designated on said map.

L. A. Walling  
Frances Walling  
Russell Walling  
Lou Ella Walling

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )

On this 13th day of March, 1953, before me the undersigned, a Notary Public in and for said County, and State, residing therein, duly commissioned and sworn, personally appeared

L. A. Walling, Frances Walling, Russell Walling  
and Lou Ella Walling

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 seal this day and year in this certificate first above written.

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )

Dorothea DePeugh  
DOROTHEA DePEUGH  
Notary Public in and for the County of Riverside, State of California.

STATE OF CALIFORNIA )  
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, California, this 17th day of March, 1953.

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

I hereby certify that this map was approved by the Riverside City Planning Commission at its meeting held on the 11th day of MARCH, 1953.

J. V. Adams  
Secretary Riverside City Planning Commission

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 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 March 16th 1953  
A. J. Kennedy  
Superintendent of Light and Water Depts. of the City of Riverside

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 Ordinance No. 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 17th March 1953  
M. H. Swine  
City Engineer

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of two (2) sheets correctly represents a survey made under my supervision during February 1953, that all monuments shown hereon actually exist and their positions are correctly shown.

Dated MARCH 13 1953  
J. T. Brown  
Registered Civil Engineer No. 102

NOTES:-

1. Basis of Bearings is the centerline of Sedgwick Avenue (Map No. 24) as same is shown on map filed in Book 24 of Maps of page 40 thereof, Riverside County Records.
2. Set 3/4" I.P. tagged R.E. 7702 of all points shown thus O unless otherwise noted.
3. Set 2" x 2" Redwood stakes tagged R.E. 7702 of all corners unless otherwise noted.

BY  
ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA  
FEBRUARY 1953

RESOLVED - That this map, consisting of two (2) sheets, B, and the same hereby submitted to the official map of Prince Albert Estates; that the same be accepted as public utility easements and public utility easements on the City of Riverside and that the same be recorded on the official map of the City of Riverside and that the same be recorded on the official map of the City of Riverside and that the same be recorded on the official map of the City of Riverside.

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

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 liens, which have not been paid in full. This certificate does not include any special assessments, bonds and liens which have not yet become a lien upon said property.

Dated MARCH 17th 1953  
W. G. Waite  
City Clerk

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 MARCH 17th 1953  
Orval Adkins  
Street Superintendent

I hereby certify that a bond in the sum of \$200.00 was 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 a condition of filing this map with the County Recorder and a lien against said property, but not yet payable, and said bond has been duly approved by the Board of Supervisors.

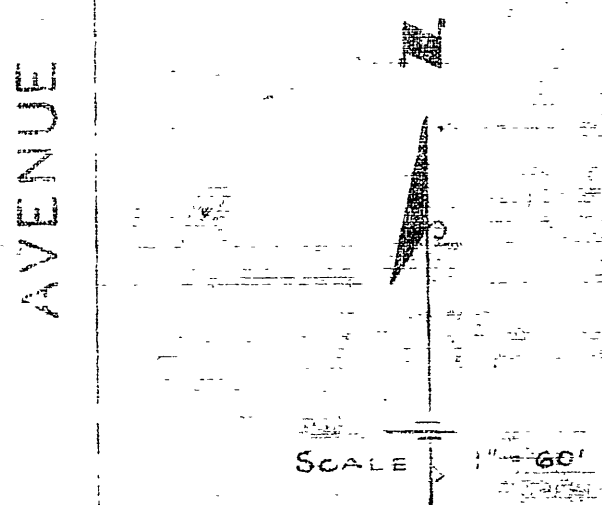
Dated MARCH 23rd 1953  
By H. C. Beagle Deputy  
County Clerk of the Board of Supervisors of the County of Riverside, Calif.

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 for unpaid State, County, Municipal or local taxes, special assessments collected as taxes, except taxes now a lien, but not yet payable which are estimated to be \$600.00.

Dated March 13th 1953  
By W. H. Kyle Deputy  
County Collector

M.B. 2617

M.B. 2617



By  
 ALBERT A. WEBB ASSOCIATES  
 CIVIL ENGINEERS  
 FEBRUARY 1953 SCALE 1"=60'

- NOTES:-
1. Basis of Bearings is the centerline of Sedgwick Ave. (N 0°14'E) as same is shown on map filed in Book 24 of Maps at page 49 thereof, Riverside County Records.
  2. Set 3/4" I.P. tagged R.E. 7707 at all points shown thus unless otherwise noted.
  3. Set 2"x2" Redwood stakes tagged R.E. 7702 at all corners unless otherwise noted.

M.B. 26/18

M.B. 26/18