

36/69

IN THE CITY OF RIVERSIDE SUNLAND ESTATES

Being a Subdivision of a Portion of Lots 278 and 279 of the R.L. & I. Co. as recorded in Map Book 1 Page 70 Records of San Bernardino County California and lot 15 of El Rio Rancho as recorded in Map Book 29 page 42 Records of Riverside County Calif.

December 1958

Donald J. McKee Licensed Surveyor

FILED

FEB 11 1959
Jack A. Ross
O.A. Wheat
Fee \$7.00
Filed By Pacific Coast Title Insurance Co.
at 4:00 P.M.

SUNLAND EST.
M.B. 36/69

1938

SUNLAND ESTATES
M.B. 36/69

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 lines on all streets shown on said map; that all R.U.E.'s 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 2nd day of Jan 1959
Ernest C. Ross by
Superintendent of Light & Water Dept. City of Riverside, California

CITY PLANNING COMMISSION

I hereby certify this map was approved by the Riverside City Planning Commission on its meeting held on the 2nd day of January, 1959.

R. James Fairman
Director of Planning City of Riverside

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 4th day of FEB 1959
P. M. Rossi
Street Superintendent

ENGINEER'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of two (2) sheets correctly represents a survey made under my supervision during Dec. 1958; that all monuments shown hereon actually exist and their positions are correctly shown.

Donald J. McKee
Licensed Land Surveyor No 1925

RESOLVED

That this map consisting of two (2) sheets be, and the same is hereby accepted as the official map of SUNLAND ESTATES 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 her 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 10th day of Feb. 1959
Virginia J. Strohecker
City Clerk of the City of Riverside, California

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 assessments which have not become a lien upon said property. Dated this 27th day of FEB 1959

H. L. Wright
City Treasurer

DIRECTOR OF PUBLIC WORKS CERTIFICATE

I hereby certify that I have examined the within map, that the subdivision shown is substantially the same as it appears on the tentative map and any approved alterations therein; that all provisions of Chapter 128 Statutes of California 1943, and of Ordinance No. 1328 of the City of Riverside, California, and all amendments thereto have been complied with; that the 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 5th day of Feb 1959
W. J. Strohecker
Director of Public Works

COUNTY TAX COLLECTORS 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 4th day of FEB 1959
Donna M. Bauer By M. C. White
County Tax Collector Deputy

OWNERS CERTIFICATE

We hereby certify that we are the owners of or have 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, B, C & D, for street purposes and for the construction and maintenance of all public utilities, the 5' x 10' easements shown by dashed lines and designated as 5' x 10' P.U.E. and drainage easement.

As a dedication to public use, while all of Jurupa Ave. within this subdivision remains a public highway and for such time only, we hereby abandon all easements of vehicular ingress and egress to said Jurupa Ave. so that owners of lots 5 and 34 abutting this highway during such time will have no rights of access whatever in the highway as such except the general easement of travel which belongs to the whole public. If any change of alignment or width of such highway results in the vacation of any part thereof within this subdivision, such vacation terminates the above dedication as to the part vacated.

Norman L. May Le Roy J. Flory
Elizabeth A. May Ruth M. Flory

TRUSTEE STATEMENT

We hereby certify that we are the holders of, or interested, in the legal title to the land included within the subdivision shown on this map, by reason of being trustee in those certain deeds of trust recorded Jan 29, 1959 Riverside County, California, and we consent to the making of said map and the subdivision shown within the colored border lines, said trust deeds were recorded as inst. numbers 7870, 7871 & 8035.

PACIFIC COAST TITLE CO OF RIVERSIDE

By David L. De Haven By Roger O. Williams
President Assistant Secretary

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

On FEB 4, 1959 before me, the undersigned, a Notary Public in and for said County and State personally appeared DAVID L. Mcgowan known to me to be the President, and ROGER O. WILLIAMS known to me to be the Secretary of the Corporation that executed the within instrument 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 within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal
Norman L. May
Notary Public in and for said County and State

CITY CLERK'S CERTIFICATE

V. J. Strohecker, City Clerk of the City of Riverside, California, hereby certifies 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 THEREOF, I have set my hand and affixed the official Seal of the City of Riverside, State of California, this 10th day of Feb. 1959.

Virginia J. Strohecker
City Clerk of the City of Riverside, California

NOTARY ACKNOWLEDGEMENT

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

On this 4th day of FEB 1959, before me, the undersigned, a Notary Public in and for said County and State personally appeared LEROY J. FLORY and RUTH M. FLORY known to me to be the persons who executed the within instrument and he acknowledged to me that he executed the same.

Witness my hand and official seal.
Norman L. May
My commission expires Sept. 13 - 1959 Notary Public in and for said County & State

NOTARY ACKNOWLEDGMENT

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

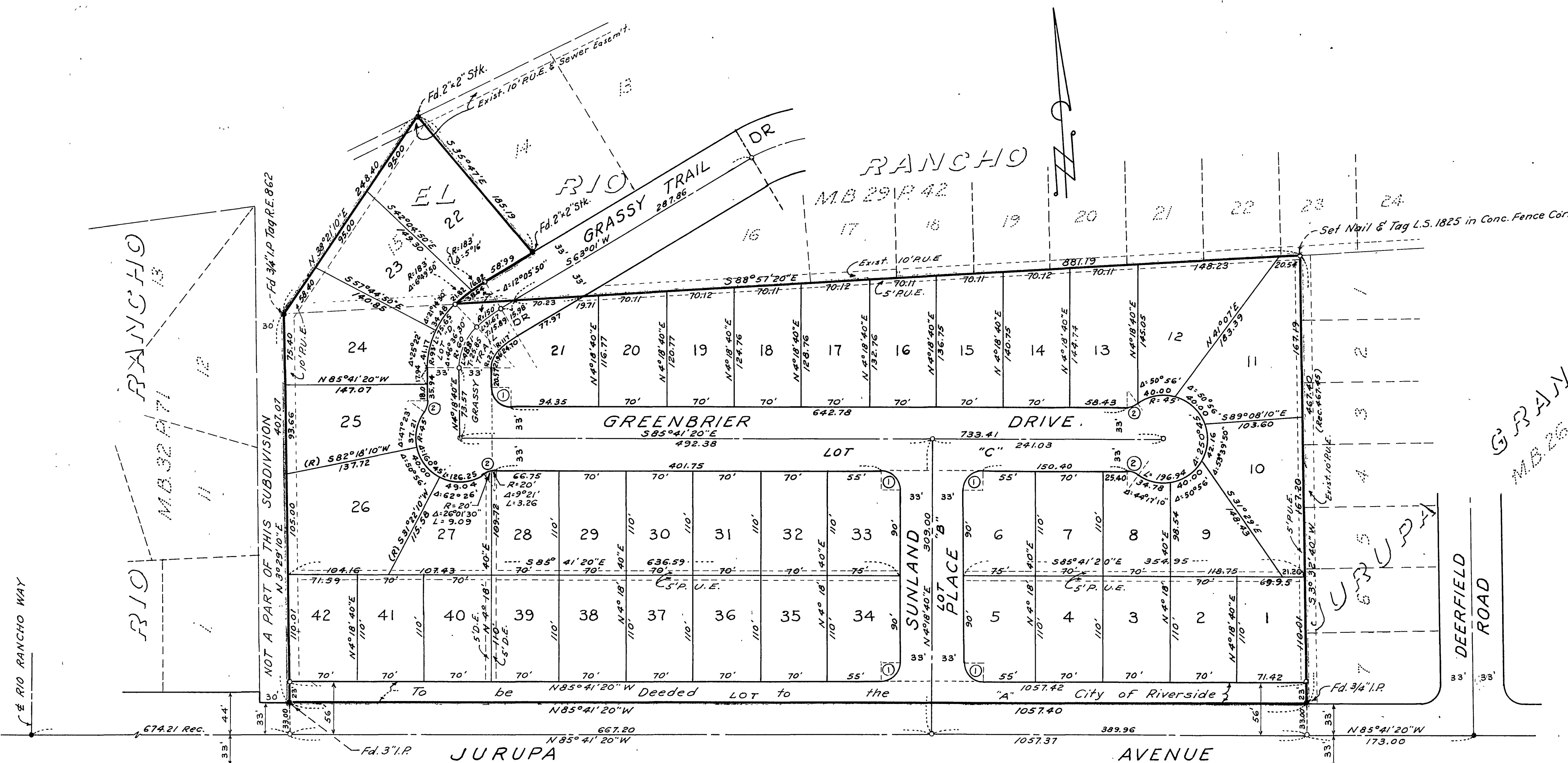
On this 4th day of FEB 1959 before me, the undersigned a Notary Public in and for said County and State personally appeared NORMAN L. MAY and ELIZABETH A. MAY known to me to be the persons who executed the within instrument and he acknowledged to me that he executed the same.

Witness my hand and official seal.
Norman L. May
My commission expires Sept. 13 - 1959 Notary Public in and for said County & State.

IN THE CITY OF RIVERSIDE SUNLAND ESTATES

Being a Subdivision of a Portion of Lots 278 and 279 of the R.L. & I. Co. as recorded in Map Book 1 Page 70 Records of San Bernardino County California and Lot 15 of El Rio Rancho as recorded in Map Book 29 page 42 Records of Riverside County Calif.

December 1958 Scale 1 in = 80 ft.
Donald J. McKee ~ Licensed Surveyor



CURVE		DATA		
No.	Radius	Δ	T	L
①	20'	90°	20'	31.42
②	20'	35°22'30"	6.38	12.35

NOTE: - Bearings are based on the \pm of Jurupa Avenue shown as $N85^{\circ}41'20''W$ on Map of JURUPA GRANDE HOMES, Unit No. 1, on file in Map Book 26 at Page 44, Records of Riverside County, California.

- Indicates Monuments found as shown.
- Indicates $\frac{3}{4}$ " Iron Pipe set and tagged L.S. 1825.
- Set 2x2 Redwood Stakes at all lot corners tagged L.S. 1825