

IN THE CITY OF RIVERSIDE CALIF. JURUPA GRANDE HOMES UNIT NO. 1

Being a Subdivision of Lot 1, and a por. of Lot 2, GRAND AVE. TRACT. Rec. in M.B. 6, Page 77, Rec. of Riverside County, Calif.

October, 1952

Scale: 1 in. = 100 ft.

Donald J. McKee

Licensed Surveyor

FILED

JUNE 17 1953

No. 13116 at 2:42 P.M.

JACK A. ROSS

COUNTY RECORDER

by D.G. M. DEPUTY

Fee \$5.00

Filed by County Clerk

SUBD'N GTEE STCO.

M.B. 26/43

We hereby certify that we are the owners of, or have some right, title or interest in the land included within the subdivision shown on the within 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 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 to E inclusive, and for Public Utilities and Public Sewers, the five and ten foot easements shown by dotted lines and designated "5' PUE", "10' PUE", "5' Drainage and Sewer Easement"

JURUPA GRANDE HOMES, INC.
Fitch M. Behr President
Ray E. Frasure Vice President

Security Title Insurance Company Trustee
by Joseph D. Long Vice President
by Arnold W. Lyon Assistant Secretary

State of California } s.s.
County of Los Angeles }
On this 7th day of OCT. 1952, before me ELEANOR MONICA HUGHES a Notary Public in and for the County of Los Angeles, State of California, personally appeared FITCH M. BEHR and RAY E. FRASURE known to me to be the President and Vice President, 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 day and year first above mentioned.

Eleanor Monica Hughes
Notary Public in and for the County of Los Angeles
my Commission expires 5/23/56

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 the subdivision, was approved and filed in my office prior to the final acceptance of this subdivision map. WITNESS my hand and official seal, this 9th day of June, 1953.

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 which have not been paid in full.
Dated this 7th day of APRIL 1953

Orval Colbright
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 April 1953.

A. J. Kennedy
Supt. of Light and Water Departments of the City of Riverside, California.

RESOLVED: That this map consisting of two sheets, be, and they same is hereby accepted as the official map of JURUPA GRANDE HOMES, Unit No. 1, 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 therein 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 7th day of June 1953.

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 all plans and specifications for drains, drainage, sewer and drainage works sufficient to protect all lots in subdivision from flood 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 11th day of June 1953

W. G. Waite
City Engineer

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 9th day of APRIL 1953

J. V. Adams Sec.
Riverside City Planning Commission.

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 does not include any special assessments, the bonds of which have not become a lien upon said property.
Dated this 7th day of APRIL 1953

W. G. Waite
City Treasurer.

I hereby certify that I am a Licensed Land Surveyor in the State of California, and that this map, consisting of two (2) sheets, correctly represents a survey made under my supervision in October, 1952 and that all the monuments shown hereon actually exist and their positions are correctly shown

Donald J. McKee
Licensed Land Surveyor.

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 to be \$1400.00.
Dated this 3rd day of March 1953

V. M. Hyde
County Tax Collector, County of Riverside, Calif.
Deputy

I hereby certify that a bond, in the sum of \$1400.00 has been executed and filed deposited 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 15th day of June 1953

G. A. Pequegniel
County Clerk and ex officio
Clerk of the Board of Supervisors

State of California } s.s.
County of Riverside }
On this 21st day of APRIL 1953, before me THE UNDERSIGNED a Notary Public in and for the County of Riverside, State of California, personally appeared JOSEPH S. LORIS and EDWARD W. BYERS known to me to be the Vice President and Assistant 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 day and year first above mentioned.
W. G. Waite
Notary Public in and for the County of Riverside, California.

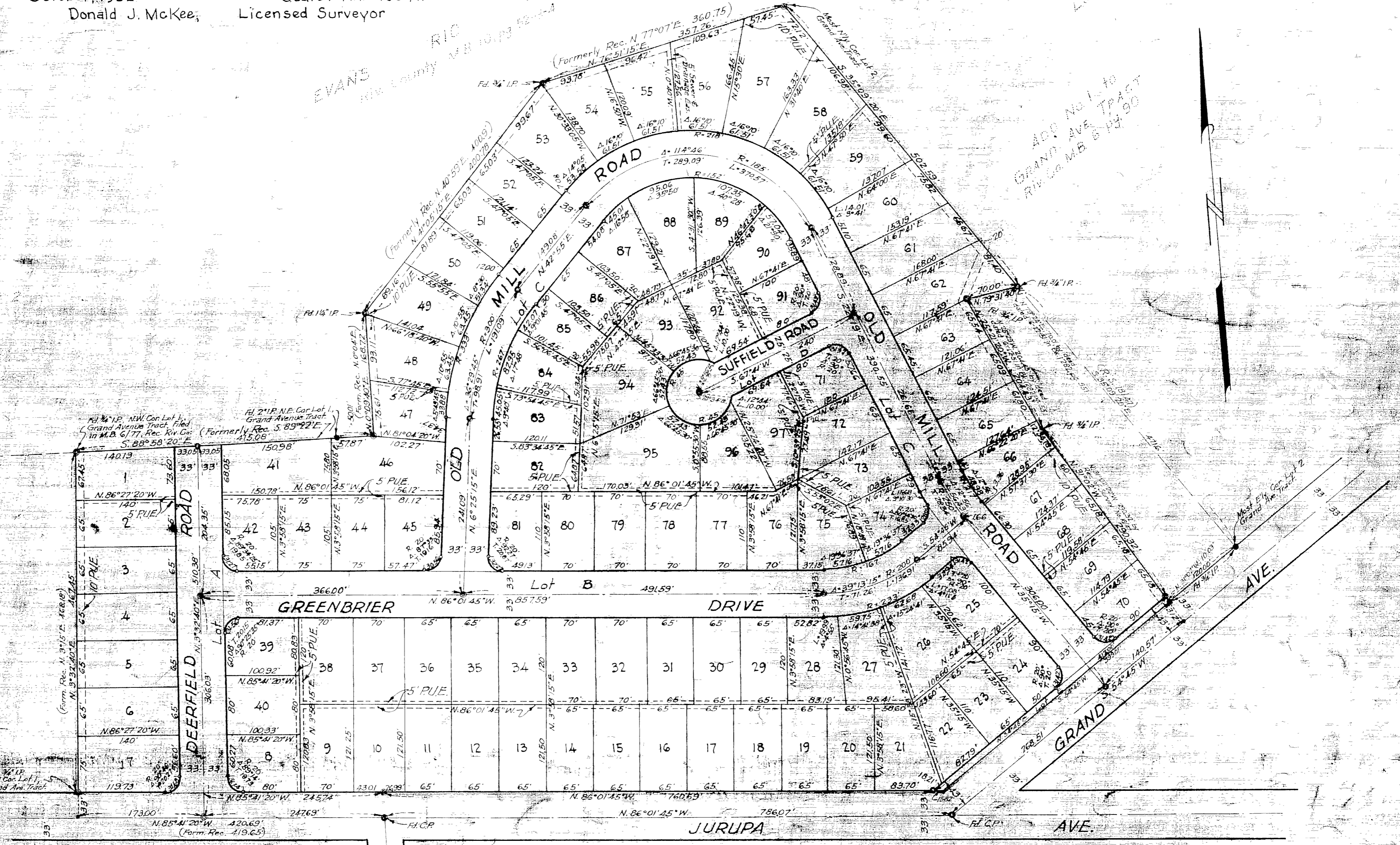
M.B. 26/43

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IN THE CITY OF RIVERSIDE CALIF. JURUPA GRANDE HOMES

UNIT NO. 1

Being a Subdivision of Lot 1 and a portion of Lot 2, GRAND AVE. TRACT,
Rec'd in M.B. 6, Page 77, Rec. of Riverside County, California
October, 1952. Scale: 1 in. = 100 ft.
Donald J. McKee, Licensed Surveyor



Note: Bearings are based on the NWly. line of Grand Avenue Northeastly of Jurupa Avenue as being S. 54° 45' W. as shown on map of Add. No. 1, Grand Ave. Tract, filed in M.B. 6, page 90, records of Riverside County, California.
 * 3/4" Iron pipe monuments set, unless otherwise noted.
 * 2"x2" Redwood stakes set at all lot corners.

M.B. 26/144

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