

31/61

WALNUT WOOD PARK
M.B. 31/61

FILED
July 31, 1956

No. _____ at _____ P.M.
JACK A. ROSS
COUNTY RECORDER
by O.A. _____
Deputy
Fee \$5.00
FILED BY COUNTY CLERK
SUBDN G'TEE-R.T.Co.

IN THE CITY OF RIVERSIDE WALNUTWOOD PARK

We hereby certify that we are the holders of or are interested in the legal title to the land included within the subdivision as shown on annexed map consisting of one (1) sheet, by reason of being Trustee in that certain Deed of Trust recorded 7-13-56, 1956, in Book 1943 Page 267 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.

SECURITY TITLE INSURANCE COMPANY, a California corporation, Trustee.
by _____ Vice President
by _____ Assistant Secretary

Being a Subdivision of a portion of Lots 30 and 31, Block 26, Village of Arlington, as shown by map on file in Book 1, pg. 62 of Maps, Records of San Bernardino County, California.

June, 1956 Donald J. McKee, Licensed Surveyor Scale: 1" = 100'

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 within map consisting of this one (1) sheet, that we are the only persons whose consent is necessary to pass a clear title to said land, and 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 for public utilities, the five and ten foot easements shown by dotted lines and designated "5' P.U.E." and "10' P.U.E."

Le Roy J. Flory
Ruth M. Flory

I hereby certify that a bond in the sum of \$500.00 has been (executed and filed) deposited 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 this 30 day of July, 1956.

by _____ Deputy
G. PEQUEGNAT
County Clerk and ex-officio Clerk of the Board of Supervisors.

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 lines 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 and the Department of Public Utilities of said City.
Dated this 23rd day of July, 1956. A. Kennedy
Superintendent of Light and Water Dept's of the 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, 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 to be \$3,335.00.
Dated this 11th day of July, 1956.
by _____ Deputy
V.M. HYDE, County Tax Collector.

STATE OF CALIFORNIA } ss.
COUNTY OF RIVERSIDE }
On this 20th day of July, 1956, before me, the undersigned, a Notary Public in and for the County of Riverside, State of California, personally appeared Le Roy J. Flory and Ruth M. Flory known to me to be the persons who executed the within instrument, and they acknowledged to me that they executed the same.

WITNESS my hand and official seal
James E. McArthur
Notary Public in and for the County of Riverside, California

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 188 (Subdivision Map Act), Statutes of California, 1943, and of Ordinance No. 1328 of the City of Riverside, Calif. and all amendments thereto, have been complied with; that all plans, and specifications for drains, drainage, sewer and drainage works sufficient to protect all lots in said subdivision from flood or overflow has 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 24th day of July, 1956.

James E. McArthur
City Engineer

STATE OF CALIFORNIA } ss.
COUNTY OF RIVERSIDE }
I, W.G. WHITE, 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 the subdivision was approved and filed in my office prior to the final acceptance of this map.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of the City of Riverside this 24th day of July, 1956.
W.G. White
City Clerk of the City of Riverside, California.

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 5th day of July, 1956.
John B. Reed
Secretary, Riverside City Planning Commission

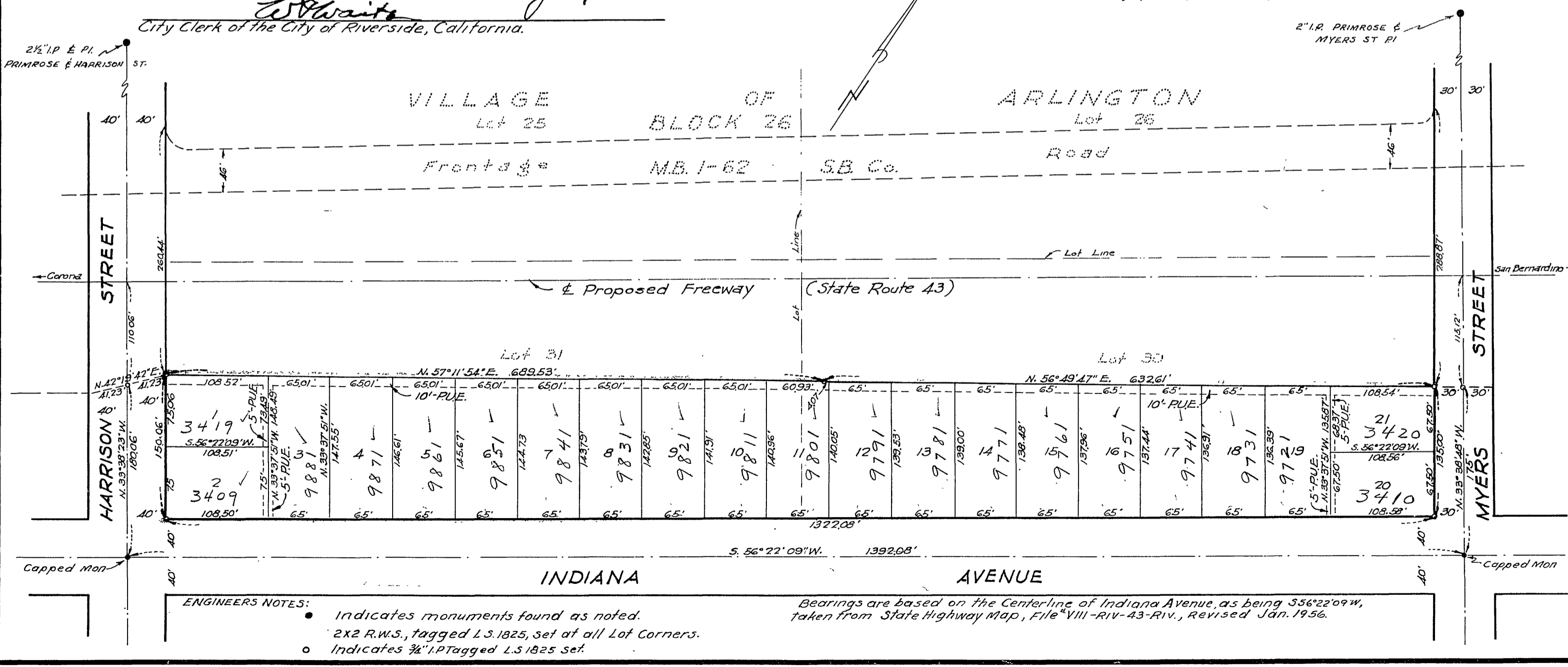
RESOLVED: That this map, consisting of one (1) sheet be, and the same is hereby accepted as the official map of "WALNUTWOOD PARK" and the streets and rights of way shown are hereby accepted as public streets and rights of way, and the City Clerk is hereby authorized and directed to attest said map by 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 Riverside this 24th day of July, 1956.
W.G. White
City Clerk of the City of Riverside, California.

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 23rd day of July, 1956.
Orval Wellington
Street Superintendent

I hereby certify that according to the records of this office, 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 does not include any special assessments, the bonds of which have not become a lien upon said property.
Dated this 23rd day of July, 1956.
J.A. Bennett
City Treasurer

I hereby certify that I am a Licensed Land Surveyor in the State of California, and that this map, consisting of one (1) sheet, correctly represents a survey made by me in June, 1956, and that all monuments shown hereon actually exist and their positions are correctly shown.
Donald J. McKee
Licensed Land Surveyor No. 1825

STATE OF CALIFORNIA } ss.
COUNTY OF RIVERSIDE }
On July 23, 1956 before me, a Notary Public in and for said County and State, personally appeared V. T. Lawton known to me to be the Vice President, and Lois Y. Wright known to me to be the Assistant Secretary of the Corporation that executed the within instrument, 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 pursuant to its by-laws or a resolution of its board of directors.
WITNESS my hand and official seal.
John E. Simmons
Notary Public in and for said County and State



ENGINEERS NOTES:
• Indicates monuments found as noted.
• 2x2 R.W.S., tagged L.S. 1825, set at all Lot Corners.
○ Indicates 3/4" I.P. Tagged L.S. 1825 set.

Bearings are based on the Centerline of Indiana Avenue, as being S56°22'09"W, taken from State Highway Map, File VIII-Riv-43-Riv., Revised Jan. 1956.

WALNUT WOOD PARK
M.B. 31/61

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