

IN THE CITY OF RIVERSIDE UNIVERSITY ESTATES UNIT NO 3

Being a resubdivision of a por. of Lot 28, Castleman's Addition, as shown by map on file in Book 3, Page 19 of Maps, Records of San Bernardino County, California
April, 1953
Scale: 1 in = 100 feet.

Donald J. McKee, Licensed Surveyor

FILED

October 30, 1953
No. 26163 at 2:00 P.M.
Jack A. Ross
County Recorder
By D. A. Read
Deputy
Fee #509
Filed by County Clerk
Subdn Gtee-RTCo.

MB 26/63

I hereby certify that a bond in the sum of \$ _____ 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 _____ day of _____ 1953.

by _____
Deputy
G. A. Pequegnat
County Clerk and ex-officio
Clerk of the Board of Supervisors

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 this one (1) sheet; 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, B, C & D, and for construction of public utilities the five and ten foot easements shown by dotted lines and designated "5'-PUE", "10'-PUE", and for Drainage purposes the five foot easements shown by dotted lines and designated "5'-Drainage Easement."

Alice H. Erwin R. A. Erwin

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 all plans and specifications for drains, drainage, sewer and drainage works sufficient to protect all lots in 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 26th day of October, 1953

M. H. Irvine
City Engineer

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 23rd day of October, 1953

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

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 October, 1953

Donald Colburn
Street Superintendent

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 15th day of October, 1953

J. V. Adams
Secretary Riverside City Planning Commission

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 April 1953 and that all the monuments shown hereon actually exist and their positions are correctly shown

Donald J. McKee
Licensed Land Surveyor No. 1075

State of California } ss
County of Riverside }
On this 23rd day of October, 1953, before me, the undersigned a Notary Public in and for the County of Riverside, State of California, personally appeared R. A. Erwin and Alice H. Erwin, known to me to be the persons who executed the within instrument, and they acknowledged to me that they executed the same
WITNESS my hand and official seal

Ernest DeLoach
Notary Public in and for the County of Riverside, California

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 the subdivision was approved and filed in my office prior to the final acceptance of this map

In WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside this 27th day of October, 1953
W. G. Waite
City Clerk of the City of Riverside California

RESOLVED That this map, consisting of one (1) sheet be and the same is hereby accepted as the official map of University Estates Unit No. 3 and the streets and rights of way shown 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 27th day of October, 1953
W. G. Waite
City Clerk of the City of Riverside California

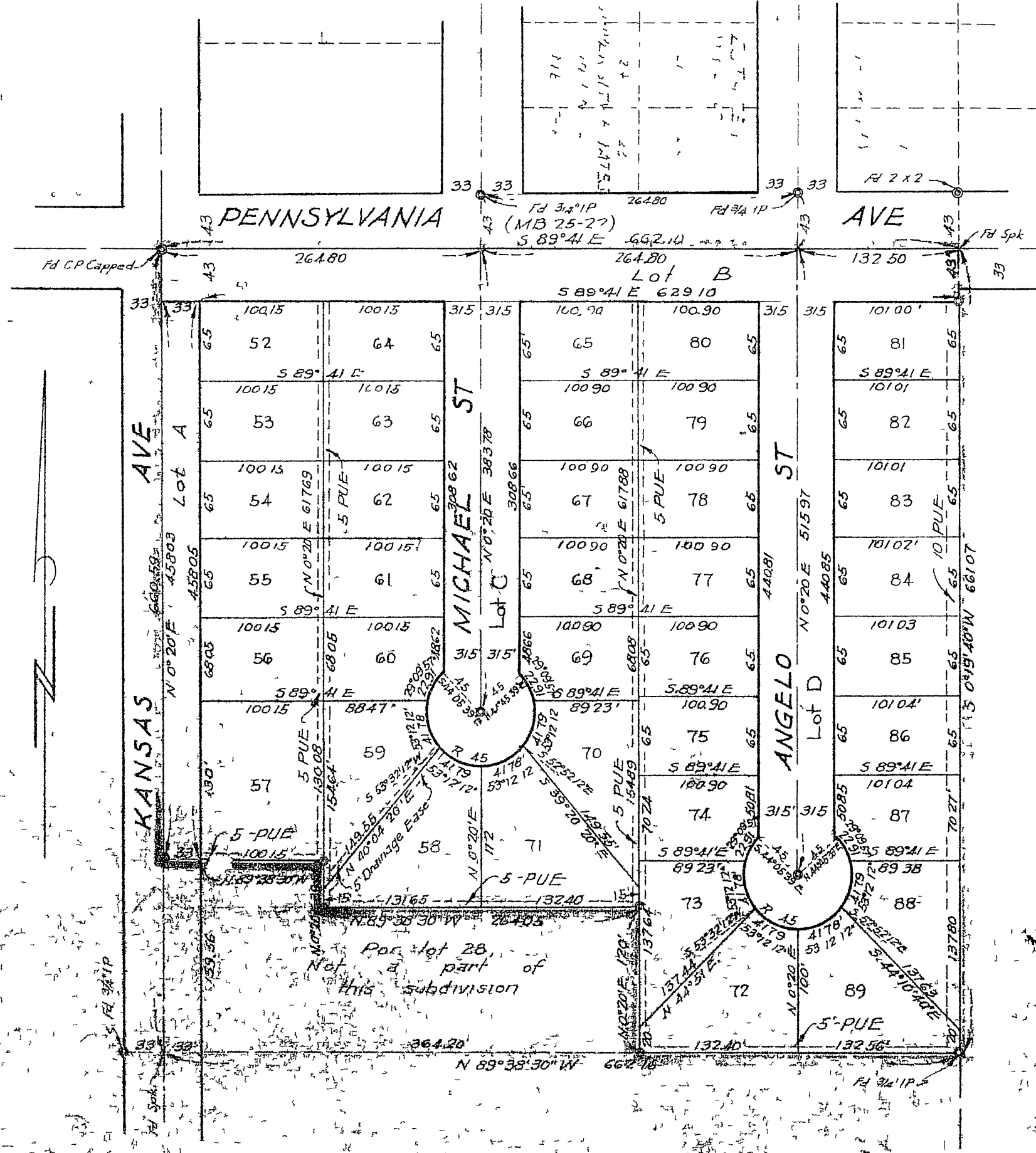
I hereby certify that according to the records of this office the property shown on this map is not subject to any special assessments, bonds and/or liens which have not been paid in full. This does not include any special assessments, the bonds of which have not become a lien upon said property
Dated this 14th day of October, 1953

W. G. Waite
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 for unpaid State, County, Municipal or local taxes, or special assessments collected as taxes

Dated this 26th day of October, 1953
by W. G. Waite Deputy
V. M. Hyde, County Tax Collector

NOTE: Bearings are based on the center line of Pennsylvania Ave as being N. 89° 41' W as shown on map of University Estates filed in Map Book 26 page 1, Records of Riverside County, Calif
• 3/4" Iron Pipe Monument set unless otherwise noted
• 2x2" Redwood stakes tagged "L.S. 1675" set at all lot corners



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