

29
M.B. 29/75

FILED
Nov. 2, 1955

UNIT NO. 3

MELODY LANE GARDENS

BEING A SUBDIVISION OF LOT 3, BLOCK 14, R. L. & I. COMPANY LANDS AS RECORDED IN MAP BOOK I, PAGE 70, RECORDS OF SAN BERNARDINO CO. CALIFORNIA.

JUNE, 1955 SCALE 1" = 100'

J. F. DAVIDSON, C. E.

LOCATED IN THE CITY OF RIVERSIDE

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, a public corporation of the State of California, hereinafter in this certificate called "District", is the owner and in possession of certain easements, rights of way and interests conveyed to said District by deed recorded February 20, 1936, in Book 266, page 574, Official Records of Riverside County, California, the terms of which deed preclude the erection of buildings or structures on the easement area, and said District reserves to itself and its successors and assigns, all easements, rights of way and interests owned or possessed by said District within the subdivision hereinafter mentioned, and said District, subject to the foregoing reservation, hereby consents to the making and recording of the annexed map of this subdivision as shown within the colored border lines on said map and to the dedication to the public use for street purposes of the Avenue, Drive, Lane, and Ways, shown on said map within said subdivision; it being further understood that the grade of any Avenue, Drive, Lane, or Way crossing said easement shall not be less than four (4) feet above the top of the District's pipe line under or adjacent to such Avenue, Drive, Lane, or Way, and that no fill, or cover, more than three (3) feet in depth shall be placed on the surface of the ground within the area of any such easement.

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA,
By Robert B. Schaefer
General Manager and Chief Engineer

TAX BOND

I hereby certify that a bond in the sum of \$610.00 has been filed with the Board of Supervisors of Riverside County, 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 31st day of October 1955

G. A. Peguegrat, County Clerk and ex-officio Clerk of the Board of Supervisors
By J. A. Buzza Deputy

CORPORATE ACKNOWLEDGEMENT

STATE OF CALIFORNIA } s.s.
COUNTY OF RIVERSIDE }
On this 29th day of September 1955, before me, John J. Peatce a Notary Public in and for said County and State, personally appeared Maxine Hykes known to me to be the Vice President, and Con L. Metz known to me to be the Secretary and Treasurer of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.
WITNESS my hand and official seal.

John J. Peatce
Notary Public in and for said County & State
My Commission Expires February 9, 1957

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } s.s.
COUNTY OF }
On this ___ day of ___ 1955, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____, and _____, known to me to be the _____ of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.
WITNESS my hand and official seal.

Notary Public in and for said County and State
My Commission Expires _____

OWNER'S CERTIFICATE

We hereby certify that we are the owners of, or have some right, title or interest in the land included within the subdivision shown hereon, that we are the only persons whose consents are necessary to pass a clear title to said land, that we hereby consent to the making and filing of said subdivision and map as shown within the blue border lines and we hereby offer for dedication to Public use, for street purposes, lots "A" to "E" inclusive and lot "F" for pedestrian walkway, and for the construction and maintenance of Public Utilities, the five (5) & ten (10) foot wide public utility easements shown by dashed lines and labeled "P.U.E."

HYKES - METZ CONSTRUCTION CO.
Maxine Hykes U.P. Con. L. Metz Sec. Treas.

SUPERINTENDENT OF LIGHT & WATER DEPT.

I hereby certify that the subdivider named on this map, has deposited with the Water Dept. 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 lines on all streets on said map; and that Public Utility Easements shown on this map are sufficient for all requirements of the Electric Light and Water Dept. of the City of Riverside and for the Department of Public Utilities of said City.

Dated this 29th day of September 1955
A. Kennedy
Superintendent of Light & Water Dept. of the City of Riverside

STREET SUPERINTENDENT'S CERTIFICATE

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 30th day of Sept. 1955
Anna C. Adkins
Street Superintendent

CITY CLERK ATTEST

STATE OF CALIFORNIA } s.s.
COUNTY OF RIVERSIDE }
I, W.G. Waite, City Clerk of the City of Riverside, State of 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 11th day of Oct., 1955.
W. G. Waite
CITY CLERK OF THE CITY OF RIVERSIDE, CALIF.

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within map; that the subdivision 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 and sewer 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 approved; and I am satisfied that this map is technically correct.
Dated this 30th day of September 1955
CITY ENGINEER

James J. Martindale
CITY ENGINEER

CITY PLANNING COMMISSION'S CERTIFICATE

I hereby certify that this map was approved by the City of Riverside Planning Commission at its regular meeting held on the 14th day of July 1955.

John B. Reed
Secretary - RIVERSIDE CITY PLANNING COMMISSION

CITY TREASURER'S CERTIFICATE

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 become a lien upon said property.

Dated this 6th day of SEPT. 1955
Chas. D. Smith
CITY TREASURER Chas. D. Smith, Aud.

STATE OF CALIFORNIA } s.s. Jack A. Kous, County Clerk
COUNTY OF LOS ANGELES } By J. A. Kous, County Clerk

On this 19th day of October 1955, before me, RUTH K. THIERS, a Notary Public in and for said County, personally appeared ROBERT B. DIEMER, known to me to be the General Manager and Chief Engineer, and A. L. GRAM, known to me to be the Executive Secretary of THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

Ruth K. Thiers
Notary Public in and for the County of Los Angeles, State of California.
My commission expires _____

RESOLVED:

That this map, consisting of two (2) sheets, be and the same is hereby accepted as the official map of "Melody Lane Gardens No. 3" and the streets and easements are hereby 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, 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 11th day of October 1955
W. G. Waite
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

We hereby certify that we are interested in and holder of the legal title to the land included within the subdivision shown on this map by reason of being trustee in that certain Deed of Trust recorded August 14th, 1955 in Book 1781, page 270 of Official Records, in the office of the Recorder of Riverside County, California, and we hereby consent to the making of said subdivision map and the dedication of all streets shown hereon, all within the colored border lines LAND TITLE COMPANY OF RIVERSIDE COUNTY a corporation, Trustee.
By Julius J. Blasse Vice President By Julius J. Blasse Asst. Secretary

STATE OF CALIFORNIA } s.s.
COUNTY OF RIVERSIDE }
On this 29th day of October 1955, before me the undersigned, a Notary Public in and for said County and State, personally appeared Julius J. Blasse and Julius J. Blasse known to me to be the Vice President and Asst. Secretary of the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument as trustee.
WITNESS my hand and official seal.
Thomas J. Peatce
Notary Public in and for said County and State
My Commission Expires May 27th 1959

COUNTY TAX COLLECTOR'S CERTIFICATE

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 or special assessments now a lien, but not yet payable, which are estimated at 610.
Dated this 3rd day of Sept. 1955
V.M. HYDE, COUNTY TAX COLLECTOR

J. P. Kling DEPUTY

CIVIL ENGINEER'S CERTIFICATE

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

J. F. Davidson
REGISTERED CIVIL ENGINEER No. 862

M.B. 29/75

NO 1 MB 29/75

291
176
M.B. 29/76

UNIT NO. 3 MELODY LANE GARDENS

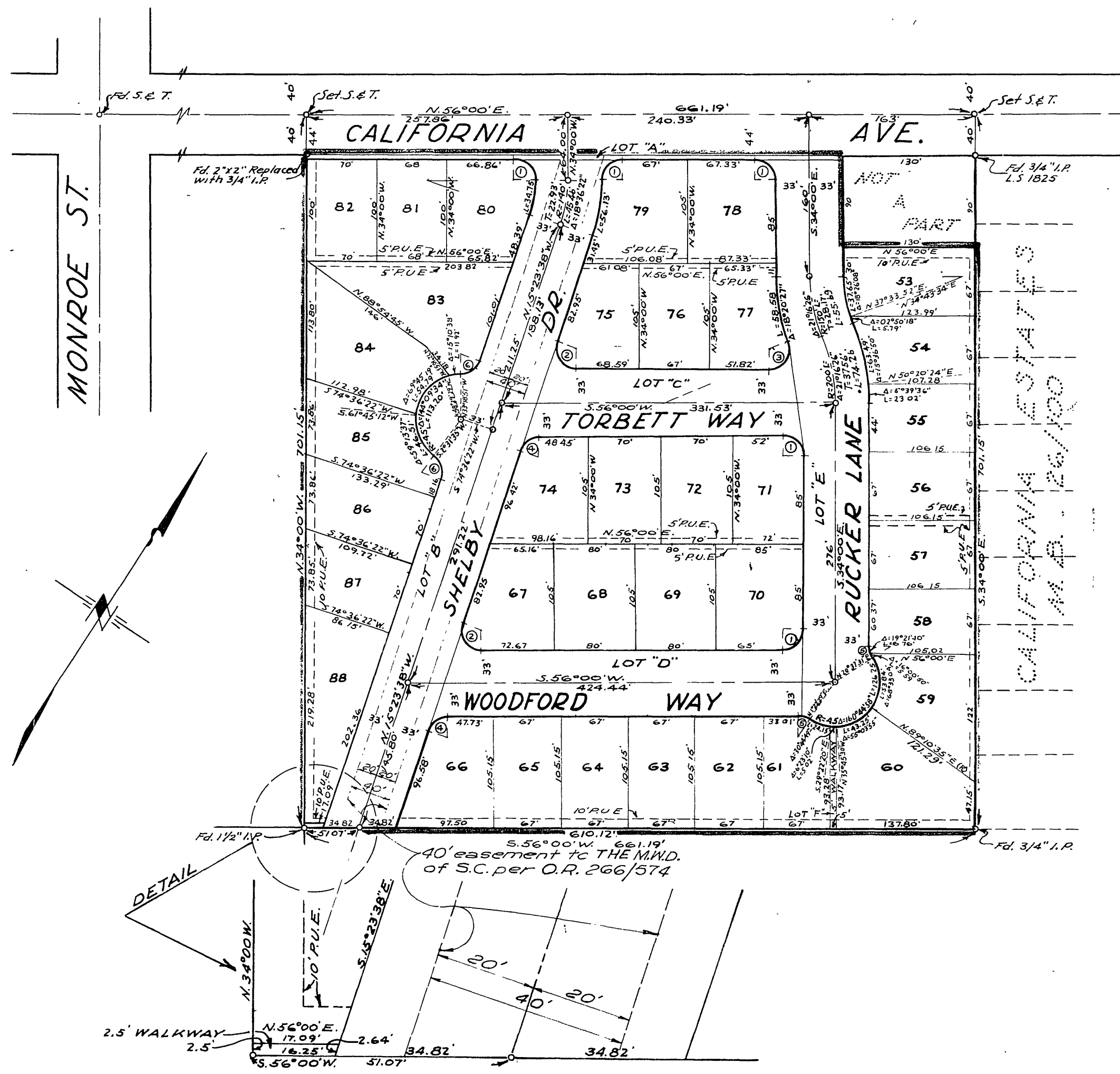
BEING A SUBDIVISION OF LOT 3, BLOCK 14, R.L. & I. CO.
LANDS AS RECORDED IN MAP BOOK I, PAGE 70 OF
MAPS. RECORDS OF SAN BERNARDINO COUNTY,
CALIF.

JUNE ,1955

SCALE: 1"=100'

J. F. DAVIDSON C. E.

LOCATED IN THE CITY OF RIVERSIDE



RETURN DATA					
NO	R	Δ	T	L	
1	20'	90° 00'	20'	31.42'	
2	20'	108° 36' 22"	27.84'	37.91'	
3	20'	108° 20' 27"	27.70'	37.83'	
4	20'	71° 23' 36"	14.37'	24.93'	
5	20'	35° 22' 29"	6.38'	12.35'	
6	20'	72° 04' 47"	14.55'	25.16'	

ENGINEERS NOTE:
 Bearings are based on the center line of California Ave.,
 being N. 56° 00' E. as shown on map of "California Estates" in
 M.B. 26/100, Records of Riverside County, California.
 Set 3/4" Iron pipe at all points shown thus \circ unless noted
 otherwise.
 Set 2"x2" Redwood stakes painted white and tagged R.E. 862
 at all lot corners.

M.B. 29/76

N. 01 MB 29/76