

IN THE CITY OF RIVERSIDE, CALIFORNIA

PRINCE ALBERT ESTATES UNIT NO. 2

BEING A SUBDIVISION OF A PORTION OF LOT 45 OF CASTLEMAN'S ADDITION TO RIVERSIDE AS RECORDED IN BOOK 3 OF MAPS AT PAGE 19 THEREOF, RECORDS OF SAN BERNARDINO, CO., CAL., AND A RE-SUBDIVISION OF A PORTION OF LOT B OF PRINCE ALBERT ESTATES PER MAP BOOK 26 PAGES 7 & 8, RIVERSIDE COUNTY, CALIFORNIA.

Sheet 1 of 2 Sheets

FILED

MAY 11 1955
No. 30852 at 11:45 A.M.

JACK A. ROSS
COUNTY RECORDER
by C. A. Ross DEPUTY

Fee # 5.00
Filed by County Clerk
SUB'DN G'TEE - R.T.CO.

M.B. 28/96
Prince Albert Estates Unit 2

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, B, C & D and for sewer and drainage purposes the easements designated as 10' sewer easement and 10' drainage easement; and for construction and maintenance of all public utilities, the easements designated as 5' P.U.E. & 10' P.U.E.

L. A. Walling Russell Walling
Frances Walling Leticia Walling

I hereby certify that the subdivider named on this map has deposited with the Water Department of the City of Riverside, sufficient fund to cover the cost of installing all necessary fire hydrants, together with all water mains and laterals to the curb line on all street 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 May 2nd 1955
A. J. Kennedy
Superintendent of Light and 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 PRINCE ALBERT ESTATES UNIT No. 2; that the streets, (except Lot A) and public utility easements offered hereon are hereby accepted as public streets, 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 3rd day of May 1955.
W. B. Swain
City Clerk of the City of Riverside, California

STATE OF CALIFORNIA } 55
COUNTY OF RIVERSIDE }
On this 22nd day of April 1955, before me, the undersigned, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared L. A. Walling, Frances Walling, Russell Walling, & Leta Ella Walling 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 this day and year in this certificate first above written.
Alorathia A. Tenge
Notary Public in and for the County of Riverside, State of California

I hereby certify that I have examined the within map that the subdivision shown hereon is substantially the same as it appeared on tentative map and any approved alterations thereof; that all provisions of Chapter 128 (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 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 May 2nd 1955
M. N. Swain
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 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 28th APRIL 1955
Fred D. Smith
City Treasurer J. B. Bunt

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 April 29 1955
C. A. Robinson
Street Superintendent

STATE OF CALIFORNIA } 55
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 3rd day of May 1955.
W. B. Swain
City Clerk of the City of Riverside, California

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

Dated March 24, 1955
Albert A. Webb
Registered Civil Engineer No. 1229

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, 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 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 May 9, 1955
By H. J. Seale Deputy
GORDON A. PEQUENAT,
County Clerk and ex-officio clerk of the Board of Supervisors

- ENGINEER'S NOTES:-
1. Basis of Bearings is the centerline of Sedgwick Avenue taken as N0°-14'E, same as shown on Map Filed in Book 24 of Maps at page 49 thereof, Riverside County Records.
 2. Set 3/4" I.P. 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.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
ALBERT A. WEBB R.E. 1229
HUGH M. GALLAHER R.E. 1304
February 1955

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 now a lien, but not yet payable which are estimated to be \$600.00.

Dated April 22nd 1955
By James D. King Deputy
V. M. HYDE
County Tax Collector

I hereby certify that this map was approved by the Riverside City Planning Commission at its meeting held on the 23rd day of April 1955.
E. J. Ferencik
Secretary Riverside City Planning Commission

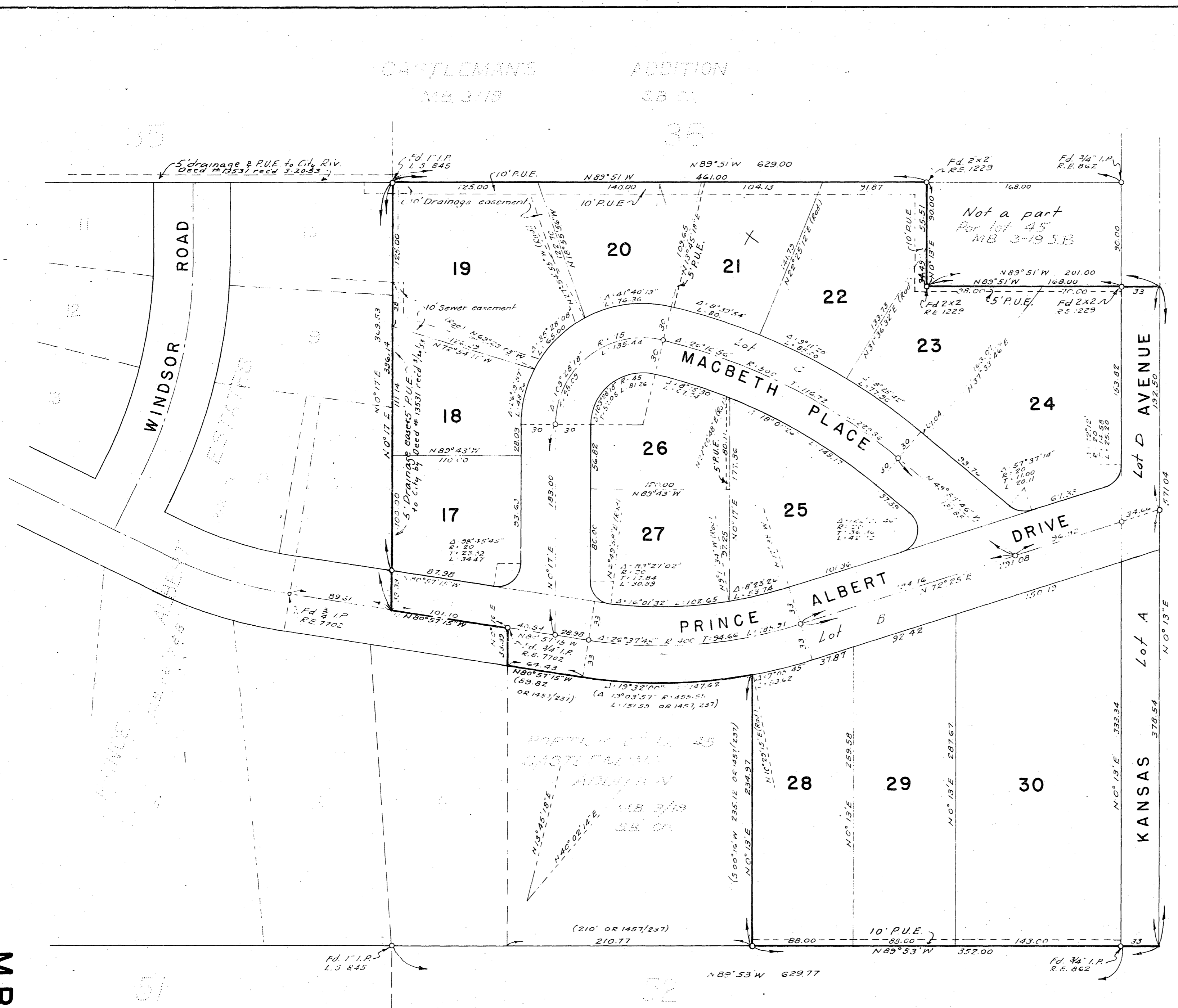
Prince Albert Estates Unit 2

M.B. 28/96

MB 28/96

M.B. 28/96

M.B. 28/97
 Prince Albert Estates Unit 2



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 ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 ALBERT A. WEBB HUGH M. GALLAHER
 R.E. 1229 R.E. 7304
 MARCH 1955
 scale 1" = 60'

- NOTES:-
1. Basis of Bearings is the centerline of Kansas Ave. taken as N0°13'E, as same is shown on map filed in Book 26 of Maps at pages 788 thereof, Riverside County Records.
 2. Set 3/4" I.P. tagged R.E. 1229 at all points shown thus o unless otherwise noted.
 3. Set 2"x2" Redwood staked tagged R.E. 1229 at all lot corners unless otherwise noted.

Prince Albert Estates Unit no. 2.

M.B. 28/97

M.B. 28/97

MB 28/9