

IN THE CITY OF RIVERSIDE

ROYAL GROVES NO. 2

BEING A SUBDIVISION OF LOT 2, BLOCK 66, OF ARLINGTON HEIGHTS RECORDED IN MAP BOOK II, PAGES 20 AND 21, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

MARCH, 1955

SCALE 1" = 100'

J. F. DAVIDSON, C. E.

FILED

June 1, 1955
At 3:30 P.M.
Jack A. Ross
County Recorder
By O.A. Wheat
Deputy
Fee \$1.00
By County Clerk.

We hereby certify that we are the owners of or have some right, title or interest in the land included within the subdivision shown in 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 consent to the making and filing of said map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use for street purposes lots "A" and "D" inclusive, and for the construction and maintenance of public utilities the five and ten foot easements designated as "5' R.U.E." and "10' R.U.E." and lots E, F & G for walkways.
THOMPSON ASSOCIATES - A Limited Partnership.

By David Thompson General Partner By _____

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } S.S.
On this 1st day of MAY 1955, before me the undersigned, a Notary Public in and for said County and State, personally appeared Hazel 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.

[Signature]
Notary Public in and for said County and State

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, 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 20 day of MAY 1955.

M. N. Irvine
City Engineer

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } S.S.
I, W. G. White, 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 10 day of MAY 1955.

[Signature]
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, 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 \$1,000.00.
Dated this 16 day of MAY 1955.

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 14 day of April 1955.

[Signature]
Secretary
Riverside City Planning Commission

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 5 day of MAY 1955.

[Signature]
City Treasurer

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 the annexed map; 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 5 day of May 1955.

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

I hereby certify that a bond in the sum of \$1,000.00 has been executed and 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 this map with the County Recorder, are a lien against said property, but not yet payable, and said bond has been duly approved by the Board of Supervisors.
Dated this 31 day of MAY 1955.

G.A. Pequegnat
County Clerk and ex-officio Clerk of the Board of Supervisors.
By [Signature] Deputy

RESOLVED: That this map consisting of one (1) sheet be, and the same is hereby accepted as the official map of "ROYAL GROVES NO. 2" 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 thereto 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 24 day of MAY 1955.

[Signature]
City Clerk of the City of Riverside, State of California

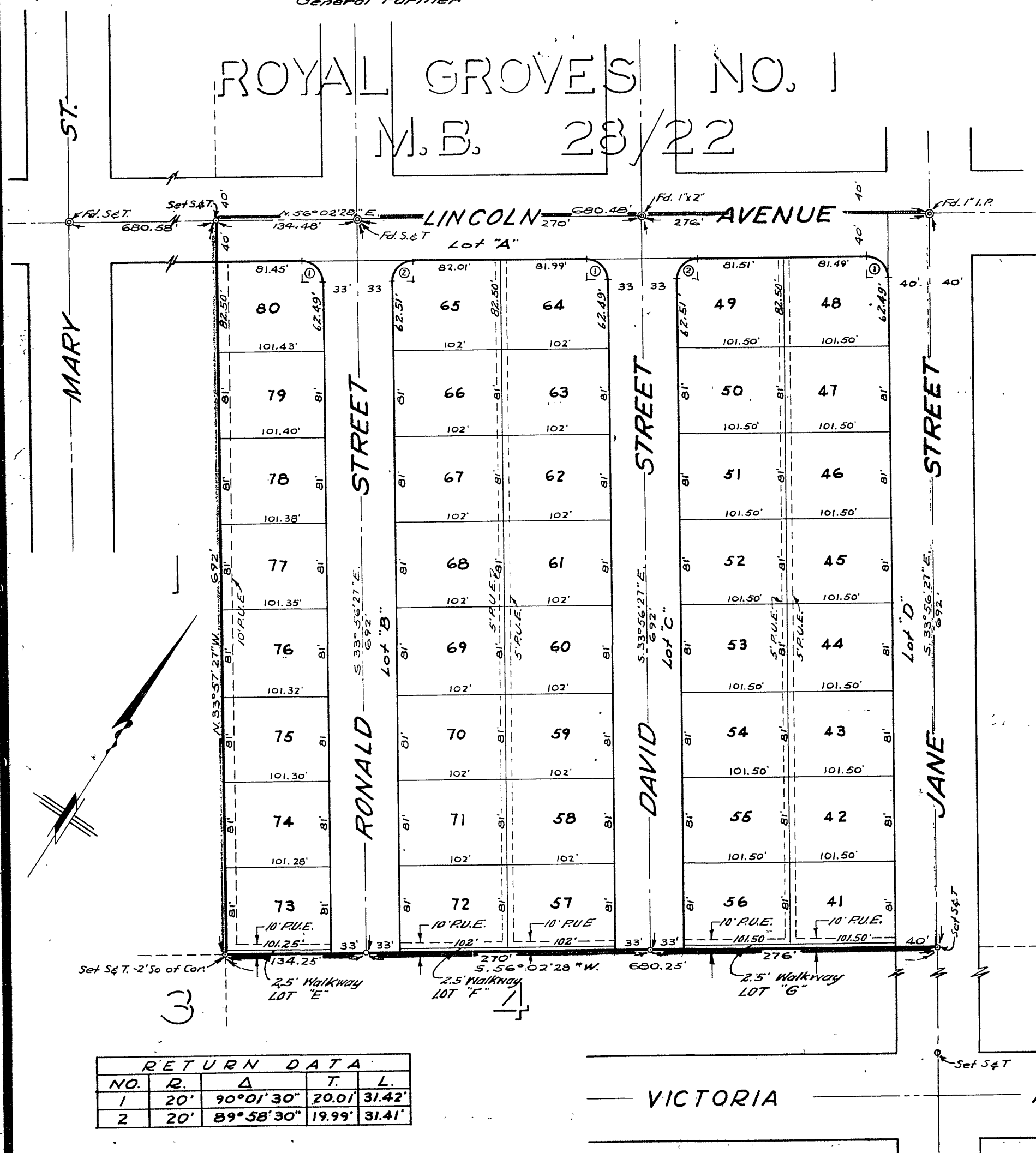
I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of one (1) sheet correctly represents a survey made under my supervision during March, 1955; that all monuments shown hereon actually exist and their positions are correctly shown.

J. F. Davidson
Registered Civil Engineer No. 862

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 14 day of MAY 1955.

[Signature]
Street Superintendent

ENGINEERS NOTE:
Bearings are based on the center line of Lincoln Street as being N. 56° 02' 28" E, as shown on map of Royal Groves No. 1 in M.B. 28/22 Rec. of Riv. County. Set 3/4" I.P. at all points shown thus unless noted otherwise. Set 2"x2" Redwood stakes painted white and tagged R.E. 862 of all lot corners.



RETURN DATA				
NO.	B.	A.	T.	L.
1	20'	90°01'30"	20.01'	31.42'
2	20'	89°58'30"	19.99'	31.41'