

28/21

M.B. 28/21

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

BEING A SUBDIVISION OF LOT 4 OF BLOCK 67 OF ARLINGTON HEIGHTS AS RECORDED IN BOOK 11 OF MAPS AT PAGES 20 & 21 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

FILED
DEC. 23, 1954
No. 67455 at 10:50 AM.
JACK A. ROSS
COUNTY RECORDER
by Barbara Davis DEPUTY
Fee \$ 5.00
FILED BY S.T.L. Co.
SUBDN. GTEE. ST. I Co.

- BY -

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

JUNE 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 walks Lots E, F & G and for construction and maintenance of public utilities the 5' ft. & 10' ft. public utility easements designated 5' P.U.E. and 10' P.U.E.

THOMPSON ASSOCIATES - a limited Partnership
by Harold Thompson
General Partner

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 Department of the City of Riverside and for the Department of Public Utilities of said City.

Dated December 20 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 ROYAL GROVES UNIT No. 1 that the streets, pedestrian ways and public utility easements offered hereon are hereby accepted as public streets, pedestrian walks 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 21st day of Dec, 1954.

W. Hoar
City Clerk of the City of
Riverside, California

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 120 (Subdivision Map Act), Statutes of California 1943, and 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 work 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 Dec. 20 1954

M. H. Jurin
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 DECEMBER 16 1954

J. Smith
City Treasurer

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 Dec. 16 1954

Oswal Cuddeback
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, ~~which have not been paid in full~~ ~~not yet payable which are estimated to be \$ 100.00~~

Dated Dec. 16 1954

V. M. HYDE
County Tax Collector
V. M. Hyde Deputy

I hereby certify that a bond in the sum of _____ 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 _____ 1954

G. A. PEQUEGNAT
County Clerk and Ex-officio Clerk
of the Board of Supervisors

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

On this _____ day of _____ 1954, before me, the undersigned, a Notary Public in and for said County and State, personally appeared WILLIAM A. BUDD and HAROLD M. FRODSHAM known to me to be the persons who executed the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand affixed my official seal the day and year in this certificate first above written.

Notary Public in and for said
County and State

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 _____ day of _____ 1954.

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

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

J. V. Adams
Secretary Riverside City
Planning Commission

NOTES: -

1. Basis of Bearings is the centerline of JANE STREET, taken as N. 33° 55' 52" W as same is shown on map of BROCKTON HEIGHTS TRACT in Book 27 of Maps at page 10 thereof, Riverside County Records.
2. Set 3/4" 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.

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

On this 11th day of DEC 1954, before me, Zeliz W. Johnson, a Notary Public in and for said County and State, personally appeared Harold Thompson known to me to be one of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.
Zeliz W. Johnson
Notary Public in and for said County and State
My Commission Expires _____

M.B. 28/21

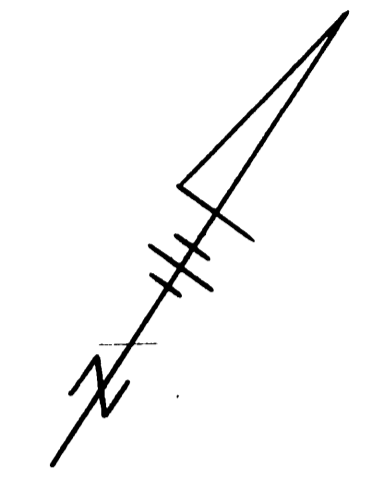
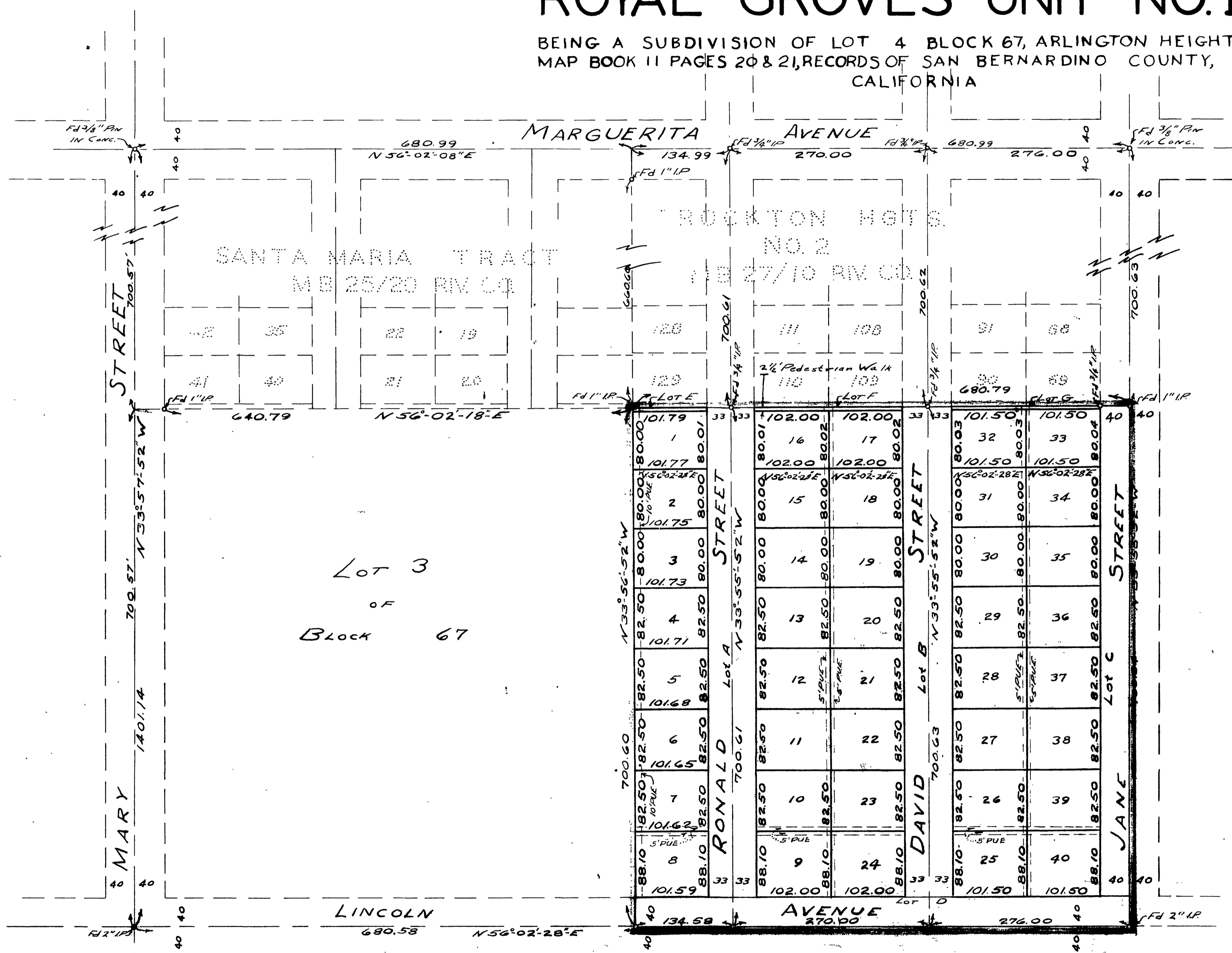
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28/22

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

BEING A SUBDIVISION OF LOT 4 BLOCK 67, ARLINGTON HEIGHTS,
MAP BOOK 11 PAGES 20 & 21, RECORDS OF SAN BERNARDINO COUNTY,
CALIFORNIA



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

- NOTES:-
1. Basis of Bearings is the centerline of JANE St., taken as N.33°55'52"W, as same is shown on map of BROCKTON HEIGHTS TRACT filed in Book 27 of Maps, at page 10 there of Riverside County Records.
 2. Set 3/4" I.P. tagged R.E.1229 at all points shown thus 0 unless otherwise noted.
 3. Set 2"x2" Redwood stakes tagged R.E.1229 at all lot corners unless otherwise noted.

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