

IN THE CITY OF RIVERSIDE

BARBARA JEAN TRACT

BEING A SUBDIVISION OF LOT 1 1/2, BLOCK 68 OF ARLINGTON HEIGHTS AS RECORDED IN MAP BOOK 11, PAGES 20 AND 21, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

JUNE 1954

J. F. DAVIDSON, C. E.

SCALE 1" = 100'

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

On this 24th day of August 1954, before me Thomas M. Kumball a Notary Public in and for the County of Riverside, State of California, personally appeared Warren J. Pease and Chester P. McKenzie known to me to be the Vice Pres. & Asst. Secy. respectively of the RIVERSIDE TITLE COMPANY, the corporation that executed the within instrument, and 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 set my hand and affixed my official seal the day and year in this certificate first above written. My commission expires March 15, 1958.

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

FILED

Sept 1, 1954

No. at 2:45 P.M.

JACK A. ROSS

COUNTY RECORDER

DEPUTY

Fee \$5.00

Filed by County Clerk

Subdn. G-fee - R.T. Co.

We hereby certify that we are the holders of, or interested in the legal title to the land included within the subdivision as shown on the annexed map consisting of one (1) sheet, by reason of being Trustee in that certain Deed of Trust recorded August 24, 1954 in Book 1623 Page 225 of Official Records in the office of the County Recorder of Riverside County, California, and we hereby consent to the making of said map and subdivision as shown within the colored border line, and we hereby dedicate to public use the portions thereof included in public streets.

RIVERSIDE TITLE COMPANY,
a corporation, Trustee
by Warren J. Pease
Vice President
by Chester P. McKenzie
Asst. Secy.

We hereby certify that we are the owners of, or interested in the land included in 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 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 for public use lots A, B, C & D for street purposes, and for construction and maintenance of all public utilities the five and ten foot easements shown by broken lines and designated as "5' P.U.E." and "10' P.U.E."

Donald W. Bohr
Jacques S. Yeager

I hereby certify that the subdividers named on this map have deposited with the Water Department of the City of Riverside sufficient funds to cover the cost of installing all fire hydrants together with all water mains and laterals to the curb line 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 this 13th day of August 1954

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

RESOLVED: That this map consisting of one (1) sheet be, and the same is hereby accepted as the official map of the "Barbara Jean Tract" 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 17th day of August, 1954.

W. J. Straits
City Clerk of the City of Riverside, Calif.

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

On this 13th day of August 1954, before me Robert E. Kreis a Notary Public in and for said County and State, personally appeared Donald W. Bohr and Jacques S. Yeager known to me to be the persons who executed 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.

Robert E. Kreis
Notary Public in and for said County and State
My Commission expires March 15, 1958

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 become a lien upon said property.

Dated this 11th day of August 1954

W. J. Straits
City Treasurer

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 17th day of August 1954.

W. J. Straits
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 which have not been paid in full.

Dated this 12th day of August 1954

Orval C. Johnson
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, City 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 \$700.00.

Dated this 11th day of August 1954
V. M. Hyde - Riverside County
Tax Collector

W. J. Straits
Deputy

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 July 1954; that all monuments shown actually exist and their positions are correctly shown.

J. F. Davidson
Registered Civil Engineer No. 862

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 and drainage works sufficient to protect all lots in said subdivision from flood or overflow have been approved by me; and I am satisfied that this map is technically correct.

Dated this 10th day of August 1954.

W. N. Lewis
City Engineer

I hereby certify that a bond in the sum of \$700.00 has been executed and filed 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.

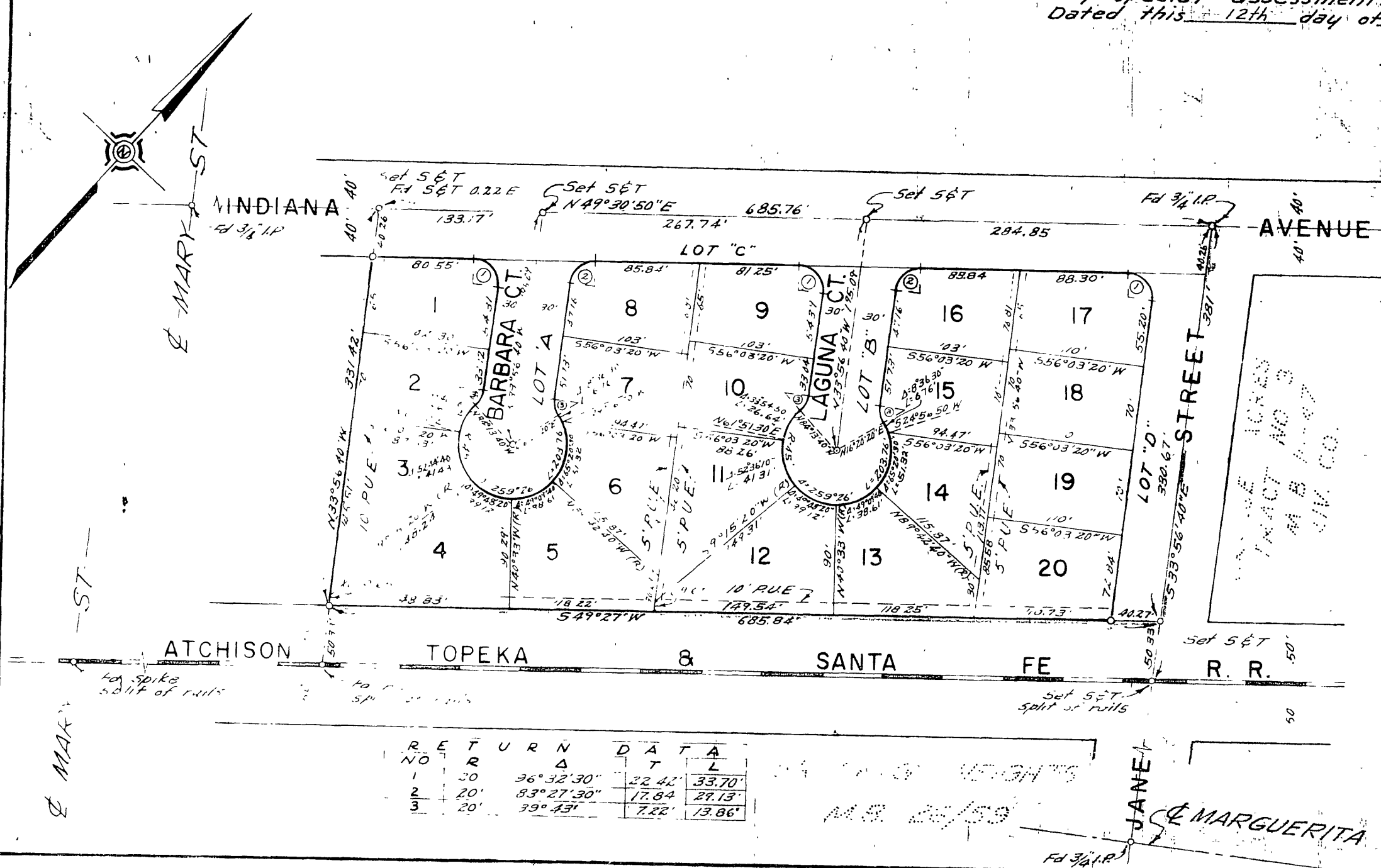
Dated this 30th day of August 1954.
G. A. Pequegnat, County Clerk and Ex-officio Clerk of the Board of Supervisors.

By A. C. Bogale
Deputy

ENGINEERS NOTE:
Bearings are based on the center line of JANE ST. being N33°56'40"E as shown on map of BRUCKTON HEIGHTS, M.B. 26, Page 57, Records of Riverside Co., Calif.
Set 3/4" Iron pipe at all points shown thus O unless noted otherwise. Set 2"x2" Redwood stakes at all lot corners.

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 5th day of August 1954.

J. J. Johnson
Secretary
Riverside City Planning Commission



NO.	RETURN	DATA
1	20'	36°32'30" 22.42' 37.70'
2	20'	83°27'30" 12.84' 27.13'
3	20'	39°43' 7.22' 13.66'

M.B. 27/73

M.B. 27/73

NO 1 MB 27/73