

27/33

IN THE CITY OF RIVERSIDE

OAK MANOR TRACT UNIT NO. 3

BEING A SUBDIVISION OF A PORTION OF LOT 29, S.C.C.A
LANDS. M.B. 7-3, REC. S.B. CO. CALIF.
MARCH 1954 J.F. DAVIDSON, C.E. SCALE 1"=100'

FILED
APRIL 28 1954

No. _____ at 1:00 P.M.
by JACK A. ROSS
COUNTY RECORDER
DEPUTY
Fees \$5.00
Filed by County Clerk
SUB'DN GTEE-RTCo.

M.B. 27/33

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 12B (Subdivision Map Act) Statutes of California, 1943, and of Ordinance 132B 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 and 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 April 20th 1954

M. N. Irvine
City Engineer

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 annexed map consisting of one (1) sheet; that we are the only persons whose consent is necessary to pass a clear title to said land; that we hereby consent to the making of said map and subdivision as shown within the colored line and we hereby offer for dedication for public use Lots A, B, & C for street purposes; and for construction and maintenance of all public utilities the five, ten, and sixteen foot easements shown by broken lines and designated as '5' P.U.E.', '10' P.U.E.', and '16' P.U.E.'

Russell H. Kruger John M. Schmissrauter
Frances M. Kruger Virginia J. Schmissrauter

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 curbline on all streets shown on said map; and that all P.U.E. 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 April 19th 1954

A. J. Kennedy
Superintendent of the Light and Water Department, City of Riverside

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, City, or local taxes or special assessments collected as taxes, except taxes now a lien but not yet payable which are estimated to be \$500.00

Dated this 16th day of April 1954
V. M. Hyde
County Tax Collector

W. C. Stovall
Deputy

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 15th day of April 1954.

J. V. Adams
Secretary
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 which have not been paid in full.

Dated APRIL 16, 1954

Orval Aldinger
Street Superintendent

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of one (1) sheet correctly represents a survey made under my supervision during March, 1954, that all monuments shown hereon actually exist and their positions are correctly shown.

J. F. Barber
Registered Civil Engineer No. 862

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 this official seal of the City of Riverside, California, this 20th day of April, 1954.

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

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
On this 19th day of April 1954, before me the undersigned, a Notary Public in and for said County and State, personally appeared Russell H. Kruger, Frances M. Kruger, John M. Schmissrauter, and Virginia J. Schmissrauter 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 official seal the day and year in this certificate first above written.

Thomas M. Kimball
Notary Public in and for said County & State.

RESOLVED: That this map consisting of one (1) sheet be, and the same is hereby accepted as the official map of "Oak Manor Tract No. 3" and the streets and easements are accepted as public streets and 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 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 20th day of April, 1954.

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

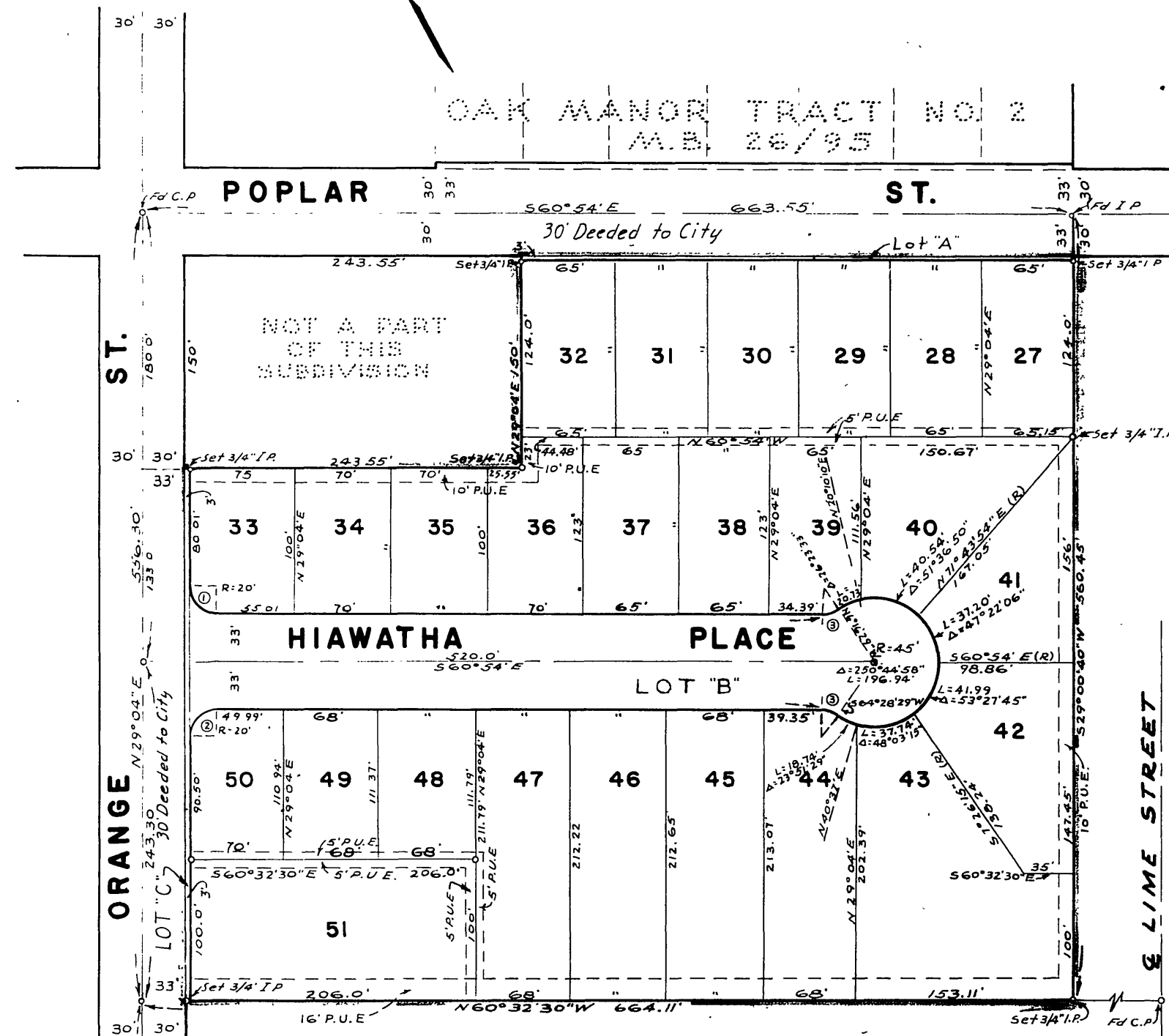
I hereby certify that according to the records of this office, the property shown on this map is not subject to any special assessments, bonds and/or liens which have not been paid in full. This does not include any special assessments, the bonds of which have not become a lien upon said property.

Dated APRIL 16, 1954
J. D. ...
City Treasurer

Engineers Note:
Bearings are based on the center line of Orange Street, being N 29° 00' E as shown on map of Oak Manor Tract No. 2 Map Book 26-95 Riv. Co. Rec. Set 2"x2" Redwood stakes painted white tagged R.E. 862 at all lot corners. Set 3/4" Iron pipe at all points shown thus o and tagged R.E. 862 unless otherwise noted.

I hereby certify that a bond in the sum of \$500.00 cash has been deposited with the Board of Supervisors of the County of Riverside, California, conditioned upon the payment of all taxes, State, County, City, 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 26th day of April, 1954
By H. C. Bagole
Deputy
G. A. Peguegnat - County Clerk and Ex-Officio Clerk of the Board of Supervisors
F.B. 468-45
F.B. 377-65



RETURN DATA				
No.	R	Δ	T	L
1	20'	89°58'	19.99'	31.40'
2	20'	90°02'	20.01'	31.43'
3	20'	35°22' 29"	6.38'	12.35'

M.B. 27/33

Book No. 1 MB 27/33