

ROYAL GROVES #3
M.B. 32/100
32100

ROYAL GROVES NO. 3

BEING A SUBDIVISION OF A PORTION OF LOT 1, BLOCK 66 OF ARLINGTON HEIGHTS, RECORDED IN MAP BOOK 11, PAGES 20 & 21, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

FEBRUARY 1957

J. F. DAVIDSON, C. E.

SCALE 1" = 100'

FILED
 On April 30 1957
 At 4:00 P. M.
 Jack A. Ross
 County Recorder
 By O. A. [Signature]
 Deputy
 Fee \$5.00
 No. _____

RESOLVED: That this map consisting of one (1) sheet be, and the same is hereby accepted as the official map of ROYAL GROVES NO. 3 and the streets and easements offered hereon 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 23rd day of April, 1957.

[Signature]
 City Clerk of the City of Riverside, California

OWNER'S CERTIFICATE

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 one (1) sheet; that we are the only persons whose consent is necessary to pass a clear title to said land, that we consent to the making and filing of said map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use, for street purposes lots "A" to "B" inclusive, and for the construction and maintenance of all public utilities, the 5' P.U.E. and easements shown by dashed lines and designated as "5' P.U.E." and "10' P.U.E." Also 2.5' walkways.
 THOMPSON ASSOCIATES, a limited partnership

By [Signature]
 General Partner

DIRECTOR OF PUBLIC WORKS CERTIFICATE

I hereby certify that I have examined the within annexed 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 Riverside City Ordinance No. 1328, 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 22nd day of April 1957.

DIRECTOR OF PUBLIC WORKS
[Signature]

SUPERINTENDENT OF LIGHT AND WATER DEPT.

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 12th day of April 1957.

[Signature]
 Superintendent of Light and Water Dept., City of Riverside

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
 COUNTY OF RIVERSIDE)
 On this 15th day of APRIL, 1957, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Harold Thompson known to me to be one of the 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.
[Signature]
 Notary Public in and for said County & State

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, except taxes and special assessments now a lien but not yet payable which are estimated to be \$500.
 Dated this 27th day of March 1957.
 V.M. HYDE --- County Tax Collector

By [Signature] Deputy.

CITY CLERK'S CERTIFICATE

I, W.A. 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 23rd day of April, 1957.

[Signature]
 City Clerk of City of Riverside, California.

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 21st day of April 1957.

[Signature]
 Street Superintendent

ENGINEER'S CERTIFICATE

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of one (1) sheet correctly represents a survey made under my supervision during February of 1957; that all monuments shown hereon actually exist and their positions are correctly shown.

[Signature]
 Registered Civil Engineer No. 862

CITY PLANNING COMMISSION

I hereby certify that this map is approved by the Riverside City Planning Commission at its meeting held the 7th day of March 1957.

[Signature]
 Secy Riverside City Planning Commission

TAX BOND

I hereby certify that a bond in the sum of \$500 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 duly approved by said Board of Supervisors.
 Dated this 24th day of April, 1957.

[Signature]
 County Clerk and ex-officio Clerk of the Board of Supervisors.

By [Signature] Deputy

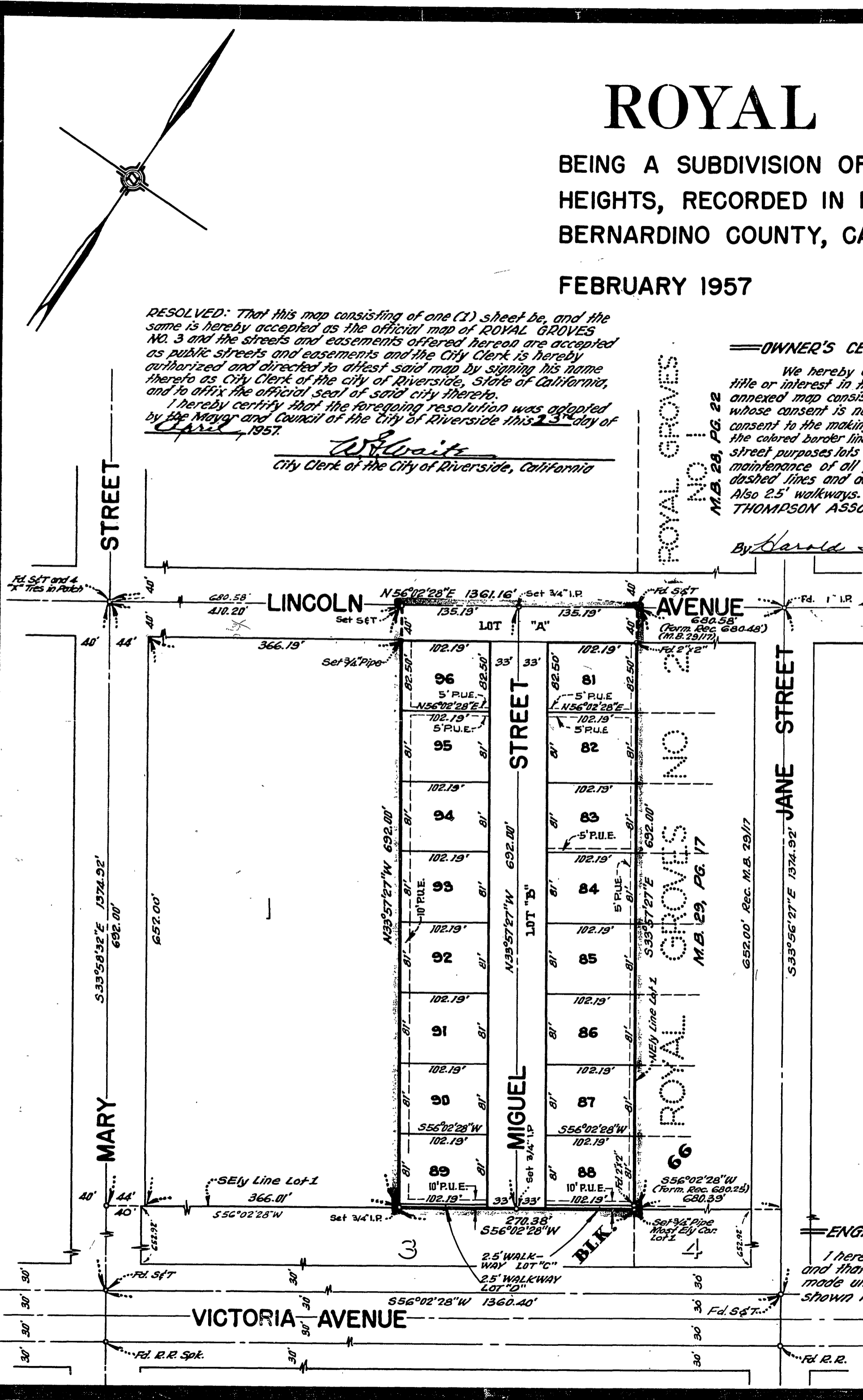
CITY TREASURERS CERTIFICATE

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 26th day of March 1957.

[Signature]
 City Treasurer

ENGINEER'S NOTE

Bearings are based on Center Line of LINCOLN AVENUE, being N56°02'28"E as shown on map of Royal Groves No. 2, Map Book 29, Page 17, Records of Riverside County, California.
 Set 2"x2" Redwood stakes, painted white and tagged R.E. 862, at all lot corners.



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