

30/44

M.B. 30/44

FILED
On Feb 9 1956

At _____ M
By _____ Deputy
Fee \$1.00
No. _____
By Security Title Ins. Co.

IN THE CITY OF RIVERSIDE SHERWOOD ESTATES

BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 6, BLOCK 22, LANDS OF THE RIVERSIDE LAND AND IRRIGATION COMPANY AS RECORDED IN MAP BOOK I, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

AUGUST, 1955

SCALE 1" = 100'

J. F. DAVIDSON, C. E.

OWNERS 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 consent is necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the blue border lines and we hereby offer for dedication for public use, Lots "A" and "B" for street purposes and for the construction and maintenance of all public utilities the five and ten foot easements shown by broken lines and designated as "5' P.U.E." and "10' P.U.E." and "15' P.U.E." sewer and drainage easement.

Spencer P. Cockburn George Carlson
Spencer P. Cockburn Betty Jo Carlson

NOTARY ACKNOWLEDGEMENT Bank of America National Trust & Savings Assoc.,
as Trustee

STATE OF CALIFORNIA } S.S. By Julia W. Johnson Vice President
COUNTY OF RIVERSIDE } TRUST OFFICER
On this 23rd day of January, 1956, before me, Julia W. Johnson
a Notary Public in and for said County and State, residing therein, duly
commissioned and sworn, personally appeared Spencer P. Cockburn, George J.
Cockburn, George Carlson, Betty Jo Carlson, known to me to be the persons whose
names are subscribed to the within instrument and 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.
My commission expires July 23, 1958
Julia W. Johnson
Notary Public in and for said County and State

SUPERINTENDENT OF LIGHT & WATER DEPT.

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 on said map, and 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 this 26th day of January, 1956.
A. J. Kennedy
Supt. of Light and Water Department of the City of Riverside

TAX BOND

I hereby certify that a bond in the sum of _____ has been executed and filed with the Board of Supervisors of the County of Riverside conditioned upon the payment of all taxes, State, County, City 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 _____ day of _____, 1956.
G. A. PEQUEGNAT County Clerk & ex-officio
Clerk of the Board of Supervisors
By _____

STREET SUPERINTENDENTS 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 24th day of January, 1956.
Orval Adelstein
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 7th day of February, 1956.
W. G. Waite
City Clerk of the City of Riverside, California

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 6th day of February, 1956.
John B. Reed Secretary
Riverside City Planning Commission

CITY TREASURER'S CERTIFICATE

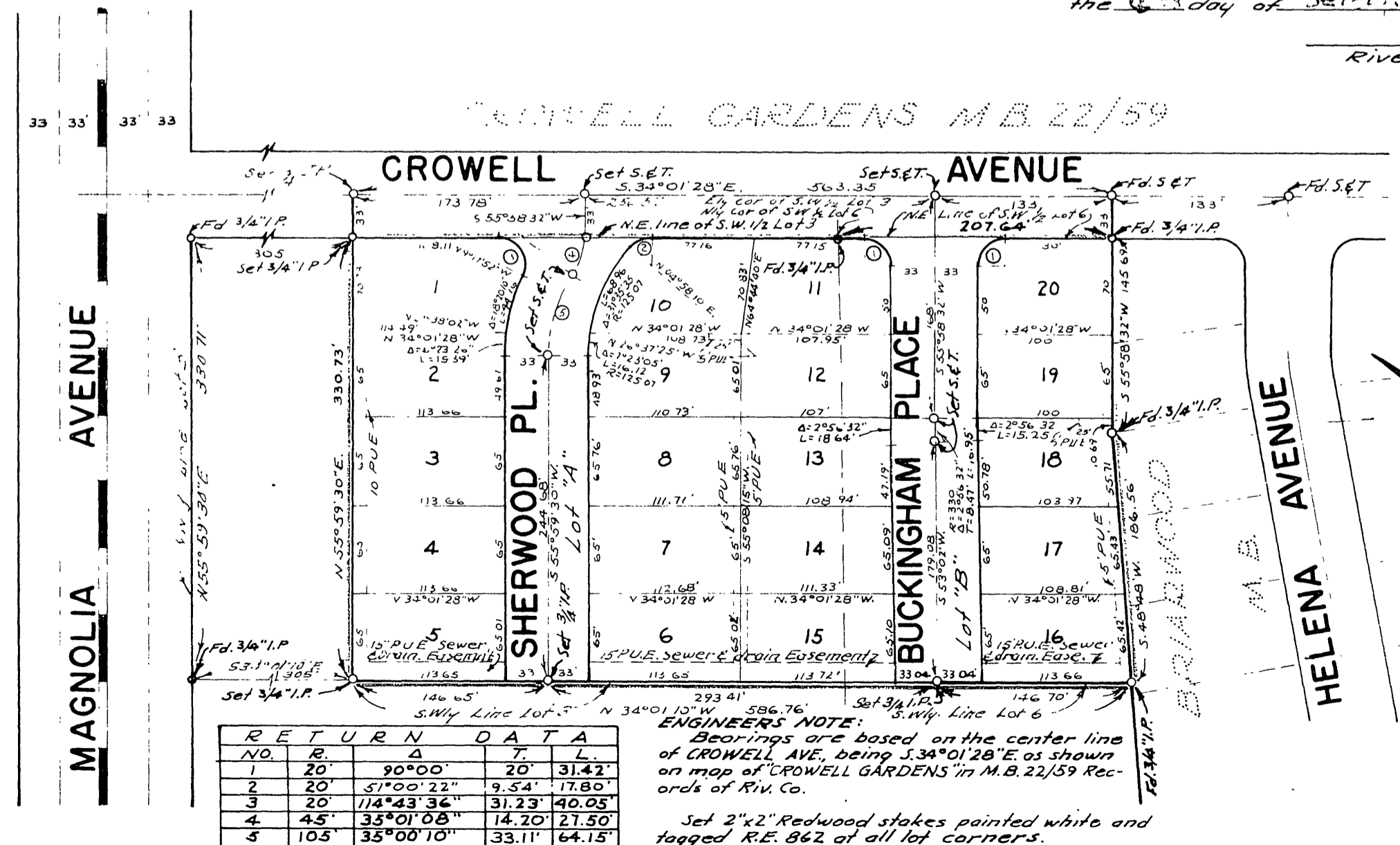
I hereby certify that according to the records of this office as of this date, the property shown on this map is not subject to any special assessments, bonds and/or liens which have not been paid in full. This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.
Dated this 27th day of JANUARY, 1956.
Orval Adelstein
City Treasurer

CIVIL ENGINEERS CERTIFICATE

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 August of 1955; that all monuments shown hereon actually exist and their positions are correctly shown.
J. F. Davidson
Registered Civil Engineer No. 862

CORPORATE ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
On this 23rd day of January, 1956, before me, the undersigned, a Notary Public in and for said County and State, personally appeared L. G. FREEMAN known to me to be the Vice President and B. J. SCHILLER known to me to be the Trust Officer of BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, the national banking association that executed the within instrument as Trustee, and known to me to be the persons who executed the same on behalf of the national banking association therein named, and acknowledged to me that such national banking association executed the same as Trustee. WITNESS my hand and official seal.
Julia W. Johnson
Notary Public in and for said County and State
My Commission Expires JULY 18, 1957



NO.	B.	A.	T.	L.
1	20	90°00'	20	31.42'
2	20	51°00'22"	9.54'	17.80'
3	20	114°43'36"	31.23'	40.05'
4	45	35°01'08"	14.20'	27.50'
5	105	35°00'10"	33.11'	64.15'

ENGINEERS NOTE
Bearings are based on the center line of CROWELL AVE. being S.34°01'28"E. as shown on map of CROWELL GARDENS in M.B. 22/59 Records of Riv. Co.
Set 2"x2" Redwood stakes painted white and tagged R.E. 862 at all lot corners.

No. 1 MB 30/44

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