

MAGNOLIA CENTER TRACT NO. 2

Being a Resubdivision of a portion of the Magnolia Center Tract as recorded in Map Book 17, Page 46 Records of Riverside County, California, and a portion of the N.E. 1/4 of the N.W. 1/4 of Sec. 34, T. 2 S., R. 5 W., S. B. & M. May, 1948

J. F. DAVIDSON, Civil Engineer

Scale: 1"=50'

FILED

SEPT 13, 1948
No. 1192 at 9:30 AM
Jack A. Ross
COUNTY RECORDER
by Agnes Kurech DEPUTY
Fee \$ 5.00
Filed by Riverside Title Co.

M.B. 23/11

We hereby certify that we are the owners of, or have some right, title or interest in and to the real property included within 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 line, and we hereby dedicate to public use for street purposes, Lot A, and for construction and maintenance of all public utilities, the seven and one-half and ten foot easements shown by dotted line and designated as "7.5'-PUE," & "10'-PUE"

HUNT'S THEATRES, a limited partnership
by Roy C. Hunt General Partner
Lloyd S. Leeson
Margaret G. Leeson

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 yet become a lien upon said property.

Dated this 13 day of Aug, 1948.
J. B. Smith
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 or local taxes or special assessments collected as taxes, except taxes now a lien, but not yet payable, which are estimated to be \$2000.00.
Dated this 13 day of August, 1948.

R.T. Hicks, County Auditor
by M. J. Lincoln
Deputy

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
On this 13th day of August, 1948, before me the undersigned, a Notary Public in and for said County and State, personally appeared Lloyd S. Leeson and Margaret G. Leeson 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

Beverly M. Vaughn
Notary Public in and for said County and State

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 October, 1948.

Orval Addison
Street Superintendent

I hereby certify that I am a Registered Civil Engineer of the State of California, and that this map, consisting of two (2) sheets, correctly represents a survey made under my supervision during May, 1948; that all the monuments shown hereon actually exist and their positions are correctly shown.

J. F. Davidson
Registered Civil Engineer No. 862

RESOLVED: That this map, consisting of these two sheets be, and the same is hereby accepted as the official map of MAGNOLIA CENTER TRACT No. 2 and the streets and PUE hereon are accepted as public streets and PUE, 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 the City of Riverside this 11 day of August, 1948.
James D. Reed
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 line on all streets shown on said map, and that all Public Utilities Easements and Alleys 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 13 day of Aug, 1948.

J. M. Rayson
Superintendent of Light and Water Departments of the City of Riverside, California

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
I, G. ALBERT MILLS, 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.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California this 17th day of August, 1948.

G. Albert Mills
City Clerk of the City of Riverside, California

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 8th day of July, 1948.

Walter K. Lewis
Secretary
Riverside City Planning Commission

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 plans and specifications for drains, drainage, sewers 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 contents and are approved, and I am satisfied that this map is technically correct.
Dated this 17th day of August, 1948.

M. N. Irvine
City Engineer

I hereby certify that a bond in the sum of \$2000.00 (cash) 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 or local, and all special assessments collected as taxes, which at the time of filing 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 16th day of August, 1948.

GORDON A. PEQUEGNAT, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Riverside

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
On this 13th day of August, 1948, before me the undersigned, a Notary Public in and for said County and State, personally appeared ROY C. HUNT, 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.
Witness my hand and official seal.

Beverly M. Vaughn
Notary Public in and for said County and State

by H. C. Begala
Deputy

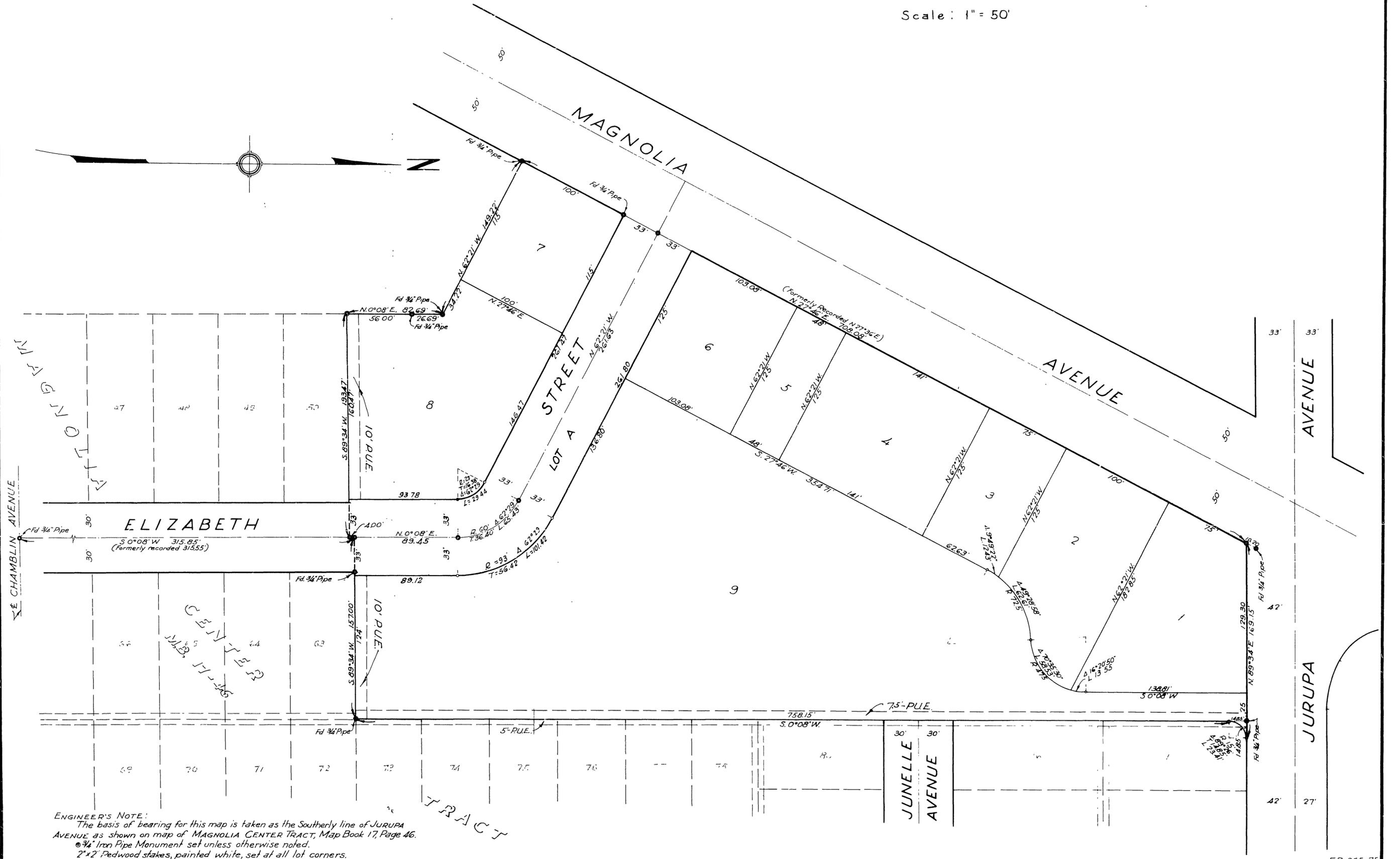
Book No. 1

M.B. 23/11

MAGNOLIA CENTER TRACT NO. 2

Scale: 1" = 50'

M.B. 23/12



ENGINEER'S NOTE:
 The basis of bearing for this map is taken as the Southerly line of JURUPA AVENUE as shown on map of MAGNOLIA CENTER TRACT, Map Book 17, Page 46.
 3/4" Iron Pipe Monument set unless otherwise noted.
 2"x2" Pedwood stakes, painted white, set at all lot corners.

M.B. 23/12