

IN THE CITY OF RIVERSIDE, CALIFORNIA

LINCOLN KNOLLS

BEING A SUBDIVISION OF LOT 3 OF BLOCK 72 OF ARLINGTON HEIGHTS AS RECORDED IN BOOK II OF MAPS AT PAGES 20 & 21 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

FILED
 MAY 4 1955
 No. _____ at 2:30 P. M.
 JACK A. ROSS
 COUNTY RECORDER
 by J.A. Ross DEPUTY
 Fee \$ 5.00
 Filed by County Clerk
 SUB'DN G'TEE - R.T.C.

28/86
 M.B. 28/86
 LINCOLN KNOLLS

BY
 ALBERT A. WEBB ASSOCIATES
 SEPTEMBER 1954 CIVIL ENGINEERS SCALE: 1" = 100'
 RIVERSIDE CALIFORNIA

We hereby certify that we are the owners of, or have some right, title or interest in and to the land included within the subdivision shown upon 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; that we consent to the making and filing of this 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 D inclusive; for Pedestrian Ways Lots E, F & G; and for construction and maintenance of Public Utilities the 5 ft public utility easements designated S.P.U.E.

I hereby certify that the subdivider named on this map has deposited with the Water Department of the City of Riverside sufficient funds to 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.

RESOLVED:- That this map consisting of two (2) sheets, be and the same is hereby accepted as the official map of LINCOLN KNOLLS; that the streets, pedestrian ways and public utility easements offered hereon are hereby accepted as Public Streets, pedestrian ways and public utility 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.

MAGNOLIA DOWNS, INC., a corporation
W. Frankson
 president
 by G.C. Joyce
 secretary

Dated April 22nd, 1955
A.J. Kennedy
 Superintendent of the Light & Water Depts.
 of the City of Riverside

I hereby certify that the foregoing resolution was adopted by the Mayor and Council of the City of Riverside this 24th day of April, 1955
W. Frankson
 City Clerk of the City of
 Riverside, California

STATE OF CALIFORNIA } S.S.
 COUNTY OF RIVERSIDE }
 On this 7th day of April 1955, before me, the undersigned, a Notary Public and for said county and state, personally appeared W. Frankson and G.C. Joyce known to me to be the President and Secretary respectively of the corporation that executed the within instrument and 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 same.
 WITNESS my hand and official seal.
Grace S. Conrick
 Notary public in and for said
 county and State

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 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 April 25th 1955
M. H. Swinn
 City Engineer

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 upon said property.
 Dated MARCH 3 1955
Jud. S. Smith by J.A. Ross
 City Treasurer

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 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 26th day of April, 1955
W. Frankson
 city clerk of the City of
 RIVERSIDE, CALIFORNIA

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 September 1954 that all monuments shown hereon actually exist and their positions are correctly shown.
Albert Alcebb
 Registered Civil Engineer No. 1229

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 MARCH - 2 1955
Ormel Redinger
 Street Superintendent

I hereby certify that this map was approved by the Riverside City Planning Commission at its meeting held on the 2nd day of April, 1955
E. V. Ferguson
 Secretary - Riverside City
 Planning Commission

NOTES:
 1. Basis of Bearings is the centerline of MAUDE STREET taken as N 33° 58' 10" W as same is shown on map of DON KAY TRACT filed in book 26 of Maps at Page 47 thereof, Riverside County Records.
 2. Set 3/4" Iron pipes tagged RE 1229 at all points shown thus (a), unless otherwise noted.
 3. Set 2"x2" Redwood stakes tagged RE 1229 at all lot corners unless otherwise noted.

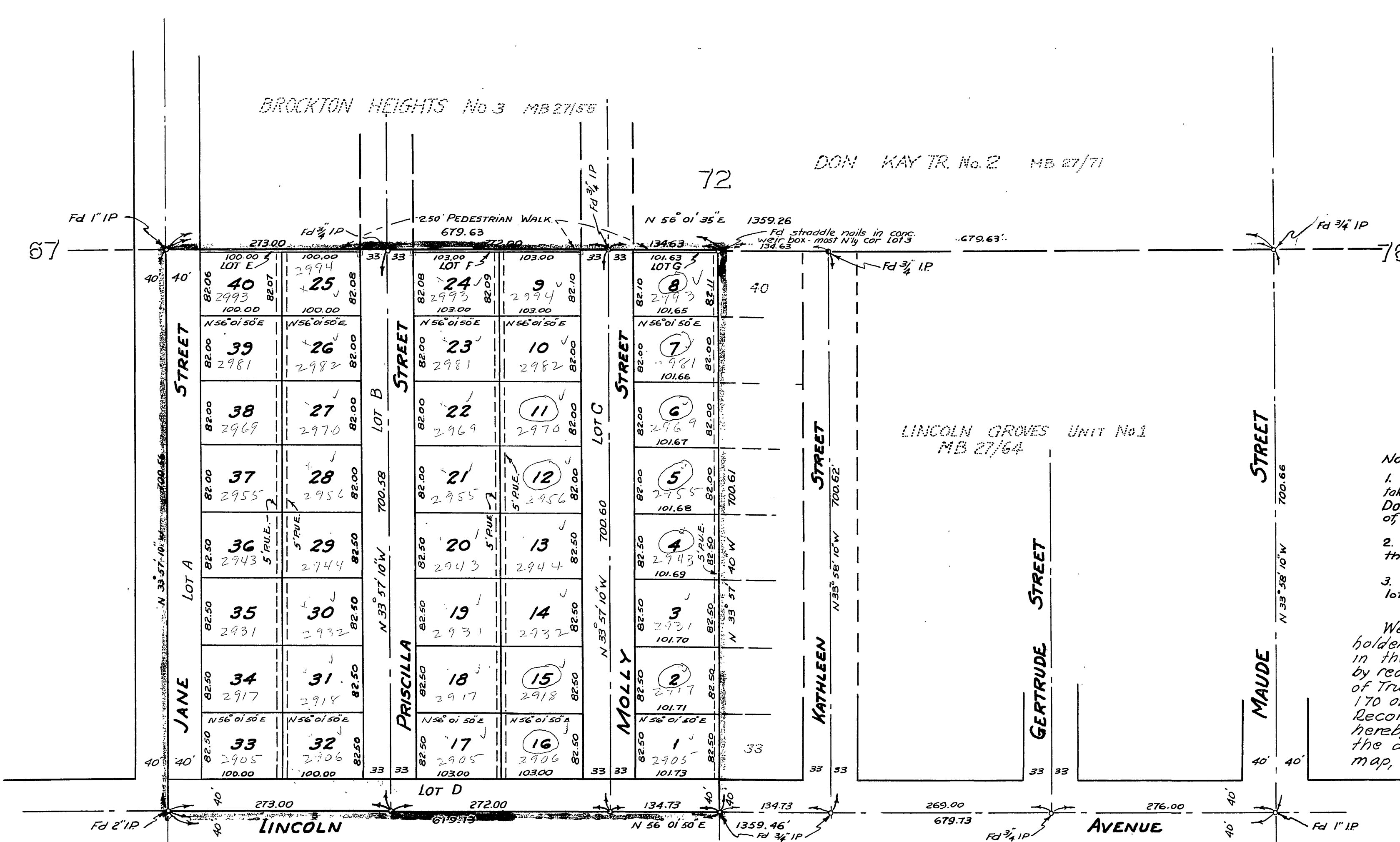
I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on this map for unpaid State, County, municipal or local taxes or special assessments collected as taxes, except taxes now a lien but not yet payable which are estimated to be \$ 800.00.
 Dated April 19th 1955
 V. M. HYDE
 COUNTY TAX COLLECTOR
 By James V. Young Deputy

I hereby certify that a bond in the sum of \$ 800.00 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 May 2nd, 1955
 G.A. PEQUEGNAT
 County Clerk and Ex-Officio Clerk
 of the Board of Supervisors
 by M.P. Pease Deputy

LINCOLN KNOLLS
 M.B. 28/86

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LINCOLN KNOLLS



- BY -
ALBERT A. WEBB ASSOCIATES
 CIVIL ENGINEERS
 RIVERSIDE CALIFORNIA
 AUGUST 1954 SCALE 1" = 100'

- NOTES:
1. Basis of Bearings is the centerline of MAUDE ST., taken as N 33° 58' 10" W as same is shown on map of DON KAY TRACT filed in Book 26 of Maps at page 47 there of Riverside County Records.
 2. Set 3/4" IP tagged RE 1229 at all points shown thus o unless otherwise noted.
 3. Set 2" x 2" Redwood stakes tagged RE 1229 at all lot corners unless otherwise noted.

We hereby certify that we are interested in and holder of the legal title to the land included within the subdivision shown on the annexed map by reason of being Trustee in that certain Deed of Trust recorded March 31, 1955 in Book 1716 page 170 of Official Records in the office of the Recorder of Riverside County, California, and we hereby consent to the making of said map and the dedication of streets as shown on said map, all within the colored border line.

RIVERSIDE TITLE COMPANY,
 a corporation, Trustee
 by Armand R. Brune Vice President
 by Chester P. McKenzie Asst. Secretary

STATE OF CALIFORNIA } ss.
 COUNTY OF RIVERSIDE }
 On April 28th, 1955, before me, a Notary Public in and for said County and State, personally appeared Armand R. Brune known to me to be the Vice President and Chester P. McKenzie known to me to be the Asst. 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 as Trustee.

Robert E. Klein
 Notary Public in and for
 said County and State

M.B. 28/87
LINCOLN KNOLLS

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