

# IN THE CITY OF RIVERSIDE RIVIERA ESTATES

Being a Subdivision of a Portion of Lot 12, Block 15, Riverside Land and Irrigating Company, as shown by Map on file in Book 1, Page 70, Records of San Bernardino County, California

June, 1955

Donald J. McKee - Licensed Surveyor

Scale: 1"=100'

**FILED**

May 6, 1959  
No. 28910 at 9:40 A.M.

JACK A. ROSS  
County Recorder  
by Deputy  
Fee \$5.00  
Filed by County Clerk  
SUB'DN G'TEE-PT.Co.

I hereby certify that a bond in the sum of \$1,500.00 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 4<sup>th</sup> day of MAY, 1959.

by C. Maurer  
Deputy

G. A. Pequegnat  
County Clerk and ex-officio  
Clerk of the Board of Supervisors

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 30<sup>th</sup> day of APRIL, 1959.

C. M. Lavin  
Street Superintendent

We hereby certify that we are the owners of or interested 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 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 street purposes Lots A, B, C, D, E, & F, and for construction and maintenance of public utilities the five and ten foot easements shown by dotted lines and designated "5' P.U.E." & "10' P.U.E."; and further, the undersigned owners, our successors and assigns in interest, hereby release and relinquish to the City of Riverside, a Municipal Corporation any and all abutters rights, including access rights appurtenant to lots 2 and 25 as shown on the annexed map, on over and across Lots D and F (Adams Street) adjoining said lots 2 and 25 only. In the event of any change of alignment or width of said Adams Street results in the vacating of lots D and F within said subdivision, then such vacation proceedings shall automatically terminate the rights hereby released and relinquished and said rights shall again become appurtenant to said lots 2 and 25.

RIVIERA ASSOCIATES, a limited partnership by Robert Nelson  
General Partner

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 by me in June, 1955, and that all the monuments shown hereon actually exist and their positions are correctly shown.

Donald J. McKee  
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 for 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 22<sup>nd</sup> day of APRIL, 1959.

by J. D. Wright City Treasurer

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 to be \$1,500.00.

Dated this 22<sup>nd</sup> day of APRIL, 1959.

Donna M. Bauer, County Tax Collector

by M. C. White  
Deputy

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 18<sup>th</sup> day of September, 1958.

by D. James Furman  
Planning Director City of Riverside

Note: Bearings are based on the center line of Adams Street as being N 33° 59' W, as shown by map of Zak Rancho Tract in Map Book 25, page 84, Records of Riverside County, California  
¾" pipe set at all points shown thus \* unless otherwise noted.  
2x2 Redwood stakes tagged L.S. 1825 set at all lot corners.

State of California } s.s.  
County of Riverside }

On this 21<sup>st</sup> day of April, 1959 before me Doratha De Pugh a Notary Public in and for the County of Riverside, State of California, personally appeared Robert Nelson known to me to be the general partner of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

IN WITNESS WHEREOF I have hereunto subscribed my hand and affixed my official seal on this the day and year first above mentioned.

Doratha De Pugh  
Notary Public in and for the County of Riverside

State of California } s.s.  
County of Riverside }

Virginia J. Strohecker 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 28<sup>th</sup> day of April, 1959.

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

RESOLVED: That this map, consisting of one (1) sheet, be and the same is hereby accepted as the official map of "RIVIERA ESTATES" and the streets and rights of way shown are hereby accepted as public streets and rights of way, 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, 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 29<sup>th</sup> day of April, 1959.

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

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 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 27<sup>th</sup> day of April, 1959.

J. Martinec  
Director of Public Works

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 23<sup>rd</sup> day of April, 1959.

Sup't of Light and Water Departments of the City of Riverside, California  
by Jack A. Ross

