

IN THE CITY OF RIVERSIDE

OAK MANOR NO. 4

BEING A SUBDIVISION OF A POR. OF LOT 8, BLK. 21, R.L. & I. COMPANY LANDS AS RECORDED IN MAP BOOK I, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

JANUARY, 1955

SCALE 1" = 100'

J. F. DAVIDSON, C. E.

FILED

APR. 6, 1955

No. 22/52 at 9:45 A.M.

JACK A. ROSS

COUNTY RECORDER

by O. A. DeGole DEPUTY

Fee \$ 5.00

Filed by County Clerk

SUBD'N G'TEE - R.T.C.O.

M.B. 28/70

OAK MANOR NO. 4

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 one (1) 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 line and we hereby offer for dedication for public use Lots "A" and "B" for street purposes; and for construction and maintenance of all public utilities the ten foot easements shown by broken lines and designated as "10' R.U.E."

Russell H. Kruger Francis M. Kruger

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 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 and 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 22 day of March, 1955.

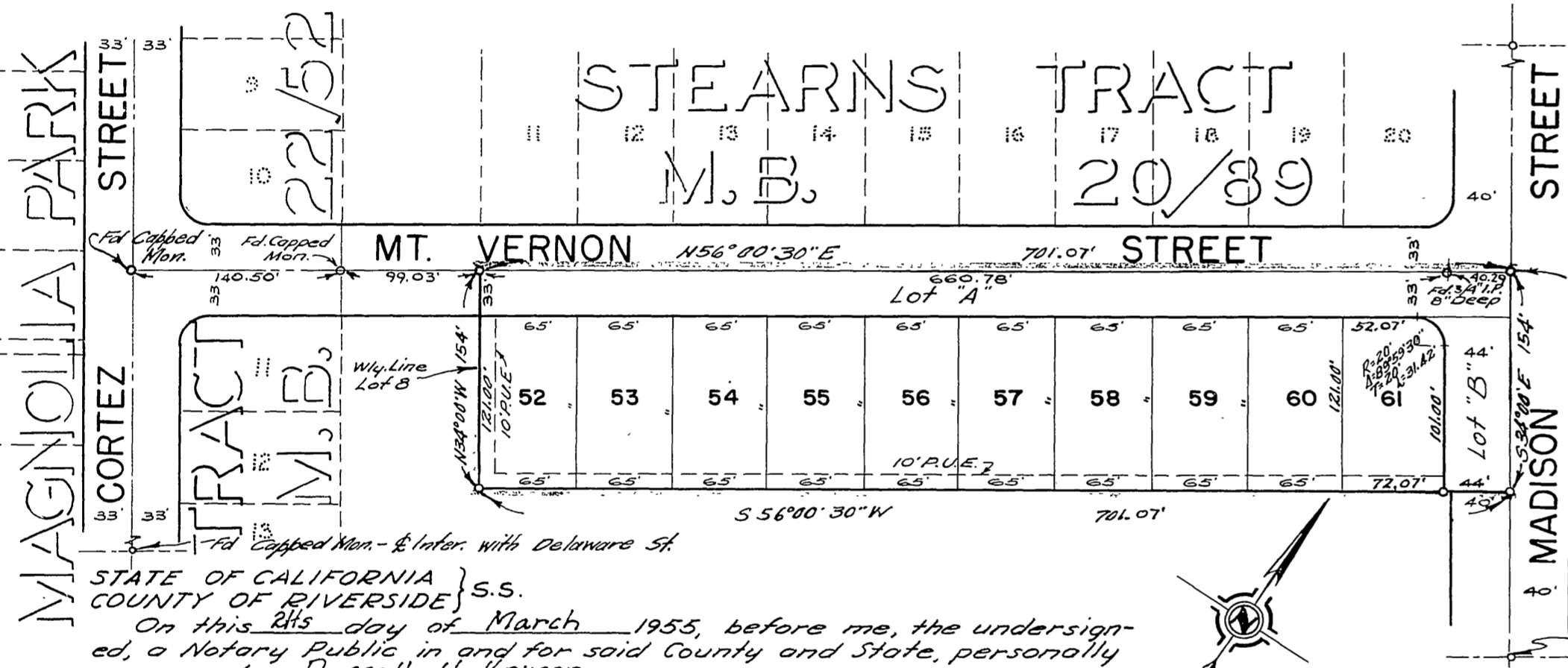
M. H. Swine
City Engineer

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 22 day of March, 1955.

W.G. Waite
City Clerk of the 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, City or local taxes or special assessments collected as taxes, except taxes now a lien but not yet payable, which are estimated at \$600.00.

Dated the 23rd day of March, 1955.

By J. M. Hyde Deputy
County Tax Collector

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 1955; that all monuments shown hereon actually exist and their positions are correctly shown.

J. F. Davidson
Registered Civil Engineer No. 862

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

On this 21st day of March, 1955, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Russell H. Kruger

and Francis M. Kruger known to me to be the persons whose names are subscribed to 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. Kimball
Notary Public in and for said County and State

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 21st day of March, 1955.

J. V. Adams
Secretary
Riverside City Planning Commission

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 1 day of MARCH, 1955.

Orval Ashington
Street Superintendent

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 necessary fire hydrants together with all water mains and laterals to the curb line on all streets shown on said map; and that all R.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.

A. J. Kennedy
Superintendent of the Light and Water Department
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, bonds, and/or liens which have not been paid in full. This does not include any special assessments, the bonds of which have not become a lien upon said property.

Dated this 21 day of MARCH, 1955.

A. J. Smith
City Treasurer

ENGINEERS NOTE:
Bearings are based on the center line of MT VERNON ST. as being S. 56° 00' 30" W. as shown on map of "Stearns Tract" in M.B. 20/89 Records of Riverside County, California.
Set 3/4" Iron pipe at all points shown thus ° unless noted otherwise.
Set 2"x2" Redwood stakes at all lot corners.

I hereby certify that a bond in the sum of \$600.00 has been filed with the Board of Supervisors of the County of Riverside, 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 duly approved by said Board of Supervisors.

Dated this 4th day of April, 1955.
Gordon A. Pequegnat
County Clerk and ex-officio
Clerk of the Board of Supervisors
By M. C. DeGole Deputy

OAK MANOR NO. 4

28/70