

LOCATED IN THE CITY OF RIVERSIDE NESSEL TRACT

BEING A SUBDIVISION OF A PORTION LOT 4, BLOCK 13 OF THE RIVERSIDE LAND AND IRRIGATING CO. LANDS, AS SHOWN IN MAP BOOK 1, PG. 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

JANUARY, 1955 J. F. DAVIDSON, C. E. SCALE: 1"=100'

FILED
NO.

February 25 1955, AT 5 MIN. PAST 1:00 O'CLOCK, P. M.
JACK A. ROSS, COUNTY RECORDER
BY O. A. Wheat DEPUTY
FEE \$ 5.00 FILED BY Land Title Company

28/51
NESSEL TRACT
M.B. 28/51

OWNER'S CERTIFICATE

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, that we are the only persons whose consents are necessary to pass a clear title to said land, that we hereby consent to the making and filing of said subdivision and map as shown within the blue border lines and we hereby offer for dedication to Public use, for street purposes, lots "A", "B", "C" and "D".....
.....and for construction and maintenance of Public Utilities, the five (5) & ten (10) foot wide public utility easements shown by dashed lines and labeled "P.U.E."

Max Kessell

SUPERINTENDENT OF LIGHT & WATER DEPT.

I hereby certify that the subdivider named on this map, has deposited with the Water Dept. 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 on said map; and that Public Utility Easements shown on this map are sufficient for all requirements of the Electric Light and Water Dept. of the City of Riverside and for the Department of Public Utilities of said City.

Dated this 10th day of February 1955

A. J. Kennedy
SUPERINTENDENT OF LIGHT & WATER DEPT.
OF THE CITY OF RIVERSIDE

STREET SUPERINTENDENT'S CERTIFICATE

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 18th day of February 1955

Orval C. Aldinger
STREET SUPERINTENDENT

CITY CLERK ATTEST

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } S.S.
I, W. G. Waite, City Clerk of the City of Riverside, State of California, hereby certify that an understanding 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 the Official Seal of the City of Riverside, California this 23rd day of Feb. 1955

W. G. Waite
CITY CLERK OF THE CITY OF RIVERSIDE, CALIF.

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within map; that the subdivision hereon is substantially the same as it appeared on tentative map and any approved alterations thereof; that all provisions of Chapter 128, (Subdivision Map Act) Statutes of California, 1943 and all 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 and sewer 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 approved; and I am satisfied that this map is technically correct.

Dated this 23rd day of February 1955
M. H. IRVINE, CITY ENGINEER

M. H. Irvine

CITY PLANNING COMMISSION'S CERTIFICATE

I hereby certify that this map was approved by the City of Riverside Planning Commission at its 1955 regular meeting held on the 8th day of FEB. 1955

J. Williams
Secretary - RIVERSIDE CITY PLANNING COMMISSION

CITY TREASURER'S CERTIFICATE

I hereby certify that according to the records of this office, as of this date, the property shown on this 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 become a lien upon said property.

Dated this 14th day of JANUARY 1955

Jack Smith
CITY TREASURER J. G. Bennett, Audit

RESOLVED:

.....that this map, consisting of two (2) sheets, be and the same is hereby accepted as the official map of "NESSEL TRACT" and the streets and easements are hereby accepted as Public Streets and Easement 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 23rd day of February 1955

W. G. Waite
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } S.S.

On this 11th day of FEBRUARY 1955, before me a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared M. A. X. NESSEL known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they 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.

My commission expires FEBRUARY 9, 1957

John J. [Signature]
NOTARY PUBLIC IN AND FOR SAID COUNTY & STATE

COUNTY TAX COLLECTOR'S CERTIFICATE

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 or Local taxes, or special assessments collected as taxes.

Dated this 18th day of February 1955

V. M. Hyde COUNTY TAX COLLECTOR
DEPUTY

CIVIL ENGINEER'S CERTIFICATE

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 November, 1954; that all monuments shown hereon actually exist, or will be placed, their positions being correctly shown and sufficient to enable the survey to be readily retraced.

REGISTERED CIVIL ENGINEER No. 862

J. F. Davidson

NESSEL TRACT
M.B. 28/51

28/51

IN THE CITY OF RIVERSIDE NESSEL TRACT

J. F. DAVIDSON, C. E.
FEBRUARY, 1955 SCALE: 1"=100'

M.B. 28/52
NESSEL TRACT

BLOCK 3 R.L.P. 1, 50.

LOT 13

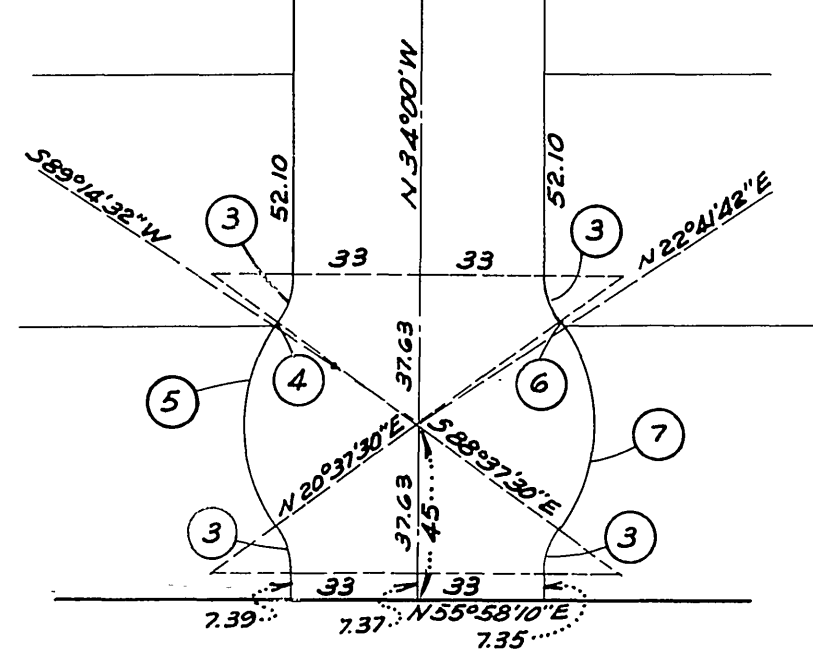
CALIFORNIA AVENUE

AVENUE

JACKSON STREET

NESSEL STREET

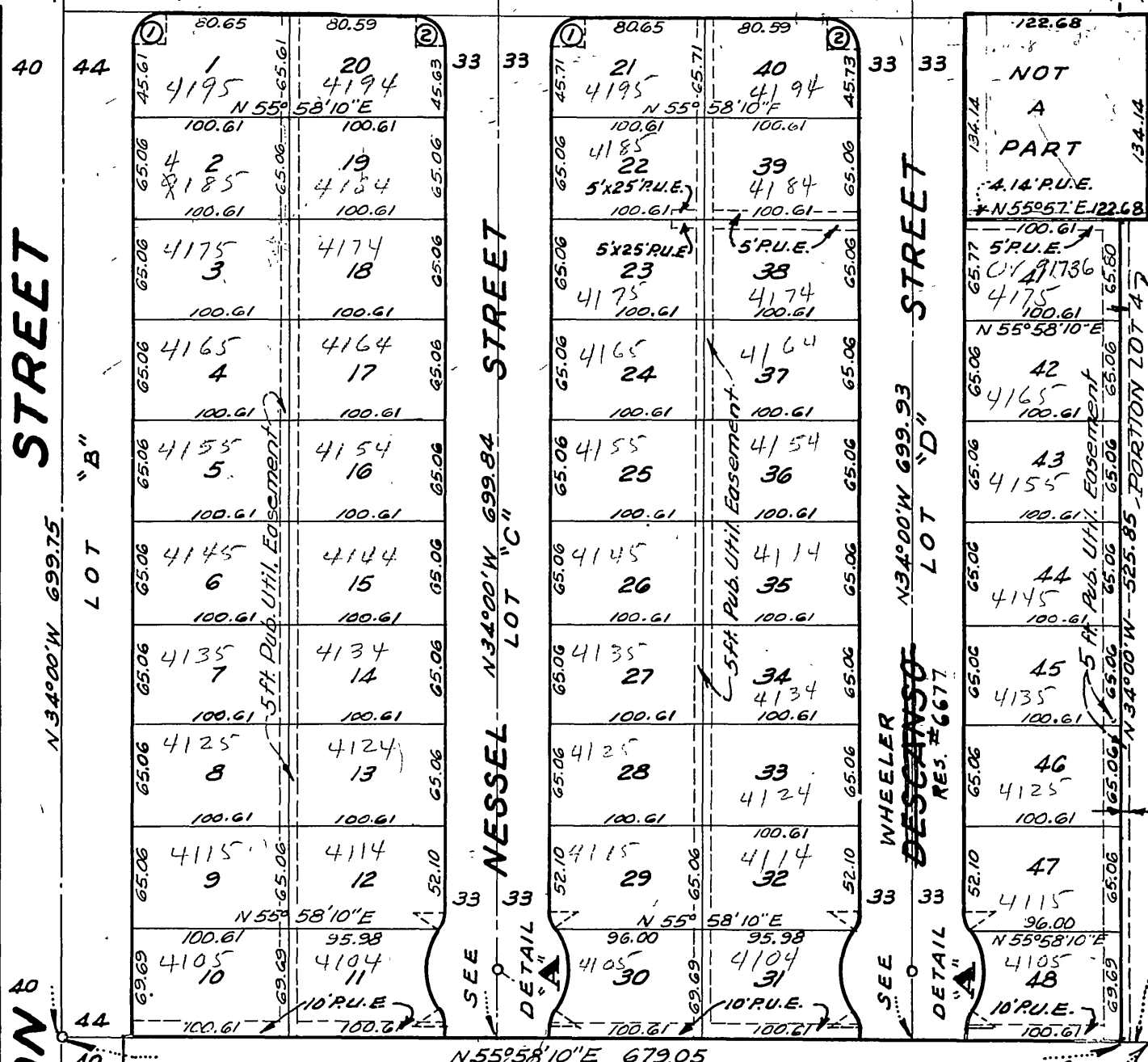
WHEELER STREET



CURVE DATA				
NO.	R	Δ	T	L
1	20	89° 57'	19.96	31.40
2	20	90° 03'	20.02	31.43
3	20	35° 22' 30"	6.38	12.35
4	45	2° 07' 58"	0.84	1.68
5	45	68° 37' 02"	30.71	53.89
6	45	2° 04' 12"	0.81	1.63
7	45	68° 40' 47"	30.74	53.94

ENGINEER'S NOTES

- The basis of bearings for this survey was taken from the center line of Monroe St as shown in M.B. 27, p. 42, "Bel-Air Square" Records of Riverside County, State of Calif. The bearing being noted as N. 34° 00' 00" W.
- Indicates monuments found as noted.
- " " " " set 3/4" iron pipe.
- 2" x 2" Redwood stakes set at all lot corners.



LOT 3

LOT 5

LOT 6

MAGNOLIA

ACRES

MONROE ST

MAGNOLIA AVE.

M.B. 28/52
NESSEL TRACT

28/52

261.32
66.60
267.32
218.22
265.54