

32/57

IN THE CITY OF RIVERSIDE

SHEET 1 OF 2 SHEETS

PEMBROKE MANOR

BEING A SUBDIVISION OF PORTIONS OF LOTS 7 AND 8 BLOCK 3 OF THE RIVERSIDE LAND AND IRRIGATING COMPANY LANDS AS RECORDED IN MAP BOOK I, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. NOVEMBER, 1955

SCALE 1" = 100'

J. F. DAVIDSON, C.E.

FILED
On Feb. 14 1957

At 3:10 P.M.
By Jack A. Ross
County Recorder
Deputy
Fee \$ 5.00
No. _____

PEMBROKE MANOR
M.B. 32/57

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 17th day of JANUARY 1957.

John B. Reed
Riverside City Planning Commission

CIVIL ENGINEER'S CERTIFICATE

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

J. F. Davidson
Registered Civil Engineer No. 862

SUPERINTENDENT OF LIGHT AND WATER DEPARTMENT

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; that all P.U.E. 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 27th day of February 1957.
A. J. Kearney
Superintendent of Light and Water Dept., City of Riverside, Calif.

CITY TREASURER'S CERTIFICATE

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 become a lien upon said property.

Dated this 18th day of January 1957.
By J. A. Bennett Deputy
City Treasurer

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

On this 21st day of JANUARY 1957, before me, the undersigned, personally appeared ROBERT E. BLAU known to me to be the Vice President, and LOIS W. BLANT known to me to be the Assistant Secretary of the Security Title Insurance Co., a 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 within pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.
Helen E. Simmons
Notary Public in and for said County and State

DIRECTOR OF PUBLIC WORKS CERTIFICATE

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 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 8th day of February 1957.
James F. Martin
DIRECTOR OF PUBLIC WORKS

COUNTY TAX COLLECTOR'S CERTIFICATE

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the within map for unpaid State, County or local taxes or special assessments collected as taxes.

Dated this 23rd day of January 1957.
V.M.HYDE COUNTY TAX COLLECTOR
By R. D. Strode Deputy

STREET SUPERINTENDENT'S CERTIFICATE

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 18th day of January 1957.
Osmond W. Edgington
Street Superintendent

OWNER'S CERTIFICATE

We hereby certify that we are the owners of or have some right, title or interest in the land included in 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 and we hereby consent to the making of said map and subdivision as shown within the colored border lines and we hereby offer for dedication for public use, lots "A" to "I" inclusive for street purposes and for the construction and maintenance of all public utilities, the five, and ten foot easements shown by dashed lines and designated as "5' P.U.E." and "10' P.U.E." BUCKINGHAM MANOR CORPORATION also 10' P.U.E., sewer and drainage Easement.

By Anson C. Moore, President By Carl E. Vesey Jr., Secretary
SECURITY TITLE INSURANCE CO., a Corporation, Trustee
By Robert E. Blau Vice President By Lois W. Blant Ass't Secretary

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }

On this 22nd day of January 1957, before me, the undersigned, personally appeared Anson C. Moore and Carl E. Vesey Jr. known to me to be the persons who executed the within instrument on behalf of the Buckingham Manor Corporation, and acknowledged to me that such Corporation executed the same, and acknowledged to me that such Corporation executed the within pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.
Ruth P. Fisher
Notary Public in and for said County and State

CITY CLERKS CERTIFICATE

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, State of California, this 27th day of Feb. 1957.
W. G. Waite
City Clerk of the City of Riverside, California

RESOLVED

That this map consisting of two (2) sheets be, and the same is hereby accepted as the official map of "PEMBROKE MANOR" 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, State of 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 27th day of Feb. 1957.
W. G. Waite
City Clerk of the City of Riverside, California.

PEMBROKE MANOR

M.B. 32/57

32/57

32/58

IN THE CITY OF RIVERSIDE

SHEET 2 OF 2 SHEETS

PEMBROKE MANOR

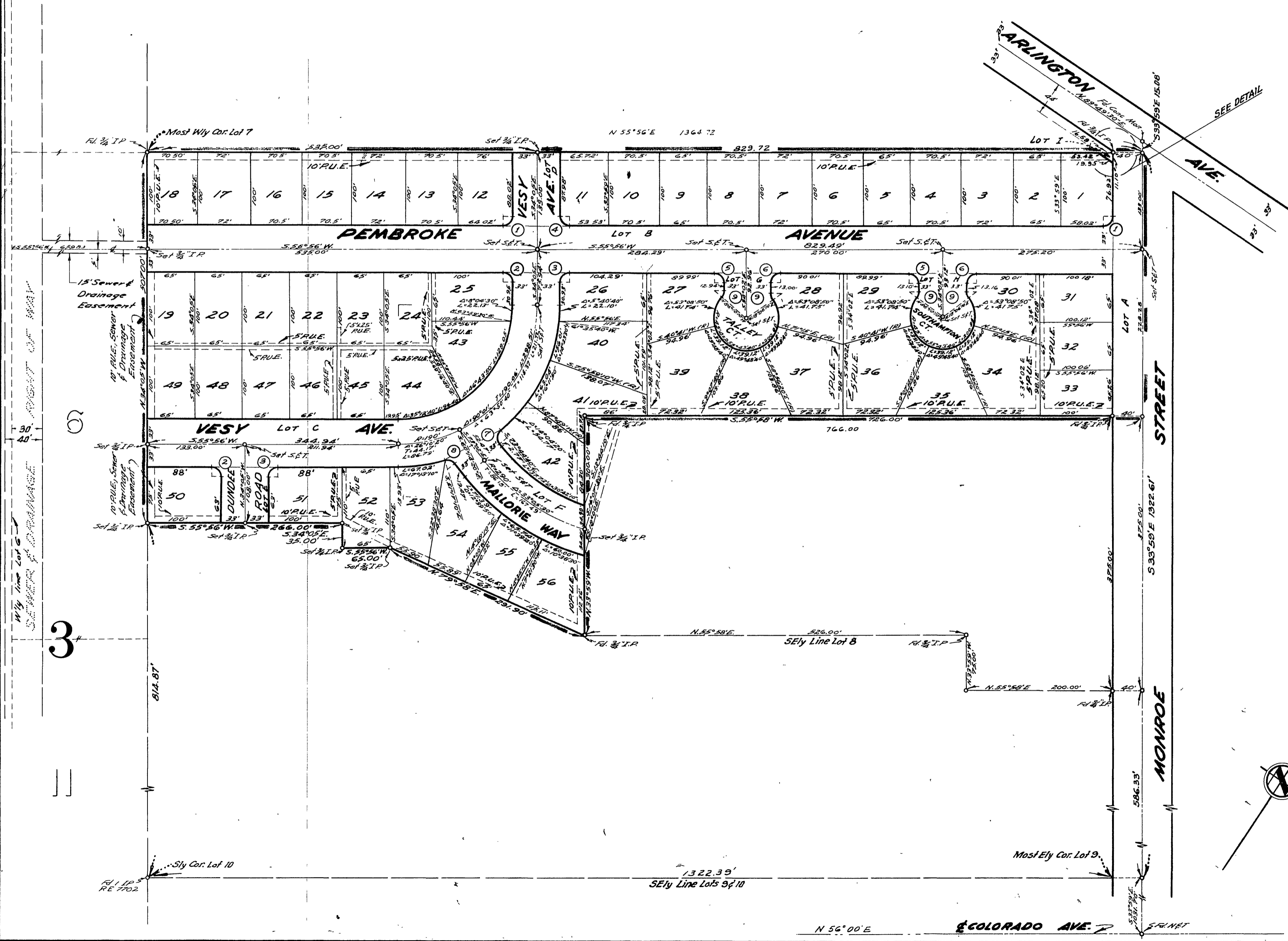
BEING A SUBDIVISION OF PORTIONS OF LOTS 7 & 8 IN BLK 3 OF RIVERSIDE LAND & IRRIGATION CO.
LANDS AS RECORDED IN MAP BOOK I PAGE 70 RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

NOVEMBER 1955

J. F. DAVIDSON, Civil Engineer

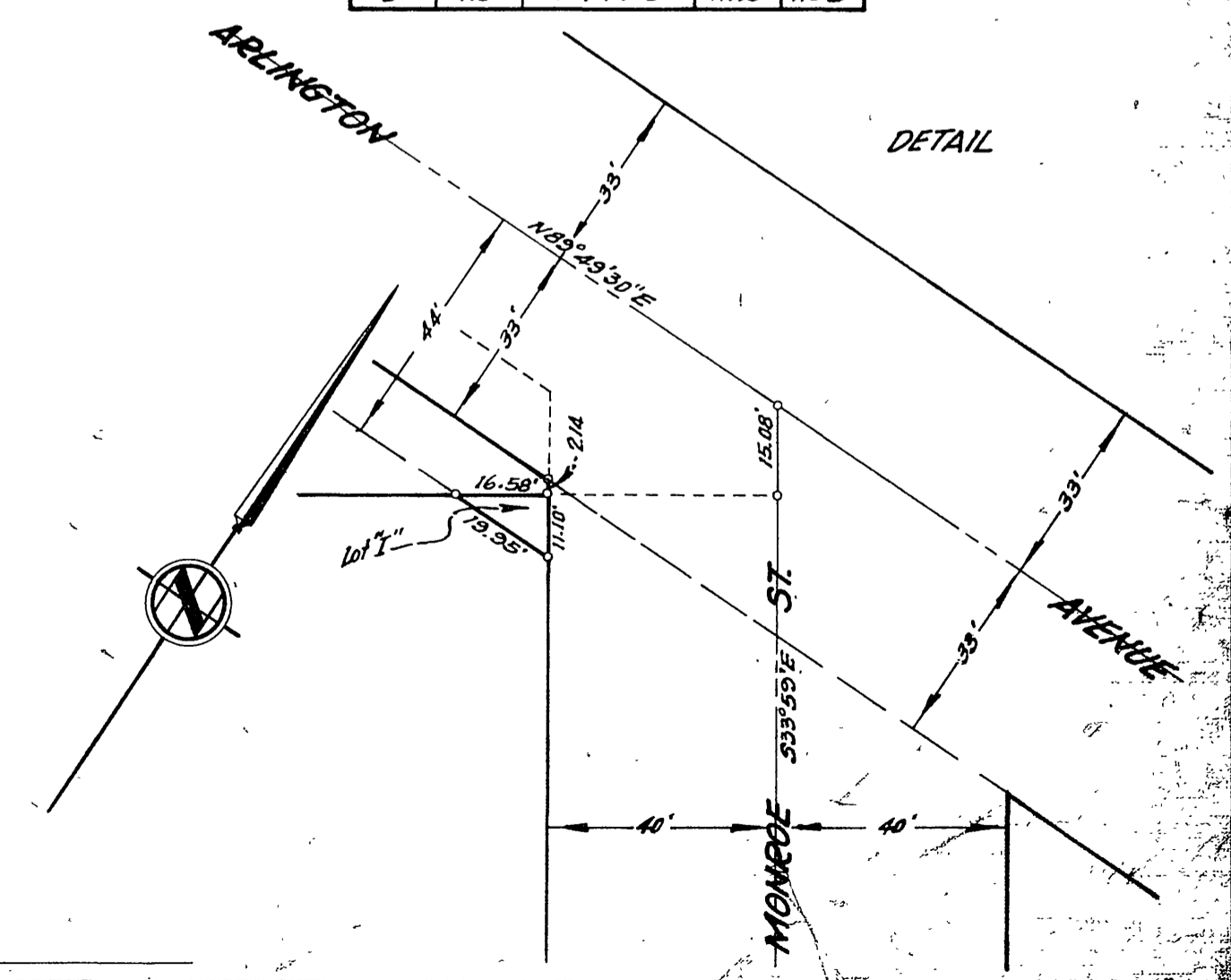
SCALE 1" = 100'

M.B. 32/58



ENGINEER'S NOTE:
Bearings are based on the center line of Colorado Avenue as being N 56° 00' E as shown on map of Villa de Este, M.B. 30-35, Records of Riverside, County. Set 2x2 redwood stakes painted white and tagged R.E. 862 at all lot corners.

RETURN DATA				
No.	R	Δ	T	L
1	12'	89°55'	11.98	18.83
2	12'	89°59'	12.00	18.85
3	12'	90°01'	12.00	18.85
4	12'	90°05'	12.02	18.87
5	12'	90°02'	12.01	18.86
6	12'	89°58'	11.99	18.84
7	12'	89°57'20"	11.85	18.70
8	12'	68°15'10"	8.13	14.29
9	12'	37°51'50"	4.12	7.93



3

M.B. 32/58

MB 32/58