

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 June 22, 1954 in Book 1600 Page 451 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.

CITIZENS NATIONAL TRUST & SAVINGS BANK
A National Banking Association
Trustee
by [Signature] Vice President
by [Signature] Ass't Trust Officer

IN THE CITY OF RIVERSIDE

JEFFERSON GROVE

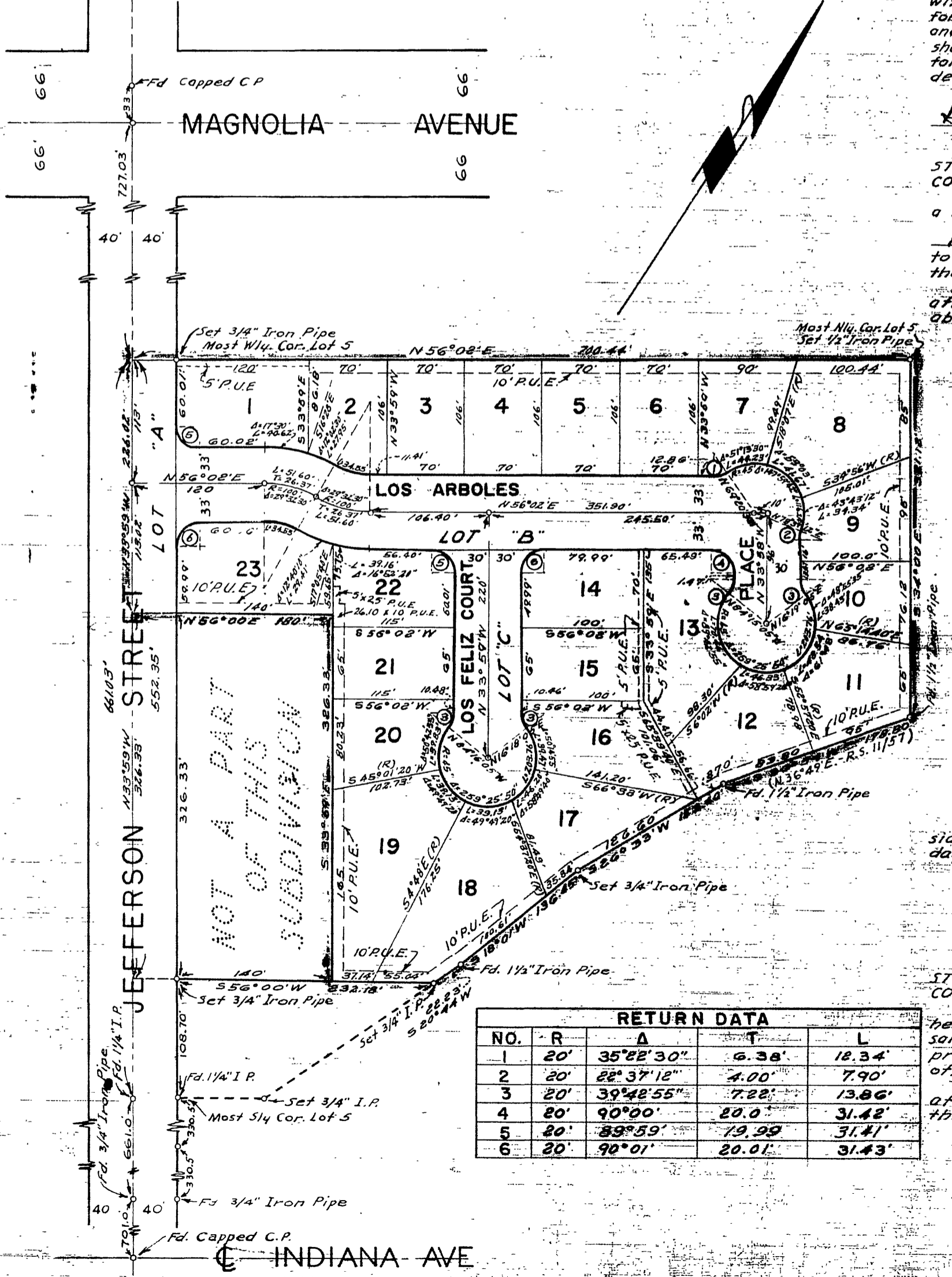
BEING A SUBDIVISION OF A PORTION OF LOT 5,
BLOCK 21, OF R.L. & I. CO. LANDS, AS RECORDED
IN MAP BOOK I PAGE 70, RECORDS OF SAN
BERNARDINO COUNTY, CALIFORNIA.
FEBRUARY 1954 SCALE 1" = 100'

J.F. DAVIDSON, C.E.

STATE OF CALIFORNIA } s.s.
COUNTY OF RIVERSIDE }
On this 2nd day of September 1954, before me the undersigned a Notary Public in and for the County of Riverside, State of California, personally appeared Harold W. Heers and Virginia R. Heers known to me to be the VICE PRESIDENT and ASS'T TRUSTEE respectively of the "CITIZENS NATIONAL TRUST and SAVINGS BANK", 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 FEBRUARY 1, 1956
William H. Holcomb
Notary Public in and for said County and State.

FILED
SEPT 15 1954
No. 121200 at 3:00 P.M.
JACK A. ROSS
COUNTY RECORDER
DEPUTY
Fee \$5.00
Filed by County Clerk
Subdn - Fee - R.T.Co.

ENGINEERS NOTE:
Bearings are based on the center line of Jefferson Street being N.33°59'W as shown on map of Record of Survey 11-57. Set 3/4" pipe at all points shown thus: o. Set 2"x2" Redwood stakes painted white and tagged R.E. 862 at all lot corners.



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 (1) one 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 border line and we hereby offer for dedication for public use, Lots A, B & C, for street purposes, for the construction and maintenance of all public utilities, five and ten foot easements shown by dotted lines and designated as "5' R.U.E." and "10' R.U.E." and for drainage purposes the five foot strips shown by dotted lines and designated as "5' Drainage Easement."

Harold W. Heers and Virginia R. Heers
Notary Public in and for the County of Riverside, State of California

STATE OF CALIFORNIA } s.s.
COUNTY OF RIVERSIDE }
On this 2nd day of September 1954, before me the undersigned a Notary Public in and for said County, and State, personally appeared Harold W. Heers and Virginia R. Heers 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 the day and year in this certificate first above written.

Thomas M. Kennedy
Notary Public in and for the County of Riverside, State of California

RESOLVED: That this map consisting of (1) one sheet be, and the same is hereby accepted as the official map of "Jefferson Grove" and the streets and easements offered hereon are accepted as public streets and easements and the City Clerk is hereby authorized and directed to attest said map by signing his name thereon as City Clerk of the City of Riverside, State of 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 September 1954.

[Signature]
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 which have not been paid in full.
Dated this 19th day of July 1954.
Orval Callahan
Street Superintendent.

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 8th day of July 1954.
J.V. Adams Secretary
Riverside City Planning Commission

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 the official seal of the City of Riverside, California this 17th day of Sept. 1954.
[Signature]
City Clerk of the City of Riverside, California

RETURN DATA			
NO.	R	A	L
1	20'	35°28'30"	6.38'
2	20'	28°37'12"	4.00'
3	20'	39°48'55"	7.22'
4	20'	90°00'	20.0'
5	20'	89°59'	19.99'
6	20'	90°01'	20.01'

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 No. 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 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 3rd day of Sept. 1954.

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 line on the streets shown on said map; and that all R.U.E. shown on said 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 2nd day of September 1954.

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

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, or local taxes or special assessments collected as taxes, except taxes and special assessments now a lien but not yet payable, which are estimated to be \$ 600.28.
Dated this 18th day of August 1954.

V.M. Hyde County Tax Collector.
By [Signature] Deputy

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, bond 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 17th day of July 1954.

[Signature]
City Treasurer

I hereby certify that a bond in the sum of \$ 600.00 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 fully approved by the Board of Supervisors.
Dated this 15th day of September 1954.

G.A. Pequegnat
County Clerk & Ex Officio Clerk of the Board of Supervisors
By [Signature] 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 February, 1954; that all monuments shown actually exist and their positions are correctly shown.
J.F. Davidson
Registered Civil Engineer No. 862

M.B. 27176

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