

COLEMAN OAKS

BEING A SUBDIVISION OF LOT 13, BLOCK 15, R.L. & I. COMPANY LANDS AS RECORDED IN BOOK 1 OF MAPS, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
MAY 1954

SCALE 1" = 100'

J. F. DAVIDSON, C. E.

FILED

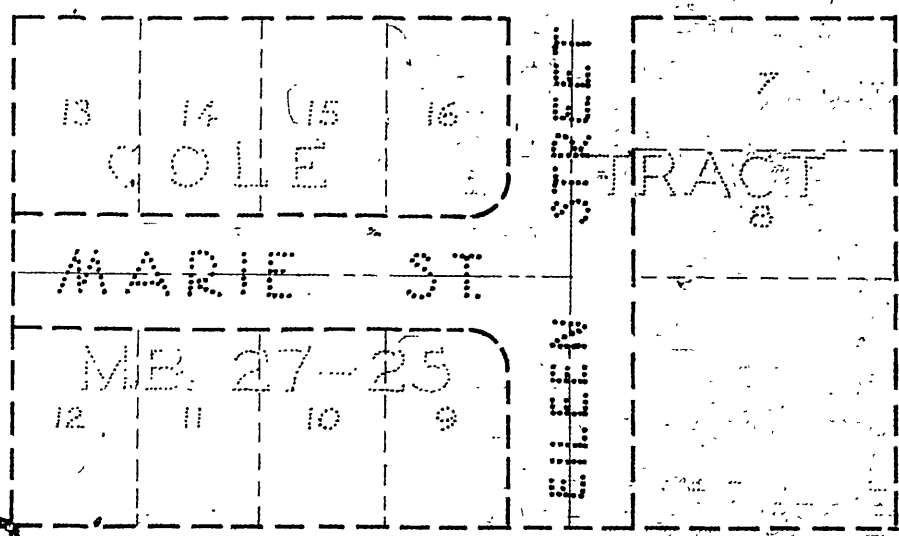
February 1954
No. _____ at 11:00 A.M.
JACK A. ROSS
COUNTY RECORDER
by O. A. Smith DEPUTY.
Fee \$ 5.00
Filed by County Clerk
SUBD'N. GTEE. STIC.

MB 28/50

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 line and we hereby offer for dedication for public use Lots A, B, C, D, & E for street purposes; and for construction and maintenance of all public utilities the five and ten foot easements shown by broken lines and designated as "5' P.U.E." and "10' P.U.E.", also "10' P.U.E. & Drainage" and "5' Sewer Easements."

MAGNOLIA DOWNS, INCORPORATED
by J. F. Davidson Pres. by Grace Joyce Sec'y.

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 5th day of AUGUST 1954.
Secretary J. V. Williams
Riverside City Planning Commission



STATE OF CALIFORNIA) ss.
COUNTY OF LOS ANGELES)
On this 15th day of February 1954, before me the undersigned, a Notary Public in and for said County and State, personally appeared J. F. Davidson known to me to be the President and Grace Joyce known to me to be the Secretary of the Corporation that executed the within instrument, known to me to be the persons who executed the within instrument, on behalf of the Corporation, therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its by-laws or 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.
Grace A. Edwards
Notary Public in and for said County & State

STATE OF CALIFORNIA) ss.
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 15th day of Feb. 1954.
W. G. Waite
City Clerk of the City of Riverside, Calif.

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 February 10th 1954
O. A. Smith
Street Superintendent

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 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 and 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 Feb. 14th 1954
M. H. Quinn
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 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 February 14th 1954
A. J. Kennedy
Superintendent of the Light and Water Department, City of Riverside

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 now a lien but not yet payable which are estimated to be \$1,150.00.
Dated this 16th day of December 1954.
V. M. Hyde
COUNTY TAX COLLECTOR
By W. H. Strade Deputy

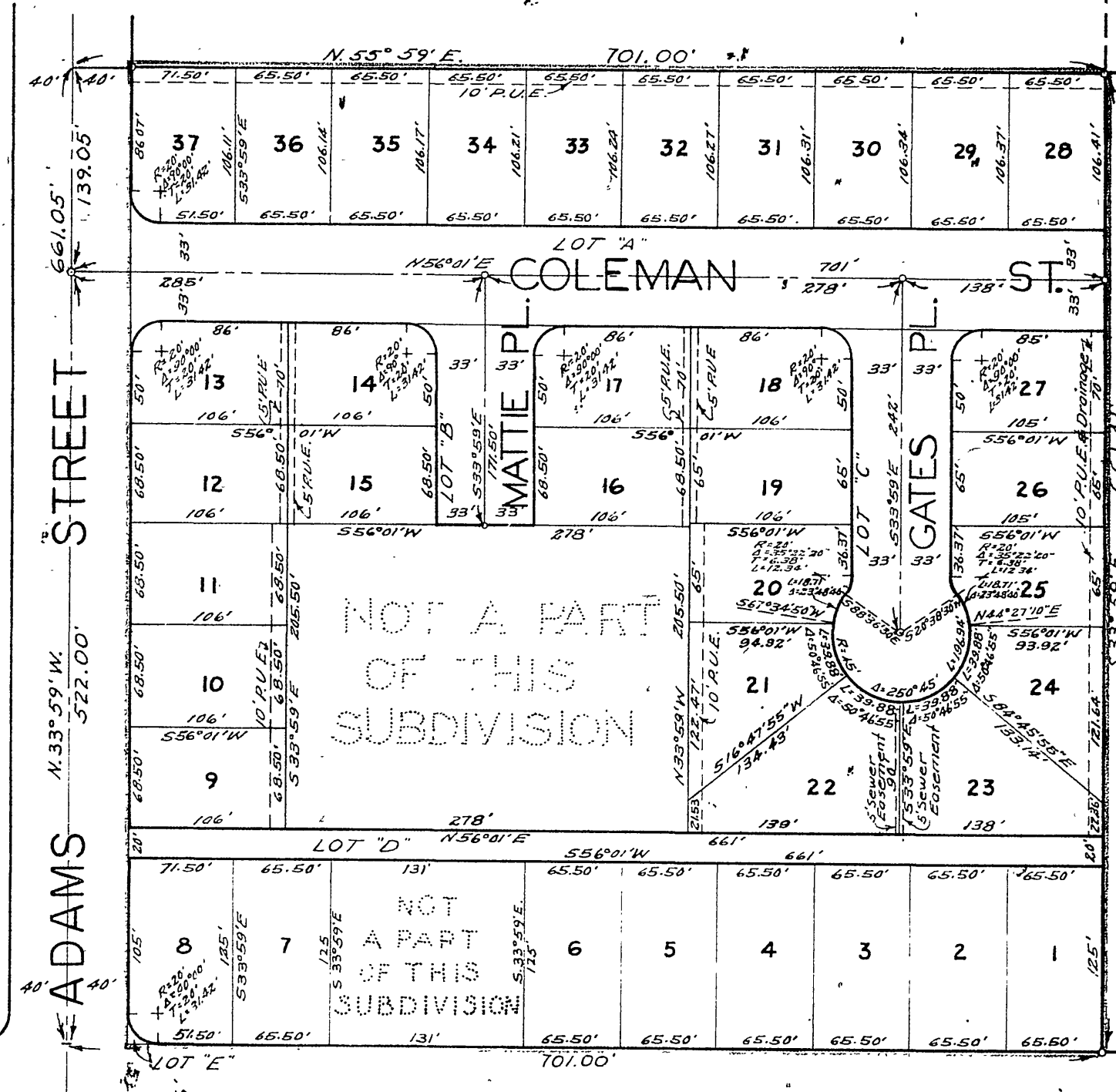
RESOLVED: That this map consisting of one (1) sheet be and the same is hereby accepted as the official map of "Coleman Oaks" Tract and the streets and easements are accepted as public streets and easements; and the City Clerk is hereby authorized and directed to attest said map by signing his name thereto as City Clerk of the City of Riverside, California and to affix the official seal of said City thereto.
I hereby certify that the foregoing resolution was adopted by the Mayor and Council of the City of Riverside this 15th day of Feb. 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/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 16th day of February 1954
Paul S. Smith by J. A. Bunt
City Treasurer

ENGINEERS' NOTE:
Bearings are based on the center line of Adams Street as being N 33° 59' W as shown on map of ZAK RANCHO TRACT Map Book 25-84 Riv. Co. Rec. Set 2'x2' Redwood stakes painted white tagged R.E. 862, at all lot corners.
Set 3/4" Iron pipe at all points shown thus o and tagged R.E. 862 unless otherwise noted.

I hereby certify that a bond in the sum of _____ 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 15th day of February 1954.
G. A. Pequegnat - County Clerk and Ex-Officio Clerk of the Board of Supervisors
By _____ Deputy

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 April 1954; that all measurements shown hereon actually exist and their positions are correctly shown.
J. F. Davidson
Registered Civil Engineer No. 862



MAGNOLIA AVENUE

MB 28/50

BK1

MB 28/50