

30/88

M.B. 30/88

IN THE CITY OF RIVERSIDE

GRANDVIEW ESTATES

Sheet 1 of 2 sheets

FILED

APRIL 10, 1956

No. _____ at 4:00 P.M.

JACK A. ROSS

COUNTY RECORDER

by O. A. Ross DEPUTY

Fee \$ 5.00

Filed by County Clerk
SUBDN G'TEE-R.T.Co. #155628

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

On this 2nd day of April 1956, before me James A. Fagerhaugh a Notary Public in and for said County and State, personally appeared William N. Crowden known to me to be the Asst. Secy and R. O. Lewis known to me to be the Vice President 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 same as Trustee. WITNESS my hand and official seal.

RESOLVED: That this map, consisting of two (2) sheets, be and the same is hereby accepted as the official map of GRANDVIEW ESTATES; that the streets, pedestrian ways and public utility easements hereon are hereby accepted as public streets, pedestrian ways 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 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 April, 1956.

W. A. Waite
City Clerk of the City of Riverside, California

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 yet become a lien upon said property.

Dated March 30 1956.
H. A. Bunnell
City Treasurer

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 7 1956
Donald A. Robinson
Street Superintendent

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 \$1000.00

Dated March 27 1956
V. M. Hyde
County Tax Collector

I hereby certify that a bond in the sum of \$1000.00 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 9th day of April 1956.
G. A. Acquagnat County Clerk and ex-officio Clerk of the Board of Supervisors
By Robert J. ... Deputy

BEING A SUBDIVISION OF A PORTION OF LOT 290 OF R.L. & I. CO. LANDS AS RECORDED IN BOOK 8 OF MAPS AT PAGE 53 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

- BY -
ALBERT A. WEBB ASSOCIATES
NOVEMBER 1955 CIVIL ENGINEERS SCALE: 1"=50'

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 necessary fire hydrants, together with all water mains and laterals to the curb line on all streets 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 Departments of the City of Riverside and for the Department of Public Utilities of said City.

Dated April 2 1956
A. J. Kennedy by J. G. ...
Superintendent of Light and Water
Dept. of the City of Riverside

I hereby certify that I have examined the within map, that the subdivision shown hereon is substantially the same as it appeared 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; and I am satisfied that this map is technically correct.

Dated April 3 1956
James J. Martineau
Director of Public Works

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

Dated March 19 1956
Ernest N. Webb
Registered Civil Engineer No. 3876

ENGINEERS NOTES:-
Basis of Bearings is the bearing of GRAND AVE., taken as N. 54° 45' E., as same is shown on Corrected Map of Additions to Maps of Riverside Land and Irrigating Co. as filed in Book 4 of Maps at page 75 thereof, Records of Riverside County, California.

Set 3/4" I.P. tagged R.E. 1229 at all points shown thus o unless otherwise noted.
Set 2"x2" Redwood stakes tagged R.E. 1229 at all lot corners unless otherwise noted.

The property included within this subdivision is subject to an easement held by the Riverside Water Company, a corporation, for pipelines, flumes and ditches.

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 November 9, 1955 in Book 1818 page 156 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, and to the dedication of streets as shown thereon.

LAND TITLE COMPANY OF RIVERSIDE COUNTY, a corporation, Trustee
By William N. Crowden Asst. Secretary
By R. O. Lewis Vice President

We hereby certify that we are the owners of, or have some right, title or interest in the land within the subdivision shown hereon 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, and we hereby consent to the filing and making of said map and subdivision as shown within the colored border lines, and we hereby offer for dedication to public use for street purposes Lots A, B & C; and for construction and maintenance of all public utilities the ten foot easements designated as 10' P.U.E.

John E. De Gennaro
Gloria Jean De Gennaro

STATE OF CALIFORNIA } s.s.
COUNTY OF RIVERSIDE }
On this 30th day of March 1956, before me, a Notary Public in and for said County and State, personally appeared John E. De Gennaro and Gloria Jean De Gennaro 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.

WITNESS my hand and official seal.
James A. Fagerhaugh
Notary Public in and for Said County and State

STATE OF CALIFORNIA } s.s.
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 April, 1956.

W. G. Waite
City Clerk of the City of Riverside, California

I hereby certify that this map was approved by the Riverside City Planning Commission at its meeting held on MARCH 22 1956.

John B. Reed
Secretary, Riverside City Planning Commission

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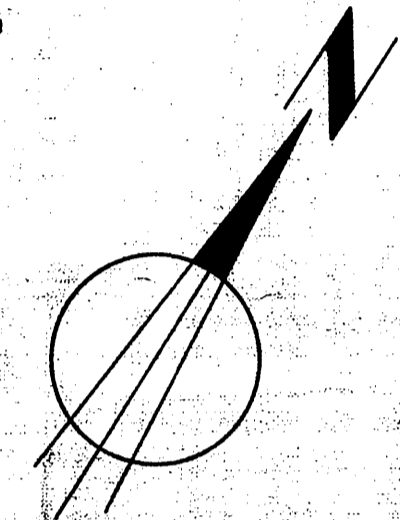
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Sheet 2 of 2 Sheets
GRANDVIEW ESTATES
BEING A SUBDIVISION OF A PORTION OF LOT 290
OF R.L. & I. CO. LANDS AS RECORDED IN BOOK 8
OF MAPS AT PAGE 53 THEREOF, RECORDS OF SAN
BERNARDINO COUNTY, CALIFORNIA

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291



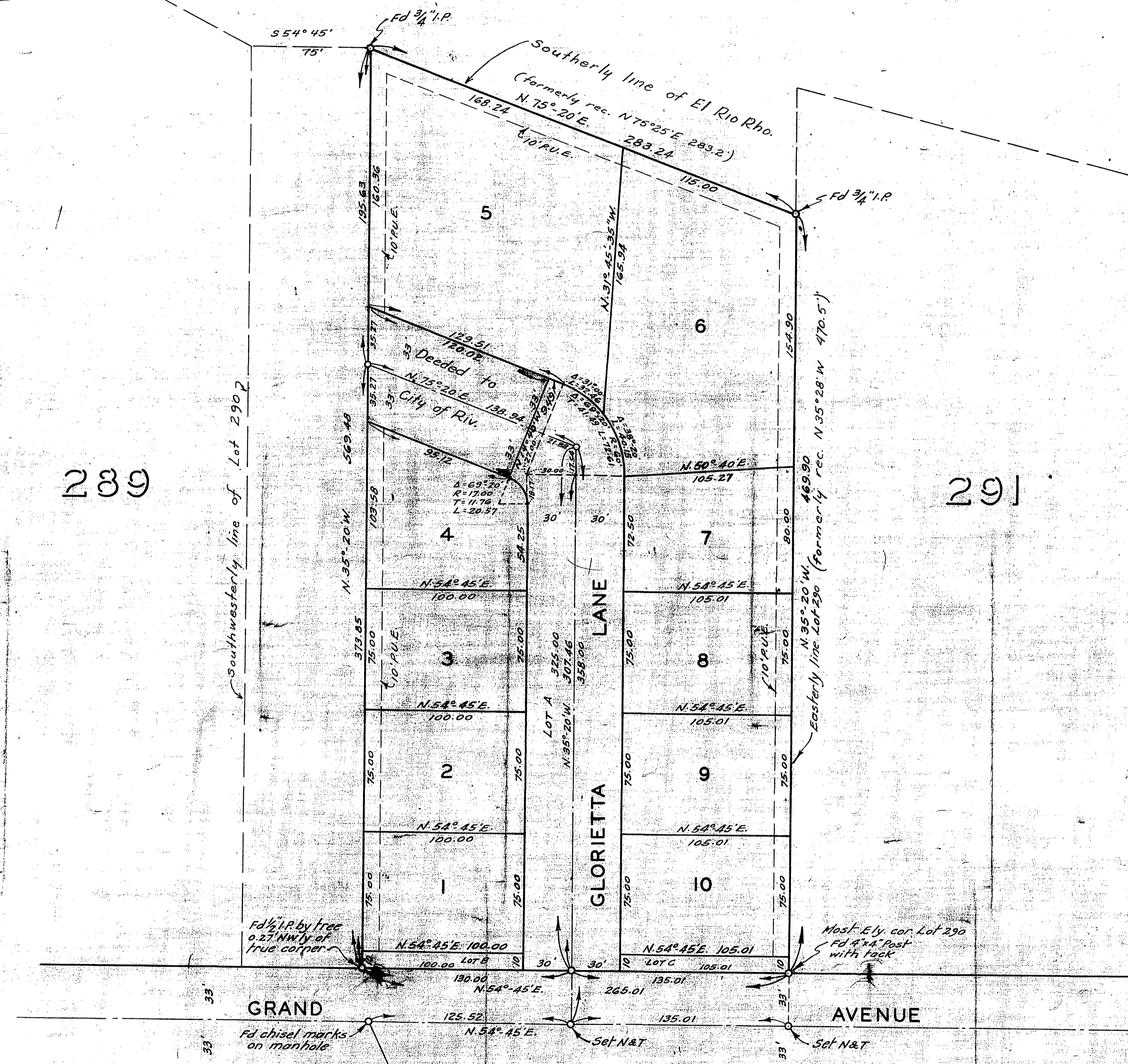
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M.B. 30/89

GRAND AVENUE ACRES

M.B. 11/57 Riv. Co.

—BY—
ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
NOVEMBER 1955

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