

IN THE CITY OF RIVERSIDE, CALIFORNIA LINCOLN GROVES UNIT NO.1

BEING A SUBDIVISION OF LOT 4 OF BLOCK 72 OF ARLINGTON HEIGHTS AS RECORDED IN BOOK 11 OF MAPS AT PAGES 20 & 21 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

FILED
JULY 20, 1954

No. _____ at 2:25 P.M.
JACK A. ROSS
COUNTY RECORDER
by Barbara Howe
DEPUTY
Fee \$ 5.00
Filed by County Clerk
SUB'D N GTEE - RTC.

BY -
ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE CALIFORNIA
MARCH 1954
SCALE: 1" = 100'

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 to pass a clear title to said land; that we consent to the making and filing of this 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 D inclusive; for pedestrian ways, Lots E, F & G and for construction and maintenance of public utilities the 5 ft. & 10 ft. public utility easements designated 5' R.U.E. and 10' R.U.E.

DONALDSON-THOMPSON, INC.
Frank H. Donaldson
president
by R. A. Donaldson
Secretary

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 July 9th 1954
A. J. Kennedy
Superintendent of Light & Water Depts.
of the City of Riverside

RESOLVED: That this map, consisting of two (2) sheets, be and the same is hereby accepted as the official map of LINCOLN GROVES UNIT No. 1; that the streets, pedestrian ways and public utility easements offered 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 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 23rd day of July, 1954.
W. H. Smith
City Clerk of the City of Riverside, California

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } ss.
On this 9th day of July 1954, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Frank H. Donaldson and R. A. Donaldson known to me to be the President and Secretary respectively of the Corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such corporation executed the same.

Thomas M. Kinsall
Notary Public in and for said County and State

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 there-to, 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 July 12, 1954
M. H. Irvine
City Engineer

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 July 12, 1954
L. D. Smith
City Treasurer

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } ss.
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.

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

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 1954, that all monuments shown hereon actually exist and their positions are correctly shown.

Dated July 12, 1954
Hugh M. Gallahan
Registered Civil Engineer No. 7304

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 July 12, 1954
Orval Addington
Street Superintendent

I hereby certify that this map was approved by the Riverside City Planning Commission at its meeting held on the 10th day of MAY 1954.

J. V. Adams
Secretary Riverside City Planning Commission

- NOTES:-
1. Basis of Bearings is the centerline of MAUDE STREET, taken as N. 33° 58' 10" W. as same is shown on map of DON-KAY TRACT filed in Book 26 of Maps of Page 47 thereof, Riverside County Records.
 2. Set 34" Iron Pipes tagged R.E. 1229 at all points, shown thus unless otherwise noted.
 3. Set 2" x 2" Redwood stakes tagged R.E. 1229 at all lot corners unless otherwise noted.

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 now a lien but not yet payable which are estimated to be \$ 800.00.

Dated July 12, 1954
V. M. Hyde
County Tax Collector
By J. H. Strade
Deputy

I hereby certify that a bond in the sum of \$ 500.00 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 July 19th, 1954
G. A. PEQUEGNAT
County Clerk and Ex-officio Clerk of the Board of Supervisors
By H. C. Begele
Deputy

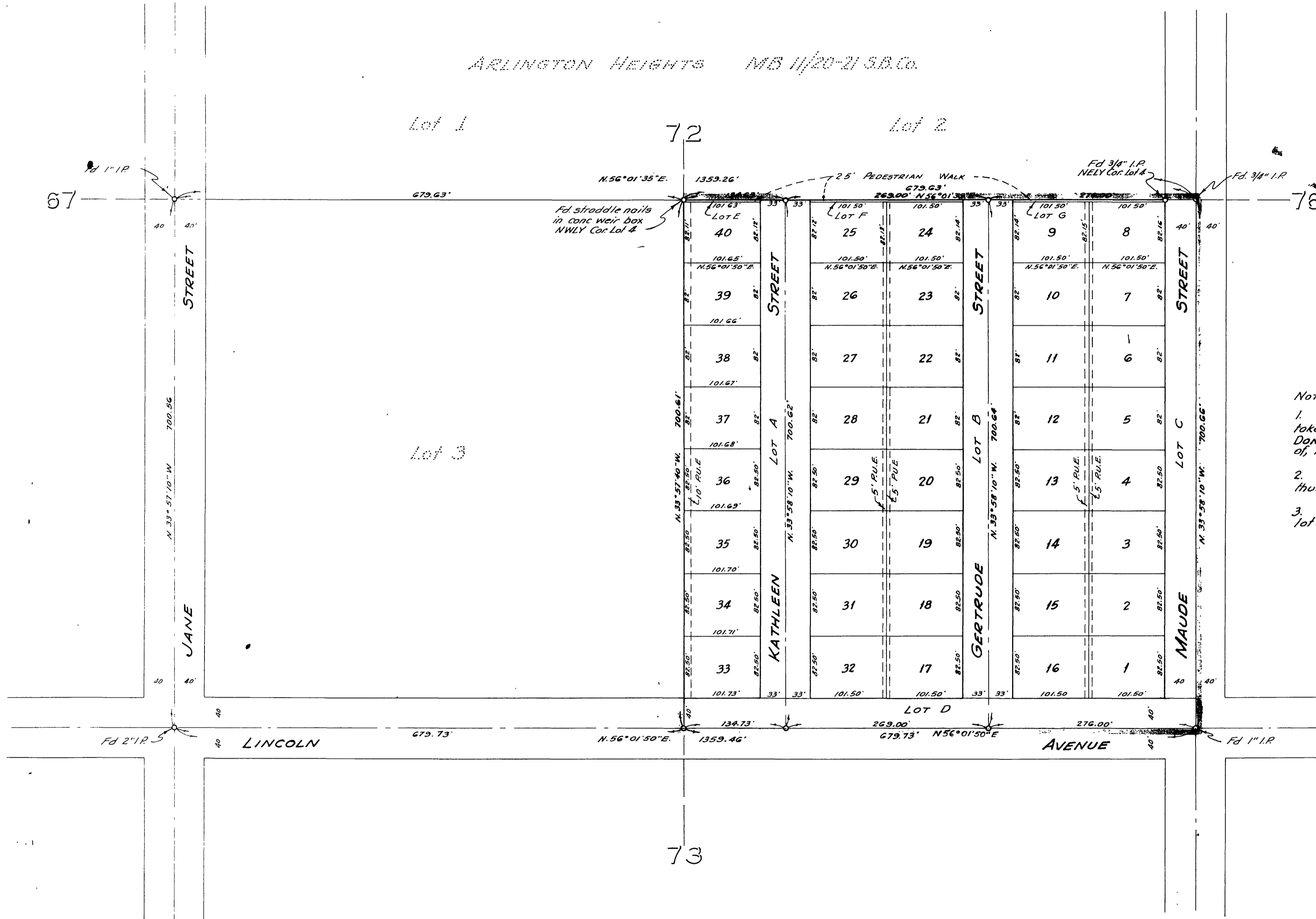
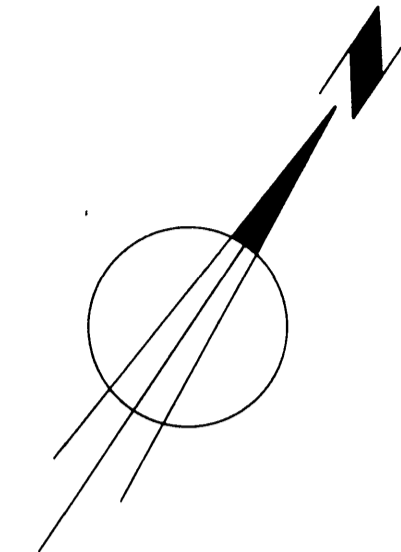
M.B. 27/63

M.B. 27/63

NO. 1
MB 27/63

27/64

ARLINGTON HEIGHTS MB 1/20-21 S.B.Co.



- BY -
ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 RIVERSIDE - CALIFORNIA
 MARCH 1954 SCALE 1"=100'

NOTES:-

1. Basis of Bearings is the centerline of MAUDE St., taken as N.33°58'10"W., as same is shown on map of DON-KAY TRACT filed in Book 26 of Maps of page 47 there of, Riverside County Records.
2. Set 3/4" I.P. tagged R.E.1229 of all points shown thus o unless otherwise noted.
3. Set 2"x 2" Redwood stakes tagged R.E.1229 of all lot corners unless otherwise noted.

M.B. 27/64

M.B. 27/64

NO 1

MB 27/64