

SPRINGBROOK ESTATES NO. 1 M.B. 38/48

SPRINGBROOK ESTATES UNIT 1

A Subdivision of a Portions of Lots 31 & 32 of Alamo Tract as Shown in M.B. 9 at Pg. 5 and a Portion of Lot "N" of the Rivera Tract Shown in M.B. 10 Pg. 14 Records of Riverside County, California

May 1959

Scale 1"=60'

—Riverside Engineering Company Inc.—

FILED
AT _____
COUNTY OF _____
FILED BY _____
FEE \$ _____
NO. _____
FILED IN _____

CITY PLANNING COMMISSION

I HEREBY CERTIFY THAT THIS MAP IS AS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD ON THE 23RD DAY OF JULY 1959

R. J. ...
PLANNING DIRECTOR CITY OF RIVERSIDE

CIVIL ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THIS STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JULY 1959, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

Erving Marshall
REGISTERED CIVIL ENGINEER NO. 1126

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 WATER MAINS, FIRE HYDRANTS TOGETHER WITH ALL WATER MAINS AND LATERALS TO THE CURBLINS ON ALL STREETS SHOWN ON THIS 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 17TH DAY OF September 1959

Edith ...
SUPERINTENDENT OF LIGHT AND WATER DEPARTMENT
CITY OF RIVERSIDE

CITY TREASURER'S 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 16TH DAY OF September 1959

W. C. ...
CITY TREASURER

RESOLVED

THAT THIS MAP CONSISTING OF 2 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE OFFICIAL MAP OF SPRINGBROOK ESTATES UNIT 1, 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 THEREIN AS CITY CLERK OF THE CITY OF RIVERSIDE STATE OF CALIFORNIA AND TO AFFIX THE OFFICIAL SEAL OF SAID CITY THEREIN.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 2ND DAY OF September 1959

Beulah ...
CITY CLERK OF THE CITY OF RIVERSIDE

DIRECTOR OF PUBLIC WORKS' CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP, THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALLOCATIONS THEREIN, THAT ALL PROVISIONS OF CHAPTER 128 (SUBDIVISION MAP ACT) STATUTES OF CALIFORNIA 1943 AND OF ORDINANCE NO. 1330 OF THE CITY OF RIVERSIDE CALIFORNIA AND ALL AMENDMENTS THEREIN HAVE BEEN COMPLIED WITH, THAT PLANS AND SPECIFICATIONS FOR 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 30TH DAY OF Sept 1959

DIRECTOR OF PUBLIC WORKS

Ma ...

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 OR SPECIAL ASSESSMENTS NOW A LIEN BUT NOT YET PAYABLE WHICH ARE ESTIMATED TO BE \$200.00.

DATED THIS 16TH DAY OF Sept 1959

COUNTY TAX COLLECTOR
DOROTHY M. BOYER

BY *W. C. ...* DEPUTY

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 16TH DAY OF Sept 1959

W. C. ...
STREET SUPERINTENDENT

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$200.00 HAS BEEN SWEETENED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA CONDITIONALLY UPON PAYMENT OF ALL TAXES STATE COUNTY MUNICIPAL OR LOCAL AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THE BOND WERE PAID 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 16TH DAY OF September 1959

GORDON A. MAJORS
COUNTY CLERK AND CLERK OF THE BOARD OF SUPERVISORS

BY *W. C. ...* DEPUTY

CITY CLERK'S CERTIFICATE

I, BEULAH STROHECKER, CITY CLERK OF THE CITY OF RIVERSIDE, HEREBY CERTIFY THAT AN UNDERPINNING 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 HERETO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF RIVERSIDE STATE OF CALIFORNIA THIS 2ND DAY OF September 1959

Beulah ...
CITY CLERK OF THE CITY OF RIVERSIDE CALIFORNIA

OWNERS' CERTIFICATE

THE UNDERSIGNED OWNERS, OUR SUCCESSORS AND ASSIGNS HEREBY RELEASE AND HELD HARMLESS ANY AND ALL AGENTS, BROKERS, EXCLUDING PEDESTRIAN ACCESS APPLICABLE TO LOT 31 AS SHOWN ON THE ANNEXED MAP BY ORDER AND ACROSS THAT PORTION OF COLUMBIA AVENUE ADJOINING SAID LOT 31 IN THE EVENT THAT ANY CHANGE OF ALIGNMENT OR WIDTH OF SAID PORTION OF COLUMBIA AVENUE RESULTS IN THE VACATING OF LAND FROM THIS SUBDIVISION FOR STREET PURPOSES IN THAT PORTION OF COLUMBIA AVENUE, SUCH VACATING PROCEEDINGS SHALL AUTOMATICALLY REINSTATE THE ABUTTING RIGHTS HEREBY RELEASED AND HELD HARMLESS AS TO THE VACATED PORTION.

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT TITLE OR INTEREST IN THE LAND INCLUDED IN THE SUBDIVISION ON THE ANNEXED MAP CONSISTING OF SHEET 1, THAT WE AS THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND DO HEREBY OFFER FOR DELIVERY ON THE FIRST USE OF LOTS 31 TO 32 INCLUSIVE FOR STREET PURPOSES, AND FOR THE CONSTRUCTION & MAINTENANCE OF A FLOOD CONTROL CHANNEL, AND FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES, THE FIVE AND TEN FOOT EASEMENTS SHOWN BY DASHED LINES AND SHOWN ON SAID MAP TO BE USED FOR SEWER PURPOSES, AND FOR THE CONSTRUCTION AND MAINTENANCE OF THE SAME.

Herbert H. Hall PARTNER
Samuel ... PARTNER

SECURITY TITLE INSURANCE COMPANY, TRUSTEE

Herbert H. Hall PARTNER
Samuel ... PARTNER

LAND TITLE COMPANY OF RIVERSIDE, TRUSTEE

Herbert H. Hall PARTNER
Samuel ... PARTNER

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE }
ON THIS 16TH DAY OF Sept 1959 BEFORE ME DOROTHY M. BOYER A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED HERBERT H. HALL AND SAMUEL J. BEAL AND TO BE TWO OF THE PARTNERS OF THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Dorothy M. Boyer
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES August 13, 1962

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE }
ON THIS 16TH DAY OF Sept 1959 BEFORE ME DOROTHY M. BOYER A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED HERBERT H. HALL AND SAMUEL J. BEAL AND TO BE TWO OF THE PARTNERS OF THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Dorothy M. Boyer
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES August 13, 1962

NOTARY ACKNOWLEDGEMENT

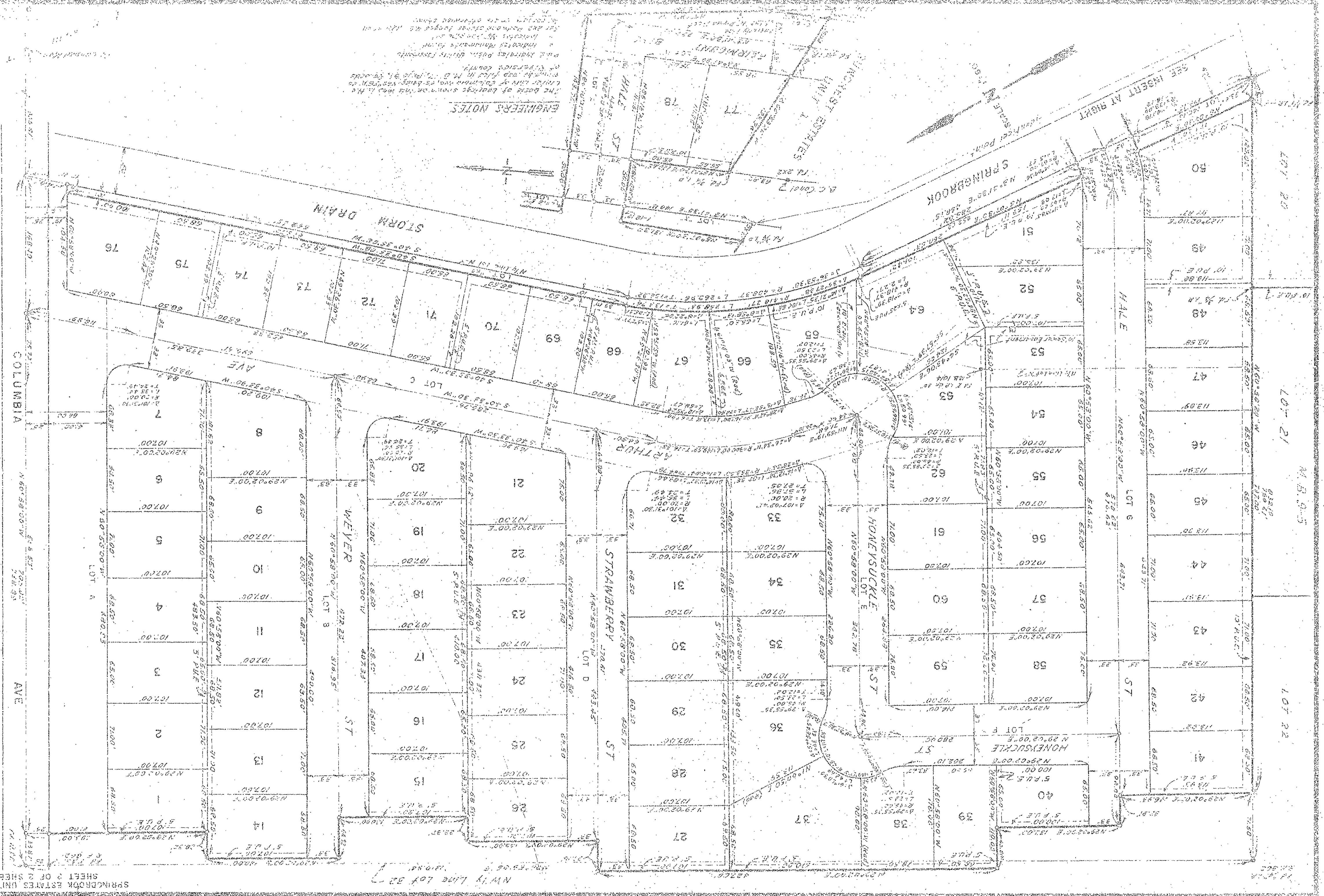
STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE }
ON THIS 17TH DAY OF Sept 1959 BEFORE ME BEVERLY L. SIMMONT A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WILLIAM N. ... AND PHILIP J. ... AND TO BE THE PRESIDENT AND VICE PRESIDENT OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND 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 THE BYLAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Beverly L. Simmont
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES May 17, 1963

MB 38/48

SPRINGBROOK ESTATES NO. 1
MB. 38/48
M.B. 38/48



SPRINGBROOK ESTATES UNIT
SHEET 2 OF 3 SHEETS

NEWLY LINED LOT 32

M.B. 38/49