

FILED
April 17 1958
No. 1 at 2:45 P.M.
Clack P. Ross
County Recorder
By O.A. Wheat
Fee \$5.00
Filed by County Clerk
Subd. 97-21-2-74 Co.

IN THE CITY OF RIVERSIDE FLORY TRACT NO. 3

Being a Subdivision of a Portion of the Northwest Quarter of the
Southeast Quarter of Section 33, T.2 S., R.5 W., S.B.B&M.
March 1958 Scale 1"=100'
Donald J. Mc Kee - Licensed Surveyor

I hereby certify that this map is as approved
by the Riverside City Planning Commission at its
meeting held on the 3rd day of April 1958.
By R. James Johnson
Planning Director, City of Riverside

State of California } S.S.
County of Riverside }
On this 9th day of April 1958 before me, the
undersigned, a Notary Public in and for the County of
State of California, personally appeared
and
knew to me to be the
and
respectively of the corporation
that executed the within instrument, known to me to
be the persons who executed the same on behalf of the
corporation therein named, and acknowledged to me that
such corporation executed the same.
Witness: my hand and official seal

Notary Public in and for the County of Riverside
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 199 (Subdivision Map Act) Statutes of
California, 1943, 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 15th day of April 1958
Ernest L. Lubin
FOR Director of Public Works.

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
On this 9th day of April 1958, before me the under-
signed, in and for the County of Riverside, State of California
personally appeared LEWIS W. WHITE and W. S. WATTS
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
W. S. Watts
Notary Public in and for the County 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 which are a lien but not yet payable which are
estimated to be \$590.22
Dated this 7th day of April 1958.
By V. M. Hyde
Deputy, County Tax Collector

Resolved: That this map consisting of one (1) sheet be, and the same is hereby
accepted as the official map of FLORY TRACT NO.3 and the
Streets and Rights-of-Way shown are hereby accepted as
Public Streets and Rights of Ways, 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 15th day of April 1958.
W. S. Watts
City Clerk of the City of Riverside, California.

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
I, W. S. Watts, 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 15th day of April 1958.
W. S. Watts
City Clerk of the City of Riverside, California.

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 of the City of Riverside and for the Department of Public
Utilities of said City.
Dated this 8th day of April 1958.
A. J. Kennedy
Superintendent of Light and Water Departments of the City of Riverside.

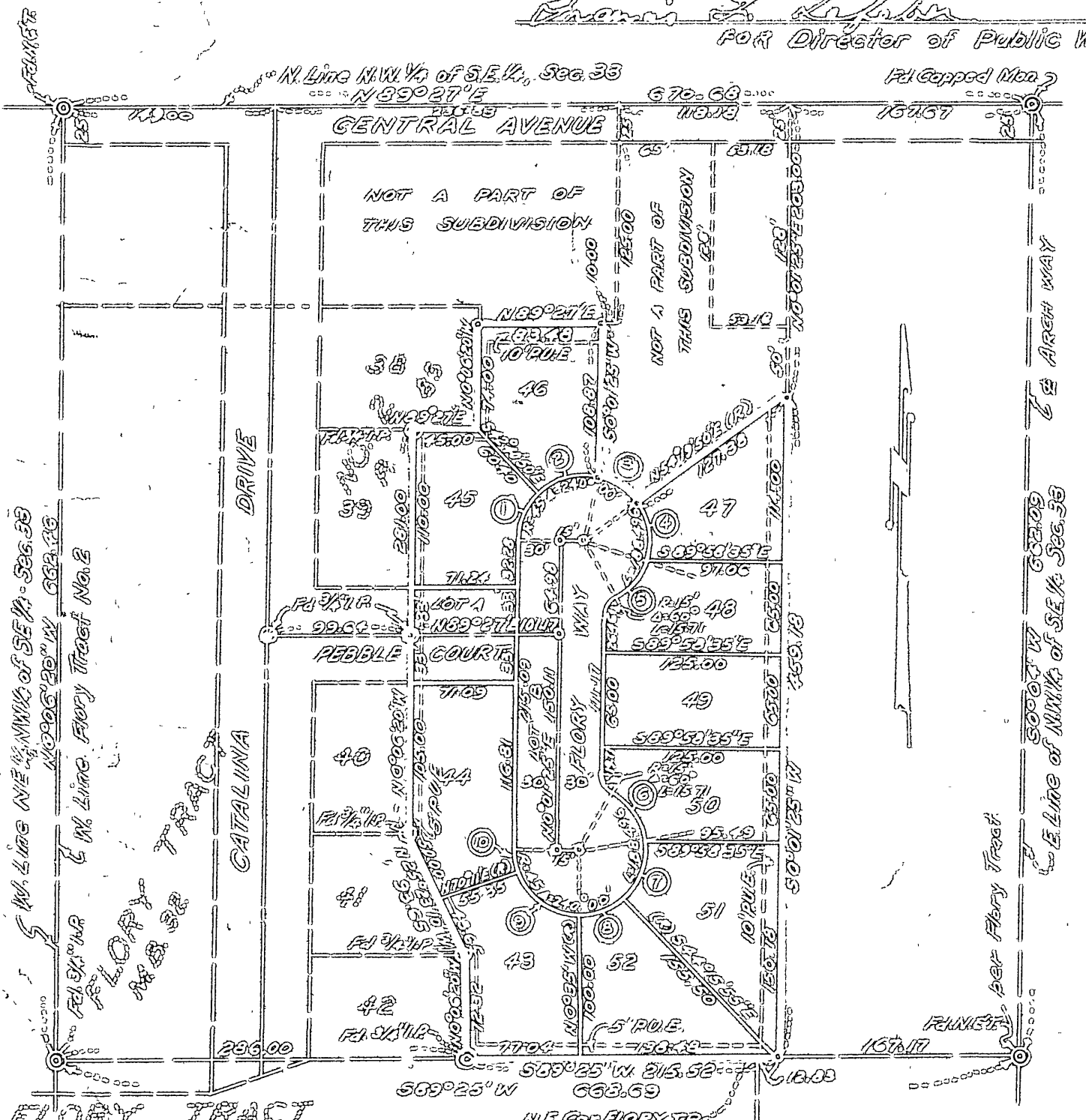
I hereby certify that a bond in the sum of \$500.00 has been (executed
and filed) deposited with the Board of Supervisors of the County of
Riverside, State of California, conditioned upon the payment of all
taxes, State, County, Municipal or local, and all special assessments,
collected as taxes, which 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 21st day of April 1958.
C. A. Pasquagnot, County Clerk and ex-officio Clerk of the Board of
Supervisors.
By W. M. Cannon
Deputy

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 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 to public use for public utilities the five and ten
foot easements shown by dotted lines and designated "5' RULE" and "10' RULE", for
street purposes Lot A and Lot B.
Le Roy Flory Ruth M. Flory
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 under my supervision in March 1958, and that all the monuments
shown hereon actually exist and their positions are correctly shown.
Donald J. Mc Kee
Licensed Land Surveyor No. 1825.

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 9th day of April 1958
K. C. Whight
City Treasurer.

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 8th day of April 1958.
W. M. Cannon
Street Superintendent.

NOTE:- Bearings are based on the center line of Central Avenue as being
S 89° 27' W as shown on Map of Central Park Tract No. 2, Recorded in Book 27
of Maps, Page 49, Records of Riverside County, California
Monuments found shown thus ©
3/4" Iron Pipe, tagged L.S. 1325 set as shown ©
2" x 2" Redwood Stakes tagged L.S. 1325 set at all lot corners.



LOT	AREA	PERIMETER	AREA
43	43	47° 17' 45"	57,176
44	"	57° 56' 25"	45,506
45	"	39° 04' 15"	30,686
46	"	53° 03' 05"	51,667
47	"	42° 38' 30"	53,421
48	"	51° 23' 40"	40,431
49	"	34° 14' 00"	42,894
50	"	43° 40' 55"	34,200
51	"	70° 46' 00"	55,500
52	"	19° 50' 25"	15,563

FLORY TRACT
M.E. 30 R. 57