

COLE TRACT

BEING A SUBDIVISION OF A PORTION OF LOT II, BLOCK 15, RIVERSIDE LAND & IRRIGATING COMPANY LANDS, MB 1-70 RECORDS OF SAN BERNADINO COUNTY, CALIF
 APRIL 1953

J F DAVIDSON C E

SCALE 1"=100'

FILED
 April 20, 1954

NO. 11-2-10711
 Jack A. Ross
 COUNTY RECORDER
 BY: O. A. Arnold
 DEPUTY
 FEE \$5.00
 Filed by County Clerk
 SHERIDAN G. TEE STICO

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 1325 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 this 19th day of March 1954
M. H. Irvine
 City Engineer

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 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, that we hereby 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 Lots A, B, C, & D for street purposes and for the construction and maintenance of all public utilities the five and ten foot easements shown by broken lines and designated as 5" PUE and 10" RUE, also 10" PUE and Drainage
Garrick Bros, Inc, Vice-President
 a Corporation
W. G. Waite Secretary

STATE OF CALIFORNIA }
 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 this official seal of the City of Riverside California this 19th day of APR, 1954.
W. G. Waite
 City Clerk of the City of Riverside, Calif

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 PUE 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 18th day of March 1954
A. Kennedy
 Superintendent of the Light and Water Department City of Riverside

STATE OF CALIFORNIA }
 COUNTY OF RIVERSIDE }
 On this 1st day of NOV., 1953 before me the undersigned a Notary Public in and for said County and State personally appeared DONALD B. BROWN known to me to be the Vice President and Secretary of the corporation named and acting as the corporation therein named and acknowledged to me that such corporation executed and filed in my office an instrument pursuant to its powers of a resolution of its Board of Directors
 IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written
Donald B. Brown
 Notary Public in and for said County and State

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 City or local taxes or special assessments collected as taxes except taxes and assessments now a lien but not yet payable which are estimated to be \$25.00
 Dated this 5th day of MARCH 1954
V. M. Hyde
 County Tax Collector

RESOLVED That this map consisting of one (1) sheet be and is hereby accepted as the official map of Cole Tract and the streets and easements are accepted as public streets and 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 official seal of said City thereon
 I hereby certify that the foregoing resolution was adopted by the Mayor and Council of the City of Riverside this 6th day of APR, 1954.
W. G. Waite
 City Clerk of the City of Riverside California

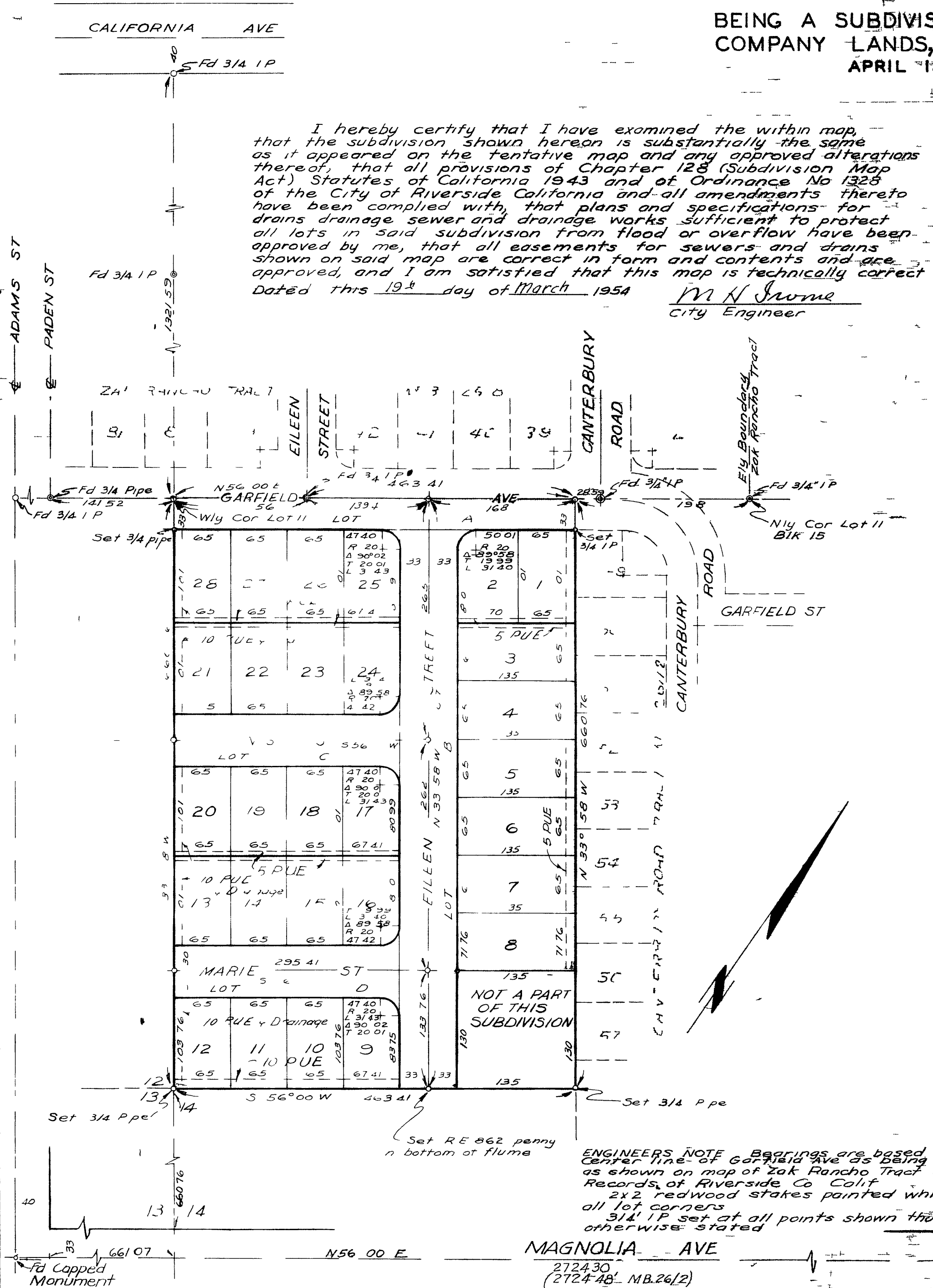
I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 4th day of MARCH 1953
W. Adams
 Secretary
 Riverside City Planning Commission

I hereby certify that a bond in the sum of \$25.00 has been deposited with the Board of Supervisors of the County of Riverside California conditioned upon the payment of all taxes State County City 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 19th day of April, 1954.
Gordon A. Pequegnat
 County Clerk and ex-officio
 Deputy
 Clerk of the Board of Supervisors

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 7th day of MARCH 1953
Orval Callender
 Street Superintendent

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/or 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 9th day of MARCH 1954
W. G. Waite
 City Treasurer

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 1953 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 Center line of Garfield Ave as being N 56° 00' E as shown on map of Zak Rancho Tract MB 25/84 Records of Riverside Co Calif
 2x2 redwood stakes painted white set at all lot corners
 3/4" IP set at all points shown this unless otherwise stated

MAGNOLIA AVE
 2724.30
 (2724.48 MB.26/2)

M.B 27/25

M.B 27/25

Boon No 1 MB 27/25