

FILED NOV 16 1949 at 2:30 P.M. Jack A. Ross COUNTY RECORDER by O.A. [Signature] DEPUTY Fee \$ 5.00 Filed by Riverside Title Co

M.B. 23/53

RIVERSIDE MANOR

BEING A SUBDIVISION OF PORTIONS OF LOTS 10, 11, 14, & 15, BLOCK 17 OF RIVERSIDE LAND & IRRIGATING CO. LANDS AS SHOWN IN M.B. 1-70, RECORDS OF SAN BERNARDINO COUNTY

AUGUST, 1949

J.F. DAVIDSON, C.E.

SCALE: 1" = 100'

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of one (1) sheet correctly represents a survey made under my supervision during August, 1949; that all monuments shown hereon actually exist and their positions are correctly shown.

J.F. Davidson Registered Civil Engineer NO 862

STATE OF CALIFORNIA } ss COUNTY OF RIVERSIDE } On this 27th day of October, 1949, before me Beulah M. Vaught, a Notary Public, in and for said County, personally appeared Charles R. Korrick, known to me to be the Vice President and Chester A. Vaught, known to me to be the Asst. Secretary, of the Riverside Title Company, the corporation that executed the within and foregoing 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 same. IN WITNESS WHEREOF I hereunto set my hand and affix my official seal the day and year in this certificate first above written.

Beulah M. Vaught Notary Public in and for the County of Riverside, State of California

NOTE: Bearings based on the centerline of Magnolia Ave. as being S 56° 00' W as shown on Map of Magnolia Square, Map Book 12, page 38, Records of Riverside County. o indicates 3/4" Iron Pipe found. Set 2x2 Redwood stakes at all lot corners. o indicates 3/4" Iron Pipe set.

STATE OF CALIFORNIA } ss COUNTY OF RIVERSIDE } I, W.G. Waite, 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 1st day of Nov. 1949.

W.G. Waite City Clerk of the City of Riverside, California

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 and special assessments now a lien out not yet payable, which are estimated at \$ [Amount] Dated Oct. 31, 1949

W.R. Hicks County Auditor Deputy

I hereby certify that a bond in the sum of \$ [Amount] has been executed and filed with the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal and local and all special assessments collected as taxes which at the time of filing of the annexed 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 [Date] 1949.

Gordon H. Dequegant County Clerk for Official Clerk of the Board of Supervisors Deputy

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 Sept. 17, 1949

J.S. Smith City Treasurer

I hereby certify that I have examined the within map, that the subdivision shown hereon is substantially the same as it appears 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, 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 contents and are approved, and I am satisfied that this map is technically correct. Dated Oct. 31, 1949.

M. H. Jarvis City Engineer

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 9th day of Sept. 1949

Secretary Riverside City Planning Commission

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, and we here by consent to the making of said map and subdivision as shown within the colored border line, and we hereby offer for dedication for public use Lot A, and the 5' 10" P.U.E. for public utilities; and for sewer, open drainage ditch, and other public utilities, the 15' P.U.E.

W.S. Hysom RIVERSIDE TITLE COMPANY Vice President

STATE OF CALIFORNIA } ss COUNTY OF RIVERSIDE } On this 13th day of Sept. 1949, before me the undersigned, a Notary Public in and for said County and State, personally appeared W.S. Hysom known to me to be the person who executed the within instrument, and he acknowledged to me that he executed the same. IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for the County of Riverside, State of California

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.

Street Superintendent

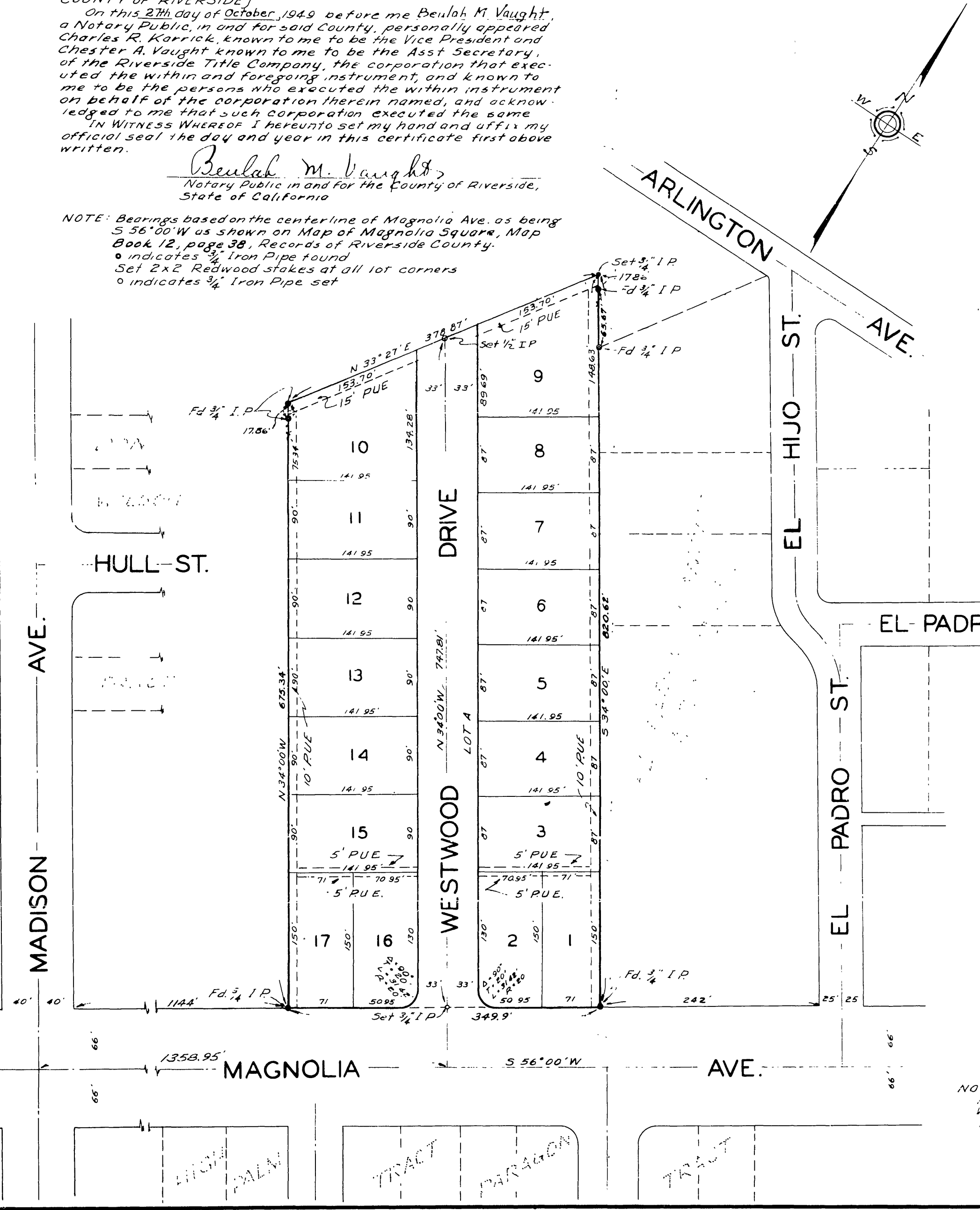
I hereby certify that the subdivider named on this map has deposited with the Water Dept. of the City of Riverside, sufficient funds to cover the cost of installing all necessary fire hydrants, together with all water mains and laterals to the curb line on all streets shown on said map; and that all P.U.E. and alleys 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 Oct. 31 - 1949

Supt. of Light & Water Dept., City of Riverside

RESOLVED That this map consisting of one (1) sheet be, and the same is hereby accepted as the official map of Riverside Manor and the streets and P.U.E. hereon are accepted as public streets and P.U.E. and the City Clerk is hereby authorized and directed to attest said map by signing his name in hereto 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 1st day of Nov. 1949

City Clerk of the City of Riverside, California



NOTE The property included within this subdivision is subject to an easement held by the Riverside Water Company, a corporation, for pipelines, flumes and ditches

Book No. 1

M.B. 23/53