

26/98

sheet 1 of 2 sheets

IN THE CITY OF RIVERSIDE

MAGNOLIA FIELDS SUBDIVISION

BEING A SUBDIVISION OF PORTIONS OF LOTS 2, 7 & 10 OF BLOCK 22 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS RECORDED IN BOOK 1 OF MAPS AT PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

APRIL 1953 ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS SCALE: 1"=100'

FILED
JAN 22 1954
Jack A. Ross
O.A. Wheat
fee \$5.00 Filed 1:15 P.M.

We hereby certify that we are the owners of, or have some right, title or interest in the land included within the subdivision shown hereon 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 and filing of said map and subdivision as shown within the colored border lines, and we hereby offer for dedication to public use for street purposes and pedestrian ways, Lots A to C inclusive and for construction and maintenance of public utilities the 5' and 10' public utility easements designated 5'R.U.E. and 10'R.U.E.

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 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.

RESOLVED: That this map, consisting of two (2) sheets, be and the same is hereby accepted as the official map of MAGNOLIA FIELDS SUBDIVISION; that the streets, pedestrian ways and public utility easements hereon are accepted as public streets, pedestrian ways and public utility easements, 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 seal of said City thereto.

Helen Z. Traylor Secretary Gordon Fields Pres.
WILSON & FIELDS, A CALIFORNIA CORPORATION

Dated December 9th, 1953
A. J. Kennedy
Superintendent of Light and Water
Depts. of City of Riverside

I hereby certify that the foregoing resolution was adopted by the Mayor and Council of the City of Riverside this 19th day of January, 1954.
J. H. Harris
City Clerk of the City of
Riverside, California

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } ss.
On this 10 day of December, 1953, before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Gordon Fields known to me to be the President and Helen Z. Traylor known to me to be the Asst. Secretary of the corporation that executed the within instrument and acknowledged to me that such corporation executed the same, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.
WITNESS my hand and official seal.
R. G. Gillow
Notary Public in and for said
County and State

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. 18th, 1954.
M. H. Irvine
City Engineer

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 against said property.
Dated 29th APRIL, 1953.
J. A. ...
Deputy City Treasurer

We hereby certify that we are the holders of, or interested in the legal title to the land included within the subdivision shown on the annexed map consisting of two (2) sheets, by reason of being Trustee in those certain Deeds of Trust recorded April 15th 1953 of Official Records in the office of the County Recorder of Riverside County, California, and we hereby consent to the making of said map and subdivision as shown within the colored border lines.
L. Clay Freeman NATIONAL BANK of AMERICA TRUST & SAVINGS ASSOCIATION TRUST OFFICER

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 April 1953 and that all monuments shown hereon actually exist and their positions are correctly shown.
Dated APRIL, 1953
Allen C. Calkley
Registered Civil Engineer No. 1229

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 APRIL 29, 1953
Donald Callington
Street Superintendent

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } ss.
On this 11 day of December, 1953, before me, the undersigned, a Notary Public, in and for said County and State, personally appeared L. CLAY FREEMAN and R. C. SCHULZ known to me to be the VICE PRESIDENT and TRUST OFFICER respectively of BANK of AMERICA NAT. TR. & SAV. ASSN. the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of said Corporation, 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.
Paula Z. Goble
Notary Public in and for said
County and State
MY COMMISSION EXPIRES JULY 18, 1957

NOTES:-
Basis of Bearings is the Westery line of Lots 2, 7 & 10 of Block 22 of lands of R.L. & I Co. recorded in Book 1 of Maps at page 70 thereof, San Bernardino County Records; taken as N. 33° 29' 30" W. as shown on map recorded in Book 9 of Records of Survey at page 68 thereof, Records of Riverside County, California.
Set 2"x2" Redwood stakes at all lot corners unless otherwise noted.
The property included within this subdivision is subject to an easement held by the Riverside Water Company, a corporation, for pipelines, flumes and ditches.

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.
Dated December 22, 1953
V. M. HYDE
County Tax Collector
By J. H. Harris Deputy

We hereby certify that we are the holders of, or interested in the legal title to the land included within the subdivision shown on the annexed map consisting of two (2) sheets, by reason of being Trustee in those certain Deeds of Trust recorded November 16, 1953 of Official Records in the office of the County Recorder of Riverside County, California, and we hereby consent to the making of said map and subdivision as shown within the colored border lines.
Land Title Company
of RIVERSIDE COUNTY

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } ss.
On this 11 day of December, 1953, before me, the undersigned, a Notary Public in and for said County and State, personally appeared BEN H. LEWIS and ROBERT W. CHILD known to me to be the President and Asst. Sec. respectively of LAND TITLE COMPANY the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of said Corporation, 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.
R. G. Gillow
Notary Public in and for said
County and State

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 my official seal of the City of Riverside, California, this 19th day of January, 1954.
J. H. Harris
City Clerk of the City of
Riverside, California

Robert Lewis Ben Lewis

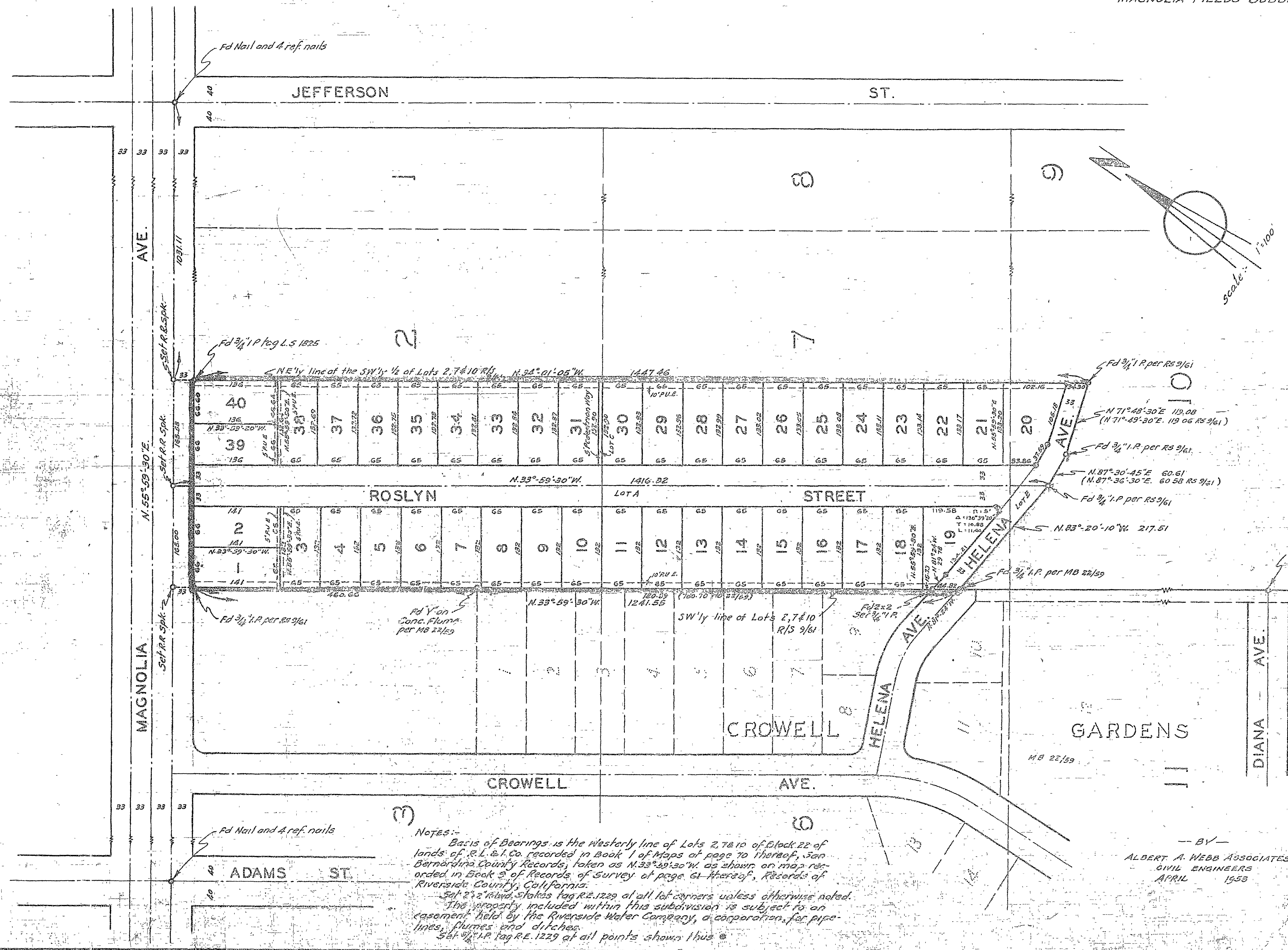
I hereby certify that this map was approved by the Riverside City Planning Commission at its meeting held on the 7th day of JANUARY, 1954.
J. V. Adams
Secretary, Riverside City Planning Commission

~~I hereby certify that a bond in the sum of \$... has been filed 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 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 1953
G. A. PEQUEGNAT
County Clerk and Ex-officio Clerk
of the Board of Supervisors
By J. H. Harris Deputy

M.B. 26/98

M.B. 26/98

MB 26/98



Notes:-
 Basis of Bearings is the Westerly line of Lots 2, 7 & 10 of Block 22 of lands of R.L. & Co. recorded in Book 1 of Maps of page 70 thereof, San Bernardino County Records, taken as N. 33° 59' 30" W. as shown on map recorded in Book 3 of Records of Survey at page 61 thereof, Records of Riverside County, California.
 Set 2" x 2" wood stakes tag R.E. 1229 at all lot corners unless otherwise noted.
 The property included within this subdivision is subject to an easement held by the Riverside Water Company, a corporation, for pipelines, flumes and ditches.
 Set 3/4" I.P. tag R.E. 1229 at all points shown thus ⊙

— BY —
 ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 APRIL 1953