

30/85
M.B. 30/85

IN THE CITY OF RIVERSIDE

ANDERSON PARK

BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF OF THE SOUTHEAST 1/4 OF SECTION 24, T. 2S. R. 5W., S. B. B. & M. JANUARY, 1955

SCALE 1" = 100'

J. F. DAVIDSON, C. E.

STATE OF CALIFORNIA } s.s.
COUNTY OF RIVERSIDE } s.s.
On this 19th day of March, 1956, before me, the undersigned, a Notary Public in and for said County and State personally appeared Armand R. Bruno, known to me to be the Vice President and Chester R. McKenzie, known to me to be the Asst. Secretary of the corporation that executed the within instrument and they acknowledged to me that they executed the same on behalf of said corporation as Trustees.
IN WITNESS WHEREOF, I have set my hand and affixed my official seal.
Notary Public in and for said County and State

FILED
April 3, 1956
No. 22:31 at 2:35 P.M.
JACK A. ROSS
COUNTY RECORDER
by O. A. Neal DEPUTY
Fee \$ 5.00
Filed by County Clerk
SUB'DN G'TEE-R.T.C.

We hereby certify that we are the holders of or interested in the legal title to the land included within the subdivision as shown on the annexed map consisting of two (2) sheets, by reason of being Trustee, in that certain Deed of Trust recorded January 19, 1955 in Book 1682, page 210 of Official Records in the office of the Recorder of Riverside County, California, and we hereby consent to the making of said subdivision and map all as shown within the colored border line.
CITIZENS NATIONAL TRUST & SAVINGS BANK OF RIVERSIDE, a national banking association, Trustee

By _____ Partner
By _____ Partner

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 two (2) sheets; that we are the only party 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 border line and we hereby offer for dedication for public use, Lots "A" to "K" inclusive 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."
HARMONY-DALE BUILDERS
A partnership.

By W. F. Stephens Partner
By E. P. Woolley Partner

STATE OF CALIFORNIA } s.s.
COUNTY OF RIVERSIDE } s.s.
On this 19th day of March, 1956, before me the undersigned, a Notary Public in and for said County and State personally appeared W. F. Stephens and E. P. Woolley

known to me to be _____ 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.

Notary Public in and for said County and State

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 10th day of August, 1955.

Orval Adlington
Street Superintendent

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 23rd day of February, 1956.

John B. Reed 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 10th day of Aug. 1955.

Fred D. Smith
City Treasurer
by H. B. Bennett, Asst

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 said map; and that all P.U.E. shown on this map are sufficient for all requirements for the Electric Light and Water Departments of the City of Riverside and for the Department of Public Utilities of said City. Dated this 22nd day of March, 1956.

J. F. Davidson
Superintendent of Light and Water Department
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 and special assessments now a lien but not yet payable, which are estimated to be \$2,500.00. Dated this 19th day of March, 1956.

V. M. Hyde County Tax Collector
By [Signature] Deputy

RESOLVED: That this map consisting of two (2) sheets be and the same is hereby accepted as the official map of "ANDERSON PARK" and the streets and easements 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, 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. Dated this 21st day of March, 1956.

W. G. Waite City Clerk of the City of Riverside, California
By [Signature]

STATE OF CALIFORNIA } s.s.
COUNTY OF RIVERSIDE } s.s.

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. Dated this 21st day of March, 1956.

W. G. Waite City Clerk of the City of Riverside, California
By [Signature]

We hereby certify that we are the holders of or interested in the legal title to the land included within the subdivision as shown on the annexed map consisting of two (2) sheets by reason of being Trustee in those certain Deeds of Trust recorded March 11, 1955 in Book 1706, page 144, and June 20, 1955 in Book 1754, page 118 of Official Records in the office of the Recorder of Riverside County, California, and we hereby consent to the making of said subdivision and map all as shown within the colored border line.
RIVERSIDE TITLE COMPANY, a corporation, Trustee.

By Armand R. Bruno Vice President
By Chester R. McKenzie Asst. Secretary

STATE OF CALIFORNIA } s.s.
COUNTY OF RIVERSIDE } s.s.
On this _____ day of _____, 1956, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____, known to me to be the _____ and _____ of the association that executed the within instrument and they acknowledged to me that they executed the same on behalf of said association as Trustees.
IN WITNESS WHEREOF, I have set my hand and affixed my official seal.
Notary Public in and for said County and State

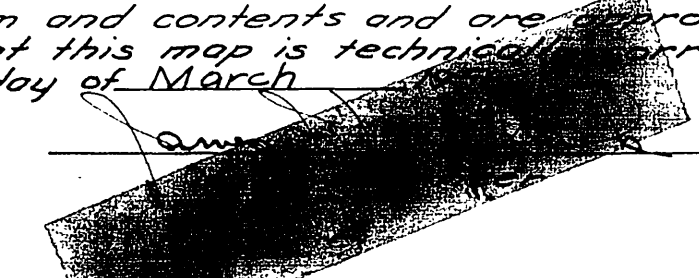
I hereby certify that a bond in the sum of \$2,500.00 has been executed and filed with the Board of Supervisors of the County of Riverside, California, conditioned upon the payment of all taxes, State, County, City or local and all special assessments collected as taxes which at the time of filing of 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 2nd day of April, 1956.

G. A. Pequegnat County Clerk and ex-officio, Clerk of the Board of Supervisors
By H. Chastier Deputy

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 December of 1954; that all monuments shown hereon actually exist and their positions are correctly shown.

J. J. Davidson
Registered Civil Engineer No. 862

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. 132B 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 26th day of March.



M.B. 30/85

MB 30/85

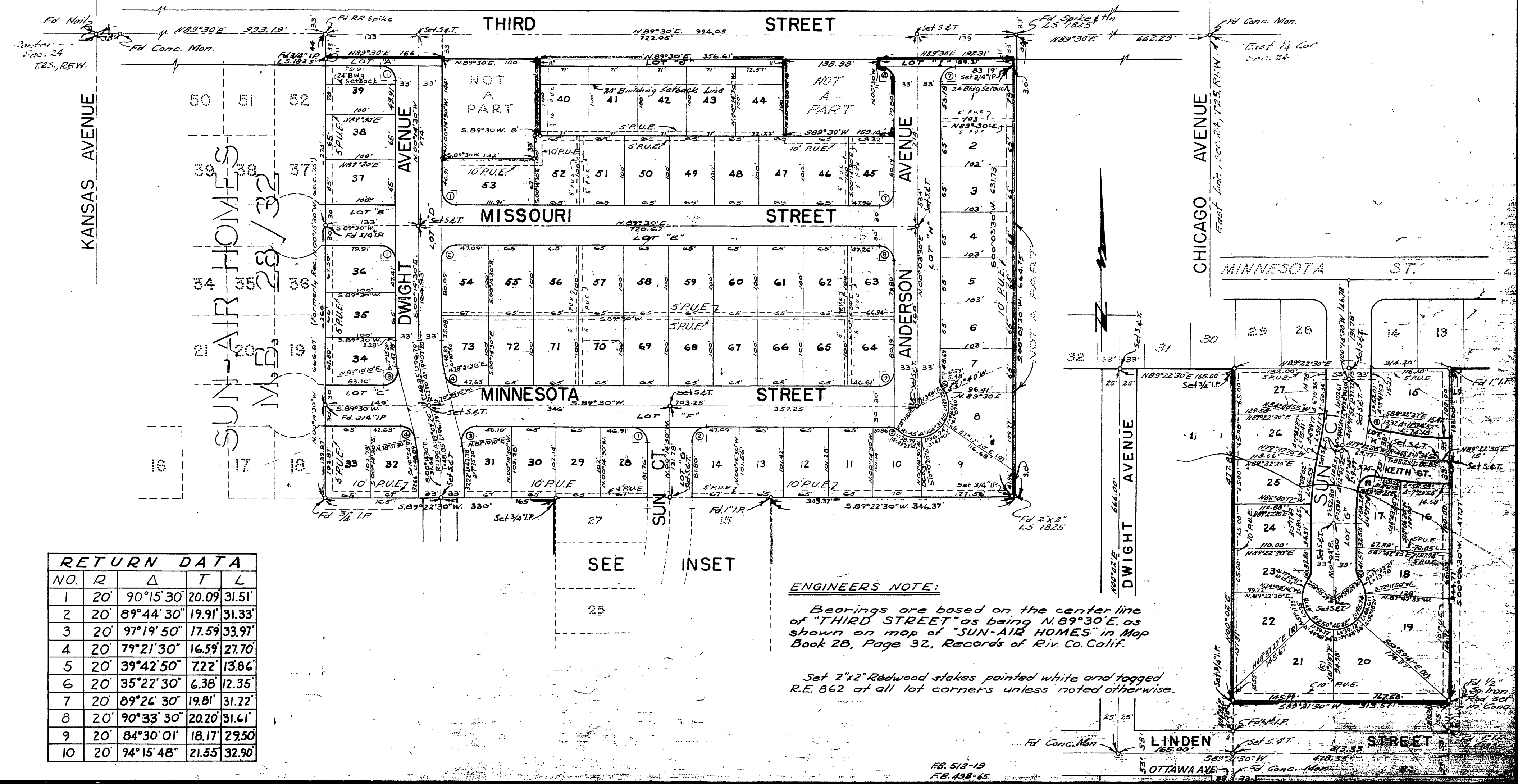
30/86

M.B. 30/86

IN THE CITY OF RIVERSIDE ANDERSON PARK

BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF OF
THE SOUTHEAST 1/4 OF SECTION 24, T. 2S. R. 5W., S. B. B. & M.
FEBRUARY, 1955
SCALE 1" = 100'

J. F. DAVIDSON, C. E.



NO.	R	Δ	T	L
1	20'	90°15'30"	20.09	31.51'
2	20'	89°44'30"	19.91'	31.33'
3	20'	97°19'50"	17.59	33.91'
4	20'	79°21'30"	16.59	27.70
5	20'	39°42'50"	7.22	13.86'
6	20'	35°22'30"	6.38	12.35'
7	20'	89°26'30"	19.81'	31.22'
8	20'	90°33'30"	20.20	31.61'
9	20'	84°30'01"	18.17	29.50
10	20'	94°15'48"	21.55	32.90

ENGINEERS NOTE:
Bearings are based on the center line of "THIRD STREET" as being N. 89° 30' E. as shown on map of "SUN-AIR HOMES" in Map Book 28, Page 32, Records of Riv. Co. Calif.

Set 2"x2" Redwood stakes painted white and tagged R.E. 862 at all lot corners unless noted otherwise.

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