

26/100

IN THE CITY OF RIVERSIDE CALIFORNIA ESTATES FILED

JAN 27 1954
WACK A ROSS
O. G. Wheat
Filed at 9:55 AM.
By LAND Title Co.
Fee \$5.00

Being a Subdivision of Lot 2 and a portion of Lot 1, Block 14, of R.L.&I. Co. Lands as shown by map on file in Book 1, page 70 of Maps, Records of San Bernardino County, California.

October, 1953
Donald J. McKee Licensed Surveyor

State of California } S.S.
County of Riverside }
On this 27th day of Dec. 1953, before me, the undersigned, a Notary Public in and for the County of Riverside, State of California, personally appeared W. A. Ross and O. G. Wheat known to me to be the President and Assistant Secretary, respectively, of the Corporation that executed the within instrument, known to me to be the persons who executed the same on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.
WITNESS, my hand and official seal.

State of California } S.S.
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 the subdivision, was approved and filed in my office prior to the final acceptance of this map.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside this 26th day of Jan. 1954.
W. G. Waite
City Clerk of the City of Riverside, California.

RESOLVED: That this map, consisting of one (1) sheet, be, and the same is hereby accepted as the official map of "California Estates" and the streets and rights of way shown are hereby accepted as public streets and rights of way, 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 26th day of Jan. 1954.
W. G. Waite
City Clerk of the City of Riverside, 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, bonds and for liens which have not been paid in full. This does not include any special assessments, the bonds of which have not become a lien upon said property.
Dated this 18th day of January 1954.
John P. ...
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, Municipal or local taxes, or special assessments collected as taxes.
Dated this 22nd day of January 1954.
V. M. Hyde
V.M. Hyde, County Tax Collector

NOTE: Bearings are based on the center line of California Avenue as being N. 36° 00' E. as shown on map of "California Avenue Tract," filed in Book 21, page 32 of Maps, Records of Riverside County, California.
3/4" Iron type monument tagged "L.S. 1825" set, unless otherwise noted.
2"x2" Redwood stakes tagged "L.S. 1825" set at all lot corners.

We hereby certify that we are the owners of, or have some right, title or interest in the land included within the subdivision shown on the within 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 hereby consent to the making of said map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use for street purposes, Lots A to F inclusive, and for Public Utilities, the five and ten foot easements shown by dotted lines and designated "5'-P.U.E." and "10'-P.U.E."

MAGNOLIA DOWNS, INC.
President J. J. Frandson
Assistant Secretary W. A. Ross

I hereby certify that I am a Licensed Land Surveyor in the State of California, and that this map, consisting of one (1) sheet, correctly represents a survey made by me in October, 1953, and that all the monuments shown hereon actually exist and their positions are correctly shown.
Donald J. McKee
Licensed Land Surveyor No. 1875

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 all plans and specifications for drains, drainage, sewer and drainage works sufficient to protect all lots in this subdivision from flood or overflow has 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 25th day of Jan. 1954.
M. N. Justice
City Engineer

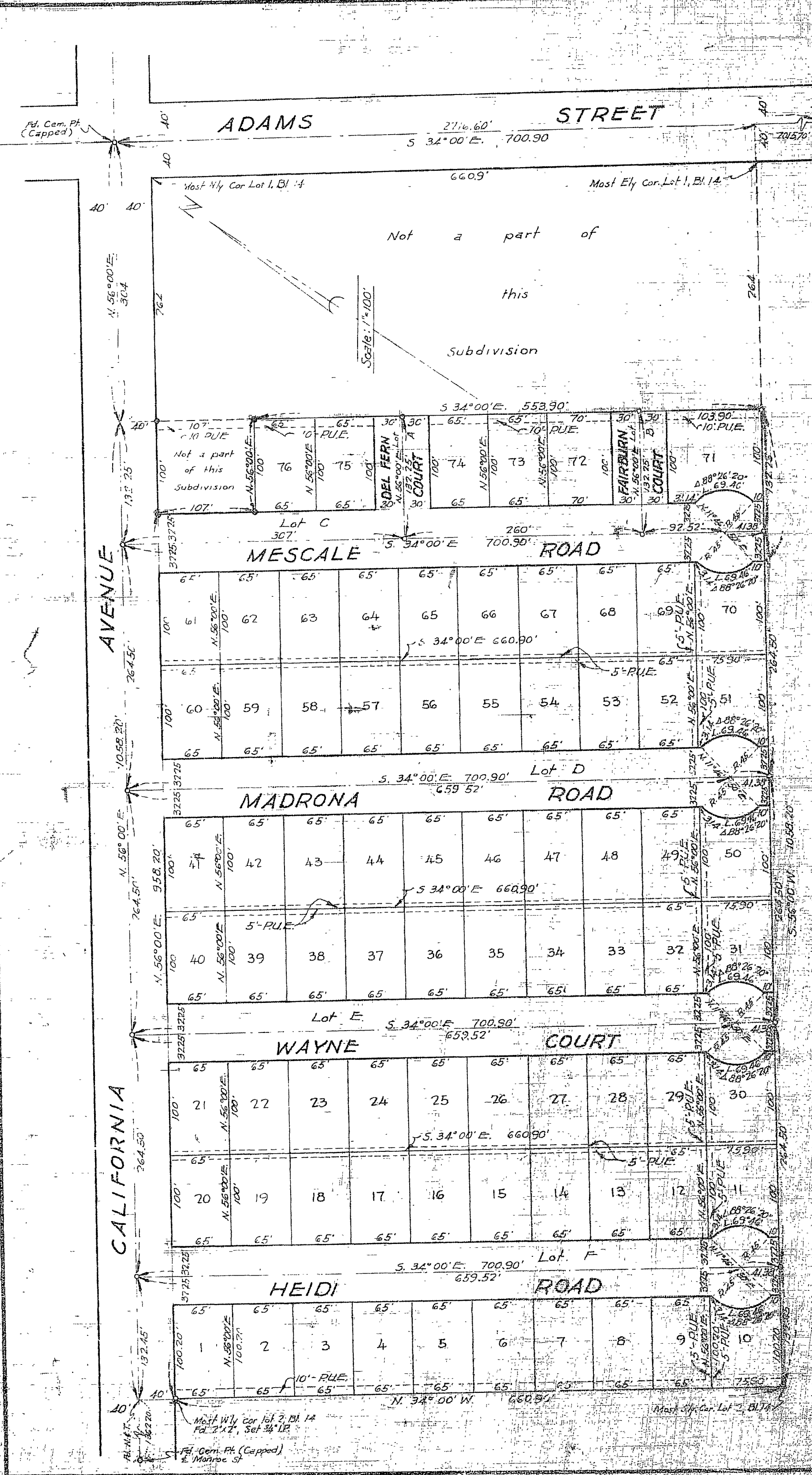
I hereby certify that the subdivider named on this map has deposited with the Water Department of the City of Riverside, sufficient funds to cover the cost of installing all necessary fire hydrants, together with all water mains and laterals to the curb lines, on all streets shown on said map; and that 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.
Dated this 22nd day of January 1954.
G. J. Kennedy
Supt. of Light and Water Departments of the City of Riverside, 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.
Dated this 14th day of JANUARY 1954.
Orval Callister
Street Superintendent

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 19th day of Nov. 1953.
by J. V. Adams
Secretary, Riverside City Planning Commission

I hereby certify that a bond in the sum of \$... 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, Municipal or local, and all special assessments collected as taxes, which at the time of filing of 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 27th day of 1953.
G. A. Pequegnat
County Clerk and ex-officio
Clerk of the Board of Supervisors

Deputy



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