

1881

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WOODLAWN PARK TRACT UNIT NO. 3

LOCATED IN THE CITY OF RIVERSIDE, CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 20, CASTLEMAN'S ADDITION
AS RECORDED IN MAP BOOK 3, P.19, RECORDS OF SAN BERNARDINO COUNTY,
CALIFORNIA.

JUNE 1956

SCALE: 1" = 60'

SHEET 1 OF 2 SHEETS

FILED

SEPT. 26, 1956

No. _____ at 2:45 P.M.

JACK A. ROSS

by Oa. Mead
COUNTY RECORDER
DEPUTY

Fee \$ 5.00

SUBDN. GTEE. ST. I. CO.

CHARGE

1881
31/99
WOODLAWN PARK TRACT #3
M.B. 31/99

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 persons 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, B and C for street purposes, and for the construction and maintenance of all public utilities the easements designated by broken lines as 5' public utility easement and 10' public utility easement.

WOODS CONSTRUCTION CO., a corporation

James M. Woods
President

Timothy L. Woods
Secretary

CHELSEA HOLDING CO a partnership

Herman S. Millberg
partner

Samuel Grossman
partner

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 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 this 12th day of SEPT. 1956. A. J. Kennedy, Jr. & Co.
Superintendent of Light and Water
Department, City of Riverside.

RESOLVED: That this map, consisting of two (2) sheets, be, and the same is hereby accepted as the official map of WOODLAWN PARK TRACT, Unit #3, 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 this 18th day of Sept. 1956.

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

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 this official seal of the City of Riverside, California, this 18th day of Sept. 1956.

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

I hereby certify that according to the records of this office 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 6th day of SEPT. 1956. J. L. Bunker
City Treasurer

I hereby certify that I am a Registered Civil Engineer of the State of California, that this map, consisting of two (2) sheets, correctly represents a survey made under my supervision in April 1956, that the monuments are of the character and occupy the positions shown and that said monuments are sufficient to enable the survey to be readily retraced.

Henry Jones
Registered Engineer No 4484

I hereby certify that a bond in the sum of \$1,000.00 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 24th day of SEPT. 1956. Gordon A. Peguegnat
County Clerk and Ex-officio Clerk
of the Board of Supervisors.
by W. H. Hart
Deputy

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 at \$1,000.00.

Dated this 7th day of SEPT. 1956. V. M. Hyde
County Tax Collector
by W. H. Hart
Deputy

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 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 content and are approved; and I am satisfied that this map is technically correct.

Dated this 14th day of September 1956. James M. Mathews
City Engineer

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 6th day of September 1956. Orval Caddigan
Street Superintendent

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 6th day of SEPTEMBER 1956.

John B. Rud
Secretary Riverside City Planning Commission.

State of California } s.s.
County of Orange }

On this 29th day of Aug. 1956, before me, MARY C. LEENOV, a Notary Public in and for said County and State, personally appeared JAMES M. WOODS known to me to be President and TIMOTHY L. WOODS known to me to be Secretary of WOODS CONSTRUCTION CO., a corporation, 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.

WITNESS my hand and official seal.
My commission expires Sept. 15 1958. Mary C. Leenov
Notary Public in and for
said County and State.

State of California } s.s.
County of Orange }

On this 29th day of August, 1956, before me, Mary C. Leenov, a Notary Public in and for said County and State, personally appeared Herman S. Millberg and Samuel Grossman known to me to be the two 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.
My commission expires Sept. 15 1958. Mary C. Leenov
Notary Public in and for
said County and State.

WOODLAWN PARK TRACT #3
M.B. 31/99

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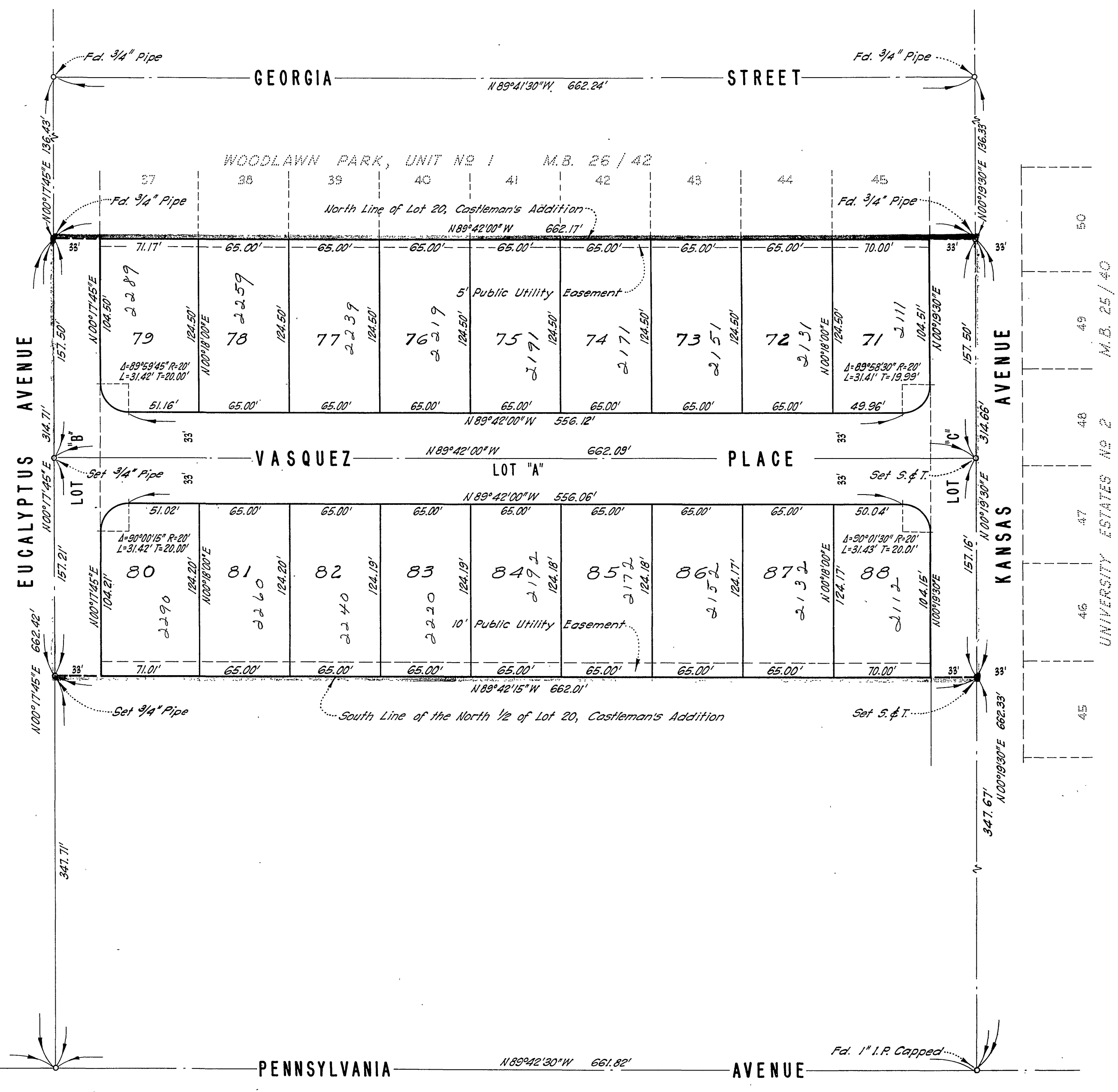
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WOODLAWN PARK TRACT UNIT NO. 3

JUNE 1956

SCALE: 1" = 60'

WOODLAWN PARK TRACT #3
M.B. 31/100



ENGINEER'S NOTE:

Bearings are based on the E of Kansas Avenue as being N 00° 19' 30" E per map of University Estates No 2, M.B. 25 P. 40, Records of Riverside County.

2" x 2" Redwood stakes tagged R.E. 4484 set at all lot corners.

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