

27/68  
M.B. 27/68

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } ss.

IN THE CITY OF RIVERSIDE

# LOS RANCHITOS SUBDIVISION NO. 2

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

AUGUST 3, 1954  
No. \_\_\_\_\_ at 1:50 P. M.  
JACK A. ROSS  
COUNTY RECORDER  
by O. A. Yreath  
DEPUTY  
Fee \$5.00  
Filed by County Clerk  
SUB'DN. GTEE. STICO.

On this 23<sup>rd</sup> day of JULY 1954,  
before me THE UNDERSIGNED a  
Notary Public in and for said County and  
state, personally appeared DALE CUNNINGHAM  
known to me, to be one of the partners of the  
partnership that executed the within instrument,  
and acknowledged to me that such partner-  
ship executed the same.  
WITNESS my hand and official seal.  
(Seal) J. R. Lawson  
Notary Public in and for said  
County and State  
My Commission Expires Jan 11, 1958

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

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 Lots A and B; and for construction and maintenance of public utilities the 5' and 10' public utility easements designated 5' P.U.E., and 10' P.U.E.; and for construction and maintenance of drainage works and sewers, the easements designated 5' sewer & drain.

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 26<sup>th</sup> 1954

RESOLVED: - That this map, consisting of two (2) sheets, be and the same is hereby accepted as the official map of Los Ranchitos Subdivision No. 2; that the streets, public utility, and drainage easements hereon are hereby accepted as public streets, public utility, and drainage 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 27<sup>th</sup> day of July, 1954.

Kenneth M. Miller  
Margaret M. Miller

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

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

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } ss. By Dale Cunningham  
KENDALE HOMES  
a limited partnership  
GENERAL PARTNER

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 July 26<sup>th</sup> 1954

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 23<sup>rd</sup> 1954

On this 23<sup>rd</sup> day of JULY 1954, before me, the undersigned, a Notary Public in and for said County and State, personally appeared KENNETH M. MILLER and MARGARET M. MILLER known to me to be the persons that executed the within instrument and 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.  
My Commission expires Jan 14, 1958  
J. R. Lawson  
Notary Public in and for said  
County and State

M. H. Irvine  
City Engineer

J. H. 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.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California this 23<sup>rd</sup> day of July, 1954.

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.  
Date July 9<sup>th</sup> 1954

W. G. Waite  
City Clerk of the City of Riverside, Calif.  
I hereby certify that a bond in the sum of 1000.00 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 August 2<sup>nd</sup>, 1954

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 June 1954 and that all monuments shown hereon actually exist and their positions are correctly shown.  
Albert Cleaveland  
Registered Civil Engineer No. 1229

Orval A. Kling  
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 \$1000.00.  
Dated July 23<sup>rd</sup> 1954

G. A. PEQUEGNAT  
County Clerk and Ex-officio Clerk  
of the Board of Supervisors  
By A. P. Beagle Deputy

ENGINEER'S NOTES:  
Basis of Bearings is the centerline of LINCOLN AVENUE, taken as N. 56° 00' 00" E., as shown on map of Los Ranchitos Subdivision as Filed in Book 26 Pages 27 & 28 of Maps, Records of Riverside County, California.  
Set 3/4" I.P. tagged R.E. 1229 at all points shown thus O unless otherwise noted.  
Set 2" x 2" stakes tagged R.E. 1229 at all lot corners unless otherwise noted.

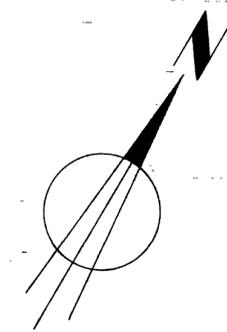
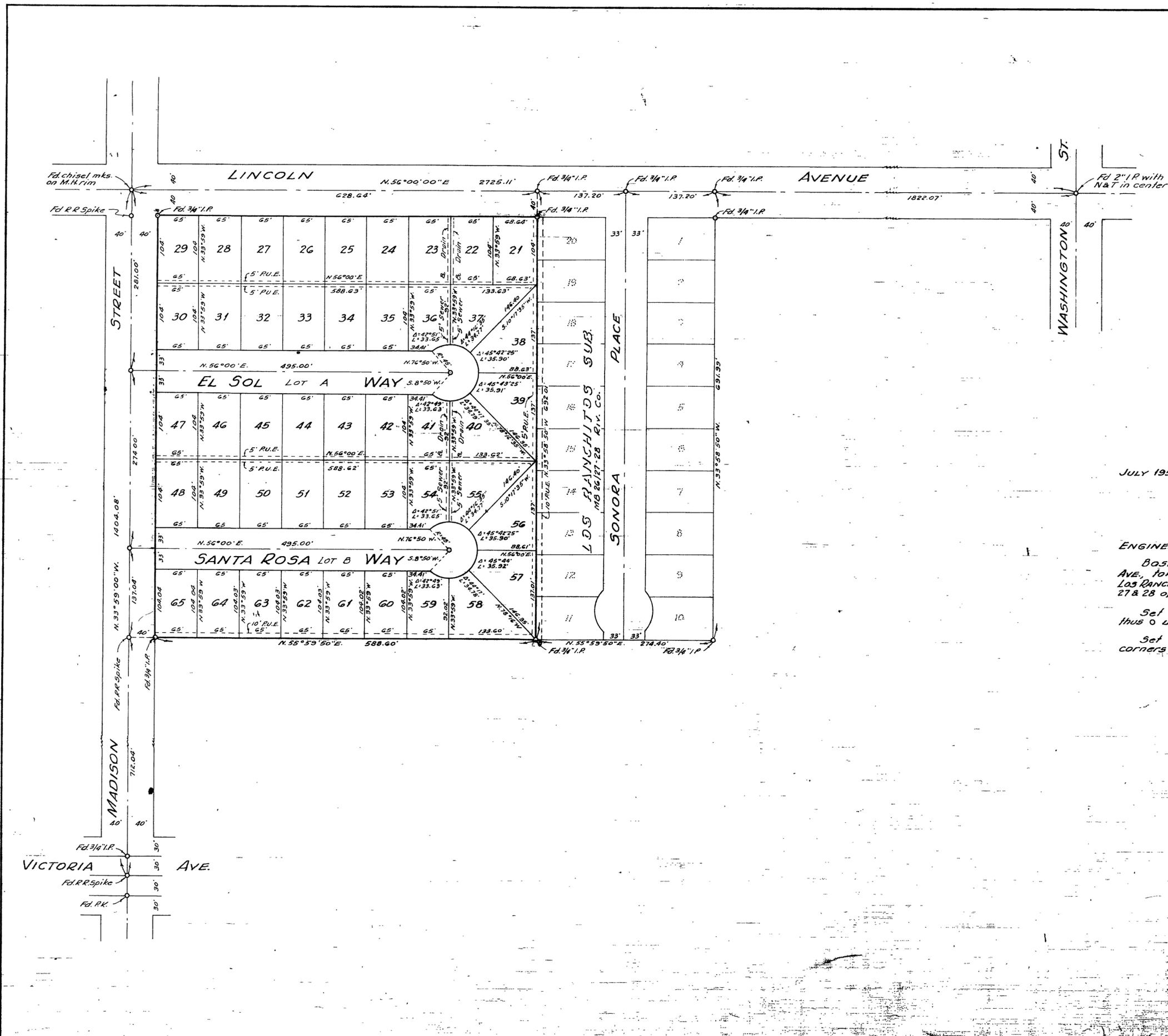
V. M. Hyde  
COUNTY TAX COLLECTOR  
By W. H. Stone Deputy

I hereby certify that this map was approved by the Riverside City Planning Commission at its meeting held on the 8<sup>th</sup> day of JULY 1954.  
J. V. Adams  
Secretary Riverside City  
Planning Commission

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Sheet 2 of 2 Sheets  
LOS RANCHITOS SUB. No. 2



ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA  
JULY 1954  
SCALE 1"=100'

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