

M.B. 31/16
RIO VERDE TERRACE
31/16

IN THE CITY OF RIVERSIDE

RIO VERDE TERRACE

Sheet 1 of 2 Sheets

BEING A SUBDIVISION OF PORTIONS OF LOTS 293, 294, AND 295 OF R. L. & I. CO. LANDS AS SHOWN ON CORRECTED MAP OF ADDITIONS TO MAPS OF THE RIVERSIDE LAND AND IRRIGATING CO. AS RECORDED IN BOOK 4 OF MAPS AT PAGE 75 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

FILED

MAY 21 1956
Jack A. Ross
O. A. Street
Filed BY County Clerk
At 4:10 P.M. Fee \$5.00

I hereby certify that this map was approved on appeal by the Riverside City Council at its regular meeting held on the 22nd day of May, 1956.
W. G. Waite
City Clerk of the City of Riverside, California

- BY -
ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
APRIL 1956 RIVERSIDE, CALIFORNIA SCALE: 1"=100'

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 to H inclusive, and for construction and maintenance of public utilities the 5 foot and 10 foot public utility easements designated as 5' P.U.E and 10' P.U.E.

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 May 17th 1956
A. J. Kennedy by D.C.
Superintendent of Light and Water
Dept. of the City of Riverside

RESOLVED: - That this map, consisting of two (2) sheets, be and the same is hereby accepted as the official map of RIO VERDE TERRACE; that the streets, and public utility easement hereon are hereby accepted as public streets, 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 22nd day of May, 1956.
W. G. Waite
City Clerk of the City of Riverside, California

The JOHN DAVID SECOND, a Corporation
Stewart Adler Vice-President
James Kriegel Secretary Treasurer
SECURITY TITLE INSURANCE COMPANY, a Corporation, Trustee
Joseph S. Long Vice-President
Ronald W. Ayers Asst. Secretary

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 May 13 1956
James J. Martindale
Director of Public Works

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 May 14, 1956
J. A. Buntz
City Treasurer

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
On this 16th day of May, 1956, before me, the undersigned, a Notary Public in and for said County and State personally appeared Joseph S. Long and Ronald W. Ayers known to me to be the Vice-President and Asst. Secretary respectively of the corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of said corporation, and they acknowledged to me that such corporation executed the same.
IN WITNESS WHEREOF I have hereunto set my hand affixed my official seal the day and year in this certificate first above written.
Harlan E. Simmons
Notary Public in and for said County and State

I hereby certify that a bond in the sum of \$4,000.00 has been 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 said Board of Supervisors.
Dated May 28, 1956
By N. Charlier Deputy
G. A. PEQUEGNAT
County Clerk and ex-officio
Clerk of the Board of Supervisors

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 May 21 1956
Ormal Addington
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 and special assessments now a lien but not yet payable which are estimated at \$4,000.00.
Dated May 3rd 1956
V. M. HYDE
County Tax Collector
By H. Trade Deputy

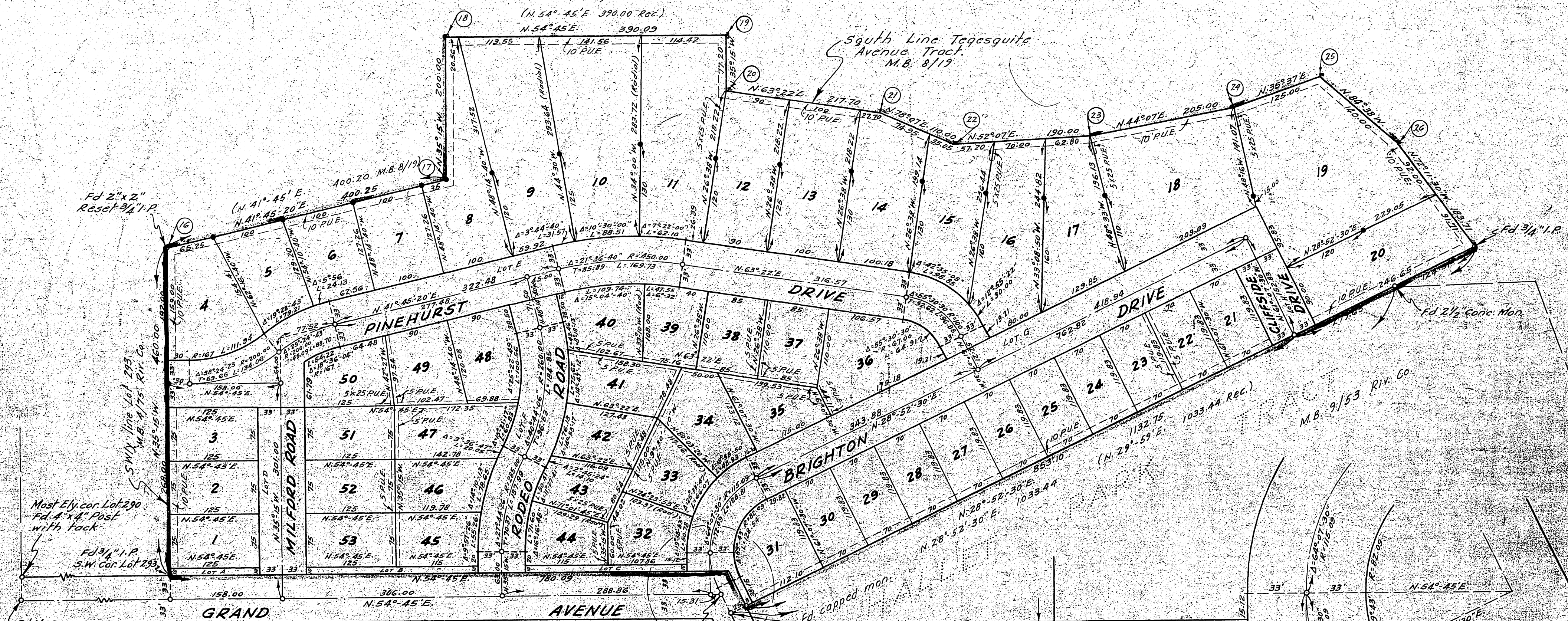
STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
On this 17th day of MAY, 1956, before me, the undersigned, a Notary Public in and for said County and State personally appeared Stewart Adler and James Kriegel known to me to be the President and Secretary respectively of the corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of said corporation, and they acknowledged to me that such corporation executed the same, as Trustee.
IN WITNESS WHEREOF I have hereunto set my hand affixed my official seal the day and year in this certificate first above written.
Thomas W. Disher
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 22nd day of May, 1956.
W. G. Waite
City Clerk of the City of Riverside, California

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 April 1956, and that all monuments shown hereon actually exist and their positions are correctly shown or shall be in position not later than December 1956.
Dated APRIL 26 1956
Ernest N. Webb
Registered Civil Engineer No. 9876

RIO VERDE TERRACE
M.B. 31/16

MB 3117



ENGINEER'S NOTES -
 Basis of Bearings is the bearing of GRAND AVENUE, 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 of page 75 thereof, Records of Riverside County, California.

Set 3/4" I.P. tagged R.E. 1229 at all points shown thus \circ unless otherwise noted.

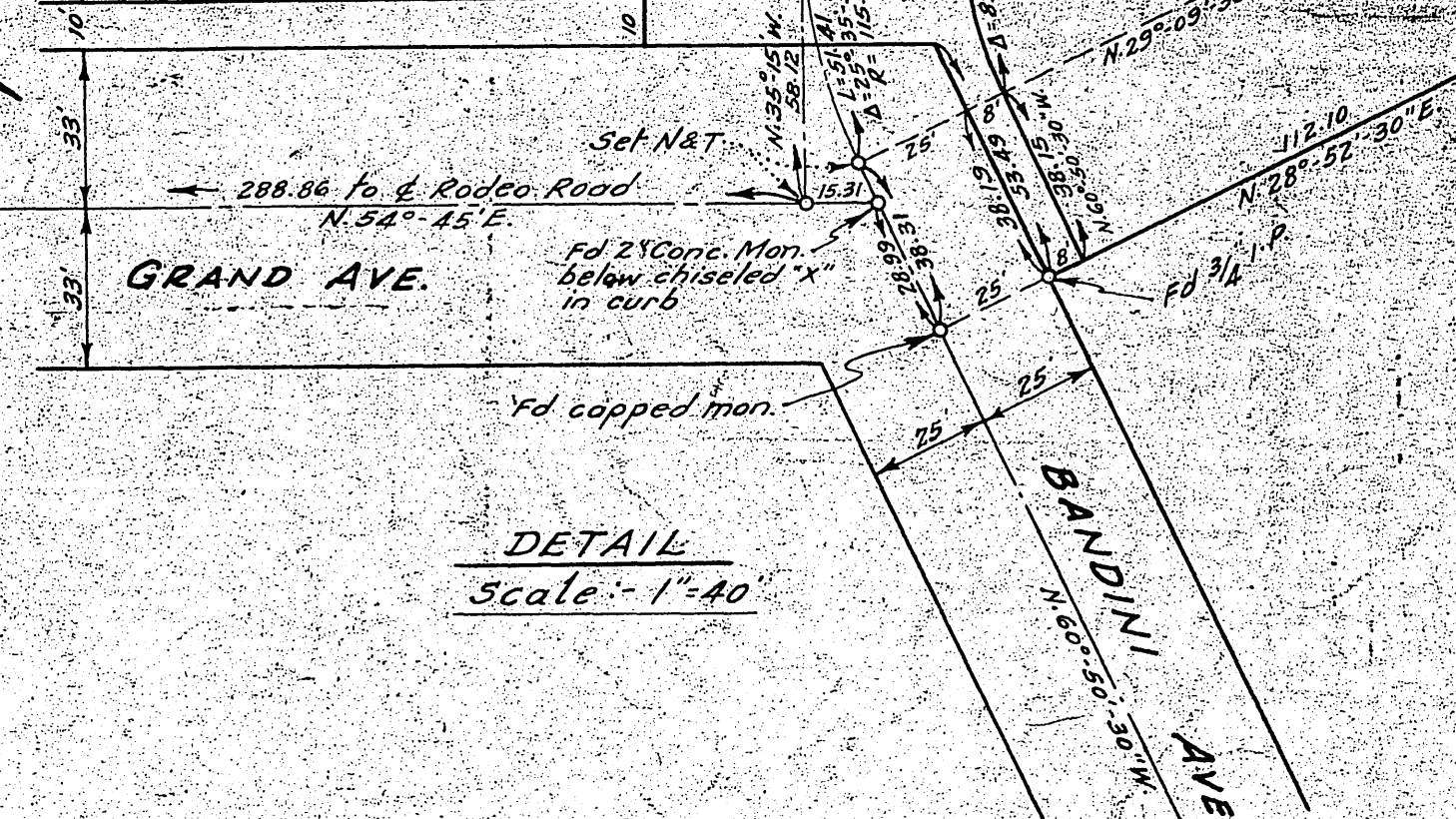
Set 2"x2" Redwood stakes tagged R.E. 1229 at all lot corners unless otherwise noted.

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

Set Nail and tin at all points shown thus \circ unless otherwise noted.

$\textcircled{16}$ Corners indicated thus refer to corners shown on Tequesquite Avenue Tract recorded in Book 8 of Maps at Page 19 thereof, Records of Riv. Co.

Scale: 1"=100'
 - BY -
 ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 APRIL 1956



RIO VERDE TERRACE
MB 3117
1876

MB 3117