

26/27

IN THE CITY OF RIVERSIDE LOS RANCHITOS SUBDIVISION

BEING A SUBDIVISION OF A PORTION OF LOT 4 OF DIVISION "A" OF WASHINGTON SQUARE AS
RECORDED IN MAP BOOK 4 AT PAGE 70 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

FILED

MAY 20 1953
No. 2170 a/c. r.d. M
JACK A. ROSS
By Da. M. Ross COUNTY RECORDER
DEPUTY
Fee \$5.00
Filed by County Clerk
SUBD'N GTEE STICO.

M.B. 26/27

We hereby certify that we are the owners of, or have some right, title or interest in the land within the subdivision shown hereon the annexed map consisting of two (2) sheets; that we are the only persons whose consent is necessary to pass a clear title to said land, and we hereby consent to the making and filing of said subdivision and map as shown within the colored border lines, and we hereby offer for dedication to public use for street purposes and pedestrian ways, Lot A to ~~inclusive~~ and for construction and maintenance of public utilities the 10' public utility easements designated 10' P.U.E.

KENDALE HOMES,
a limited Partnership
by Nale Curdson
General Partner

STATE OF CALIFORNIA } ss.
COUNTY OF RIVERSIDE }

On this 11th day of MAY 1953, before me, the undersigned, a Notary Public in and for said County and State, personally appeared NALE CURDSON

Known to me to be one of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership 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.

Lou N. Wright
Notary Public in and for said
County and State

STATE OF CALIFORNIA } ss.
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 11th day of May 1953

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

I hereby certify that a bond in the sum of \$300.00 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 the annexed 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 May 18, 1953

G. A. PEQUEGNAT
County Clerk and Ex-officio Clerk
of the Board of Supervisors

By H. R. Begole Deputy

I hereby certify that this map was approved by the Riverside City Planning Commission at its meeting held on the 2nd day of APRIL 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 May 11th 1953

A. J. Kennedy
Superintendent of Light and Water
Depts of 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 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, 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 11th May 1953

M. H. Irvine
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 March 1953 and that all monuments shown hereon actually exist and their positions are correctly shown.

C. W. Bowman
Registered Civil Engineer No. 7702

ENGINEER'S NOTES:
Basis of Bearings is the centerline of Lincoln Avenue, taken as N. 56° 00' 00" E., as shown on map of Washington Square recorded in Book 4 of Maps at page 70 thereof, Riverside County Records.

Set $\frac{3}{4}$ " I.P. tagged R.E. 7702 at all points shown thus \circ unless otherwise noted.

Set 2"x2" stakes at all lot corners tagged R.E. 7702 unless otherwise noted.

RESOLVED: - That this map, consisting of two (2) sheets, be and the same is hereby accepted as the official map of Los Ranchitos Subdivision; that the streets, pedestrian ways and public utility easements hereon are hereby accepted as public streets, pedestrian ways and public utility 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 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 12th day of May 1953.

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/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 29th April 1953

J. A. Bunt
Deputy City Treasurer

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 April 29 1953

Orval Adlington
Street Superintendent

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, or special assessments collected as taxes, except taxes and special assessments, now a lien but not yet payable, which are estimated at \$300.00

Dated May 1st 1953

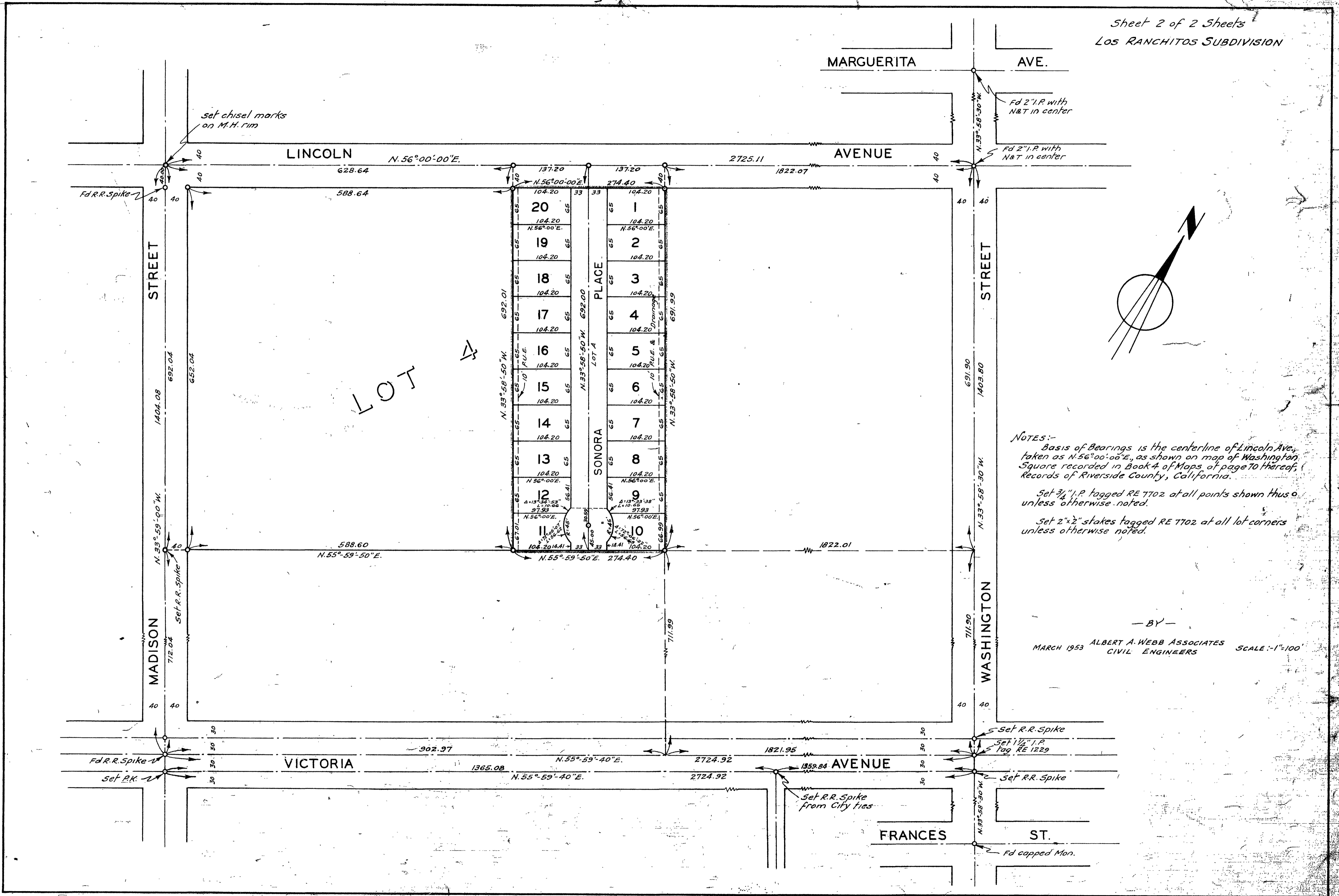
V. M. HYDE
COUNTY TAX COLLECTOR
By W. Strode Deputy

-BY-
ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

M.B. 26/27

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NOTES:-
 Basis of Bearings is the centerline of Lincoln Ave., taken as N.56°00'00"E., as shown on map of Washington Square recorded in Book 4 of Maps at page 70 thereof, Records of Riverside County, California.

Set 3/4" I.P. tagged RE 7702 at all points shown thus o unless otherwise noted.
 Set 2"x2" stakes tagged RE 7702 at all lot corners unless otherwise noted.

—BY—
 MARCH 1953 ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS SCALE: -1"=100'

M.B. 26/28

BOOK

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