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M.B. 27/89

IN THE CITY OF RIVERSIDE  
**MAGNOLIA FIELDS SUBDIVISION**  
**UNIT NO. 2**

BEING A SUBDIVISION OF PORTIONS OF LOTS 7, 10 & 15 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.

**FILED**

OCT 28 1954  
Jack A. Ross  
City Clerk  
Filed at 10:25 A.M.  
By County Clerk

ALBERT A WEBB ASSOCIATES  
AUGUST 1954 CIVIL ENGINEERS SCALE - 1" = 100'

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, Lots A to E inclusive and for construction and maintenance of public utilities the 5' and 10' public utility easements designated 5' P.U.E. and 10' P.U.E.

WILSON & FIELDS, A CALIFORNIA CORPORATION  
Gordon Fields Wm. D. Morris

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } ss  
On this \_\_\_ day of \_\_\_\_\_ 1954, 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 Wm. D. Morris known to me to be the 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.

John J. Swine  
Notary Public in and for said County and State

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 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  
Redwin Thomas R. Dicke  
Vice President Ass't Sec.

I hereby certify that a bond in the sum of \$2000.00 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 October 25, 1954  
G. A. PEQUEGNAT  
County Clerk and Ex-officio Clerk of the Board of Supervisors  
By H. C. Bagala Deputy

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.

Dated Sept. 30th, 1954  
A. J. Kennedy  
Superintendent of Light and Water Depts of City of Riverside

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, 1953, 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 11th Oct., 1954  
J. L. J. Swine  
City Engineer

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 July 1954 and that all monuments shown hereon actually exist and their positions are correctly shown.

Dated \_\_\_\_\_ 1954  
Heath M. Callahan  
Registered Civil Engineer No 7304

NOTES:-  
Basis of Bearings is the Easterly line of Crowell Gardens, taken as N33°59'30"W, and center line of Indiana Avenue; taken as N56°00'00"E, as shown on map recorded in Map Book 22 at page 59 thereof Records of Riverside County, California.  
Set 2" x 2" 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.

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } ss  
On this 12th day of October, 1954, before me the undersigned, a Notary Public in and for said County and State, personally appeared Thomas R. Dicke and F. O. Lewis known to me to be the Vice Pres 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.

J. J. Pearce  
Notary Public in and for said County and State

I hereby certify that this map was approved by the Riverside City Planning Commission at its meeting held on the 8th day of SEPT, 1954.  
J. V. Adams  
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 Fields Subdivision Unit No 2; that the streets, and public utility easements hereon are accepted as public streets and public utility easements, and the City Clerk is hereby authorized and directed to attach 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.

I hereby certify that the foregoing resolution was adopted by the Mayor and Council of the City of Riverside this 3rd day of October, 1954.  
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, 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 8th SEPT, 1954  
Paul R. Smith  
City Treasurer

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 1st June, 1954  
Carroll Williams  
Street Superintendent

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, except taxes now a lien but not yet payable which are estimated to be \$2000.00.

Dated October 20, 1954  
V. M. HYDE  
County Tax Collector  
By W. G. Waite Deputy

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 my official seal of the City of Riverside, California, this 12th day of October, 1954.

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

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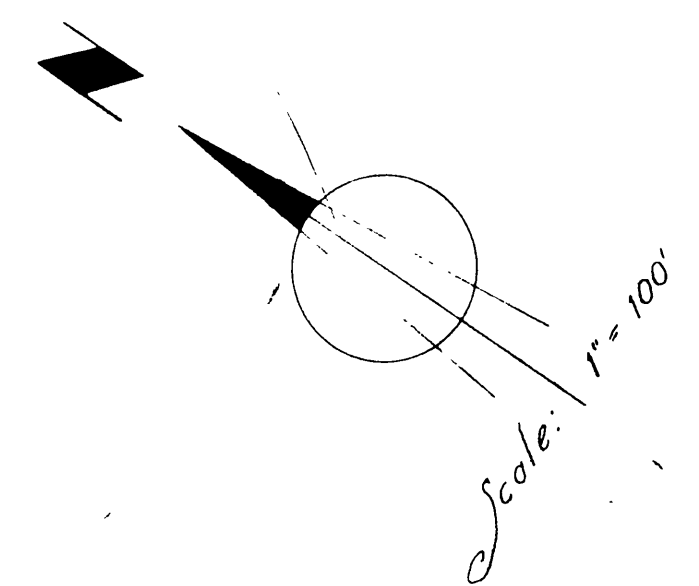
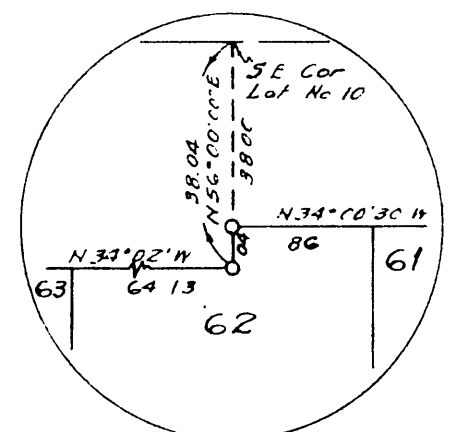
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Sheet 2 of 2 Sheets  
MAGNOLIA FIELDS SUBDIVISION  
UNIT No. 2

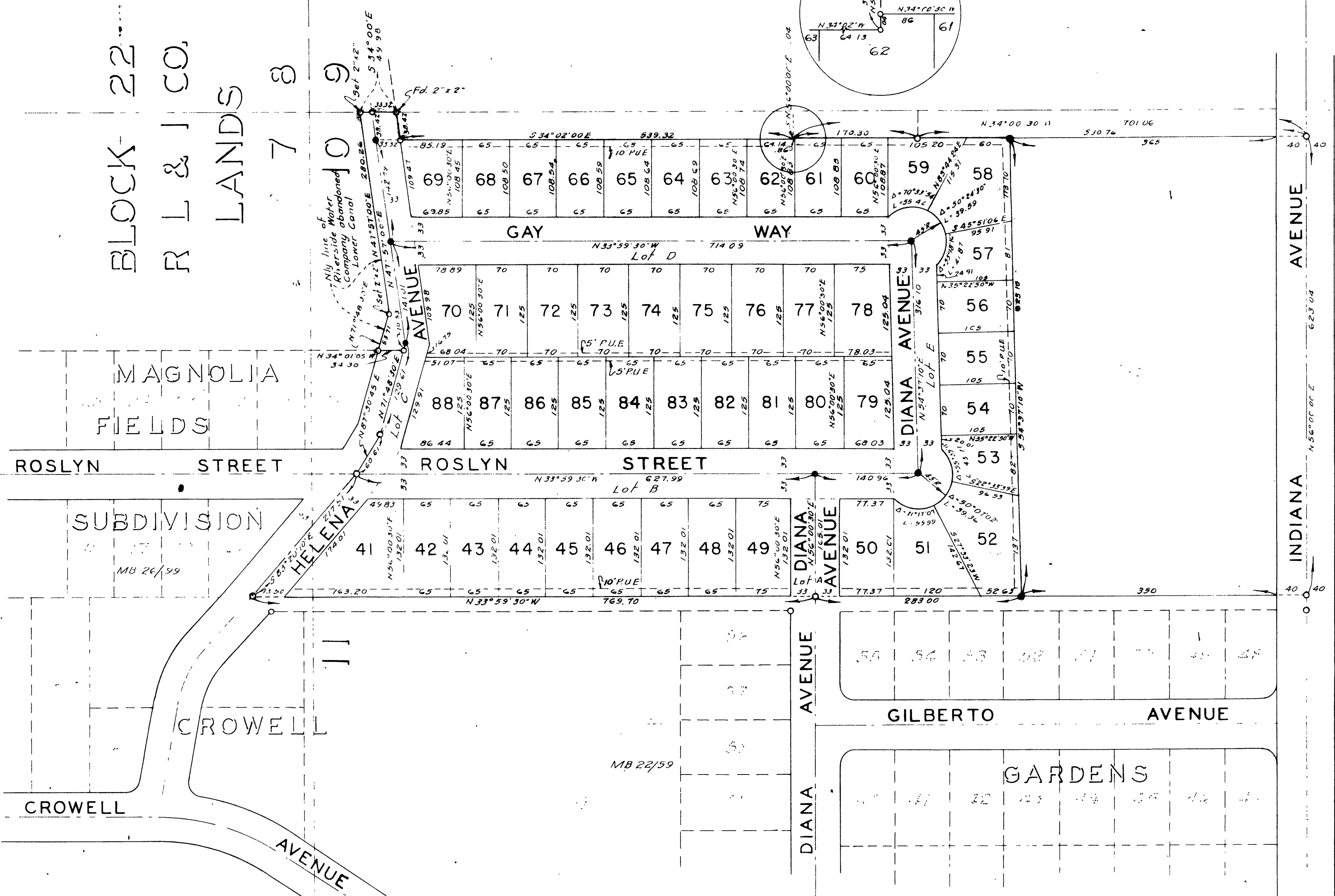
M.B. 27/90

BLOCK 22  
R L & J CO.  
LANDS

7 8 9



— By —  
ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
AUGUST 1954



NOTES:-  
Basis of Bearing is the Easterly line of Crowell Gardens;  
taken as N 33° 59' 30\" W, and center line of Indiana Avenue;  
taken as N 56° 00' 00\" E, as shown on map recorded in Map  
Book 22 at page 59 thereof, Records Riverside County, California.  
Set 2\" x 2\" Round stakes tag R.E. 7304 at all lot corners  
unless otherwise noted.  
Set 3/4\" I.P. tag R.E. 7304 at all points shown thus • unless  
otherwise noted.  
Found 3/4\" I.P. at all points shown thus o unless otherwise  
noted.

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