

23/67  
M.B. 23/67

# MAGNOLIA MANOR

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BEING A SUBDIVISION OF A PORTION OF THE S.W.  
1/4 OF THE N.E. 1/4 SEC. 33 T.2S. R.5W. S.B.B. & M.  
JANUARY 1950 SCALE 1"=100'

J.F. DAVIDSON C.E.

FILED

FEB - 9 1950

Jack A. Ross

O.A. [Signature]

Filed 11:00 A.M.

By Security Title Ins. & Title Co.

Fee \$5.00

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 upon the annexed map and that we are the only persons whose consent is necessary to pass a clear title to said property, and we consent to the making of said map and subdivision as shown within the colored border lines and offer for dedication for public use Lots A thru K, and the 5' P.U.E.s for public utilities.

Frank M. Coppo Arvilla F. Coppo  
Eugene M. Shidler Leola M. Shidler

SECURITY TITLE INSURANCE and GUARANTEE COMPANY  
Trustee.

Joseph S. Long Vice President  
V. Lawson Assistant Secretary

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } ss.

On this 10<sup>th</sup> day of JAN 1950, before me H.M. SHOLLENBARGER a Notary Public in and for said County, personally appeared FRANK M. COPPO, ARVILLA F. COPPO, EUGENE M. SHIDLER and LEOLA M. SHIDLER known to me to be the persons who executed the within instrument and they acknowledged to me that they executed the same.

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

H.M. Shollenbarger  
Notary Public in and for the County of Riverside  
State of California

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } ss.

On this 6<sup>th</sup> day of JANUARY 1950, before me H.M. SHOLLENBARGER a Notary Public in and for said County, personally appeared JOSEPH S. LONG and V. LAWSON known to me to be the Vice President and Assistant Secretary respectively of Security Title Insurance and Guarantee Company, the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation therein named and they acknowledged to me that such corporation 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.

H.M. Shollenbarger  
Notary Public in and for the County of  
Riverside, State of California.

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } ss.

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 31<sup>st</sup> day of JANUARY 1950.

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.

Dated January 6 1950

R.T. Hicks  
R.T. Hicks, County Auditor  
By W.C. Strada  
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 JAN. 6 1950

J.D. Muddy  
City Treasurer

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 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 Jan. 27 1950

M.H. Irvine  
City Engineer

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. 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 January 27<sup>th</sup> 1950

J.M. Pearson  
Supt. of Light & Water Dept.  
City of Riverside.

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 10<sup>th</sup> DAY OF JAN 1950

Orval Riddington  
Street Superintendent

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 12<sup>th</sup> day of JAN 1950

R.D. Mallock Secretary  
Riverside City Planning Commission

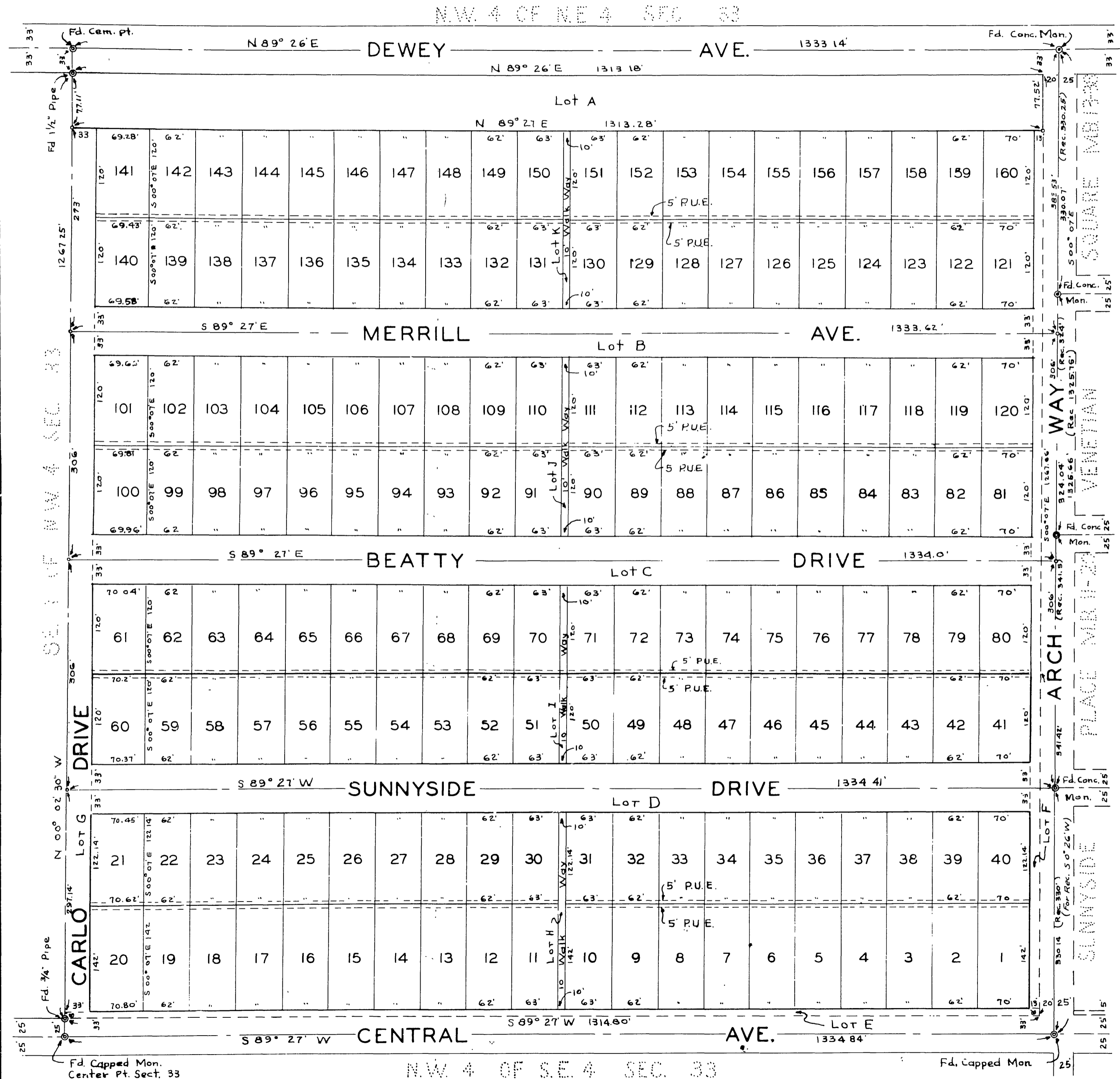
RESOLVED: That this map consisting of two (2) sheets be, and the same is hereby accepted as the official map of Magnolia Manor and the streets and P.U.E. hereon are accepted as public streets and P.U.E. and the City Clerk is hereby authorized and directed to attest said map by signing his name thereto 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 31<sup>st</sup> day of JANUARY 1950.

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

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# MAGNOLIA MANOR

BEING A SUBDIVISION OF A PORTION OF THE S.W. 1/4 OF THE N.E. 1/4 SEC. 33 T.2S. R.5W. S.B.B. & M. JANUARY 1950

J.F. DAVIDSON C.E.

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 December, 1949, that all monuments shown hereon actually exist and their positions are correctly shown.

*J.F. Davidson*  
Registered Civil Engineer No. 862

Engineers Note:  
Bearings are based on the centerline of ARCH WAY as being 500° 07' E as shown on Map of VENETIAN SQUARE, M.B. 13-38, Rec. of Riv Co.  
⊙ Indicates found monuments as noted.  
○ Indicates 3/4" Iron Pipe set.  
Dimensions are shown in feet and decimals thereof.  
Set 2"x2" Redwood stakes at all lot corners.

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