

IN THE CITY OF RIVERSIDE, CALIFORNIA

# WALNUT ACRES

Being a subdivision of a portion of Lot 4, Block 21 of R.L.&I. Co. Lands as recorded in Book 1 of Maps at page 70 thereof records of San Bernardino County, California

**FILED**

JUN 4 - 1953  
Jack A. Riss  
09:00 AM  
Filed at 8:45 AM  
By County Clerk Fee \$7.50

We hereby certify that we are the owners of, or have some right, title or interest in and to the land included within the subdivision shown upon the annexed maps 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 and filing of this 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 C inclusive

Erwin J. Rickland Elaine K. Baumal  
Erwin L. Rickland Fanny A. Baumal  
Kenneth J. Baumal Charles H. Baumal

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 this map, and that all public utility easements shown on this map are sufficient for all requirements of the Electric Light and Water Department of the City of Riverside and for the Department of Public Utilities of said City.

Dated May 22 1953 Edward L. Riss  
Superintendent of Light & Water Dept  
City of Riverside

I hereby certify that this map is hereby accepted as the official map of Walnut Acres that the streets and public utility easements thereon are hereby accepted as public streets and public utility easements and the City Clerk is hereby authorized and directed to attach said map by signing his name thereto as City Clerk of the City of Riverside, California and to affix the 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 May 1953.

William J. ...  
City Clerk of the City of Riverside

STATE OF CALIFORNIA } ss.  
COUNTY OF RIVERSIDE }  
On this 22nd day of April 1953, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Erwin J. Rickland, Erwin L. Rickland, Kenneth J. Baumal, Elaine K. Baumal, Fanny A. Baumal, Charles H. Baumal known to me to be the persons who executed the within instrument and they solemnly acknowledged to me that they executed the same.  
Witness my hand and official seal.

Edgar J. ...  
Notary Public in and for said County and State

My commission expires June 22, 1951

I, W. E. ... 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.

W. E. ...  
City Clerk of the City of Riverside, California

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map correctly represents a survey made under my supervision during February 1953 and that all improvements shown thereon actually exist and that positions are correctly shown or shall be in position not later than December 1953.

Dated MAR. 31 1953. Ernest N. Webb  
Registered Civil Engineer No. 9876

ENGINEER'S NOTES -  
Basis of Bearings is the centerline of MAGNOLIA AVENUE, taken as N. 56° 00' E. as same is shown on Record of Survey on file in Book III of Records of Survey at page 57 thereof, records of Riverside County, California.

Set 2"x2" Redwood stakes legged R.E. 9876 at all lot corners unless otherwise noted.

BY  
ALBERT A. WAGO ASSOCIATES  
CIVIL ENGINEERS  
FEBRUARY 1953  
SCALE = 1" = 100'

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 thereto, that all provisions of Chapter 122 (Subdivision Map Act), Statutes of California 1933, and of Ordinance 1820 of the City of Riverside, California, and all amendments thereto, have been complied with; that plans and specifications for drain, 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 and drains shown on said map are correct in form and content and are approved; and I am satisfied that this map is truthfully correct.

Dated May 22 1953 J. D. ...  
Director of Public Works

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.

Dated 5/22/53 1953 W. E. ...  
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 MAY 22 1953 Ormond ...  
Street Superintendent

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 at \$ 500.00.

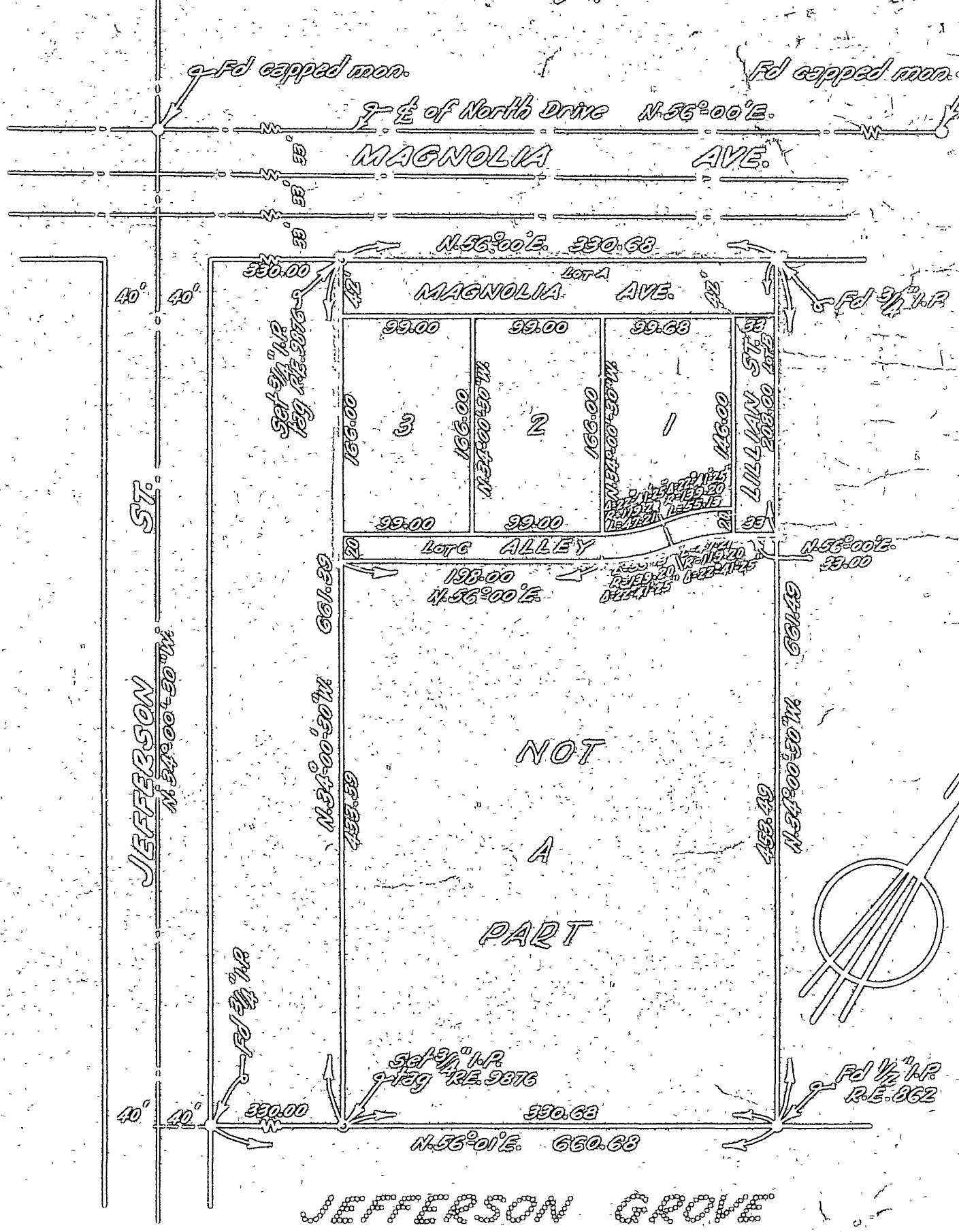
Dated May 22 1953 V. M. Hyde  
County Tax Collector

I hereby certify that a bond in the sum of \$ 500.00 has been filed 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 June 2 1953. Gordon A. Peruginat  
County Clerk and ex-officio clerk of the Board of Supervisors

I hereby certify that this map was approved by the Riverside City Planning Commission at its meeting held on the 23rd day of May 1953.

R. James ...  
Planning Director  
City of Riverside



**JEFFERSON GROVE**  
M.A. 27176 R.M. Co.