

IN THE CITY OF RIVERSIDE

TRACT 2479

BEING A SUBDIVISION OF A PORTION OF BLOCK 22 OF LANDS OF RIVERSIDE LAND AND IRRIGATING CO., MAP BOOK 1, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND A PORTION OF LOT 'B' OF MAGNOLIA AVENUE PLACE, MAP BOOK 7, PAGE 48, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN T.35., R.5 W. SEPTEMBER 1962 SCALE 1"=60'

J. F. DAVIDSON, C. E.

SHEET 1 OF 3 SHEETS

FILED
On Nov. 7, 1962

At 12:00 M.

JACK A. ROSS
County Recorder

By Alene Aldron
Deputy

Fee \$9.00

No

Filed by Security Title Ins. Co.

M.B. 45/16

2479

M.B. 45/16

OWNERSHIP

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 consent is necessary to pass a clear title to said land; that we consent to the making and recording of said map and subdivision as shown within the colored border line and that we hereby offer for dedication for public use for street purposes Lots A to F inclusive and for the construction and maintenance of all public utilities, the easements are shown by dashed lines and designated "5' P.U.E." and "0' P.U.E." also an easement for the construction and maintenance of a sewer line shown by a dashed line and designated "10' sewer easement", also an easement for the construction and maintenance of a drain line shown by a dashed line and designated "10' drainage easement".

By Sidney L. Gray Adeline J. Gray
SIDNEY L. GRAY ADELINE J. GRAY

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) S.S.

On November 1, 1962, before me, the undersigned, a Notary Public in and for said County and State, personally appeared SIDNEY L. GRAY and ADELINE J. GRAY, known to me to be the persons that executed the within instrument.

WITNESS my hand and official seal.
Eugene L. Shaw
Notary Public in and for said County, State
My commission expires May 11, 1966 EUGENE L. SHAW

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held AUGUST 23, 1962.

Thomas M. Brown
Planning Director, City of Riverside

DIRECTOR OF PUBLIC WORKS

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. 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 shown on said map are correct in form and contents and are approved; and I am satisfied that this map is technically correct.

Dated November 6, 1962.
J. M. ...
DIRECTOR OF PUBLIC WORKS

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 which have not been paid in full.

Dated Nov 1, 1962.
...
Street Superintendent

SUPERINTENDENT OF LIGHT AND WATER DEPARTMENT

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; 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 Nov 1, 1962.
Everett A. ...
Superintendent of Light and Water Dept.,
City of Riverside, California.

CITY TREASURER

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 become a lien upon said property.
Dated 11/1, 1962.
J. F. Miller
CITY TREASURER

CITY CLERK

I, _____, 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, State of California, this 6 day of November, 1962.

Virginia J. Strohecker
City Clerk of the City of Riverside, California

RESOLUTION OF ACCEPTANCE

RESOLVED: That this map consisting of Three (3) sheets be, and the same is hereby accepted as the official map of TRACT 2479 and the streets and easements are hereby 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, State of California, and 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 6 day of November, 1962.

Virginia J. Strohecker
City Clerk of the City of Riverside, California

TAX COLLECTOR

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the within map for unpaid State, County, Municipal or Local taxes or special assessments collected as taxes, except taxes and special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$_____.

Dated November 1, 1962.
Donna M. Bower, County Tax Collector
By ... Deputy

TAX BOND

I hereby certify that a bond in the sum of \$_____ has been executed and filed with the Board of Supervisors of the County of Riverside, 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 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 _____, 19____.

County Clerk and ex-officio
Clerk of the Board of Supervisors.
By _____ Deputy

CIVIL ENGINEER

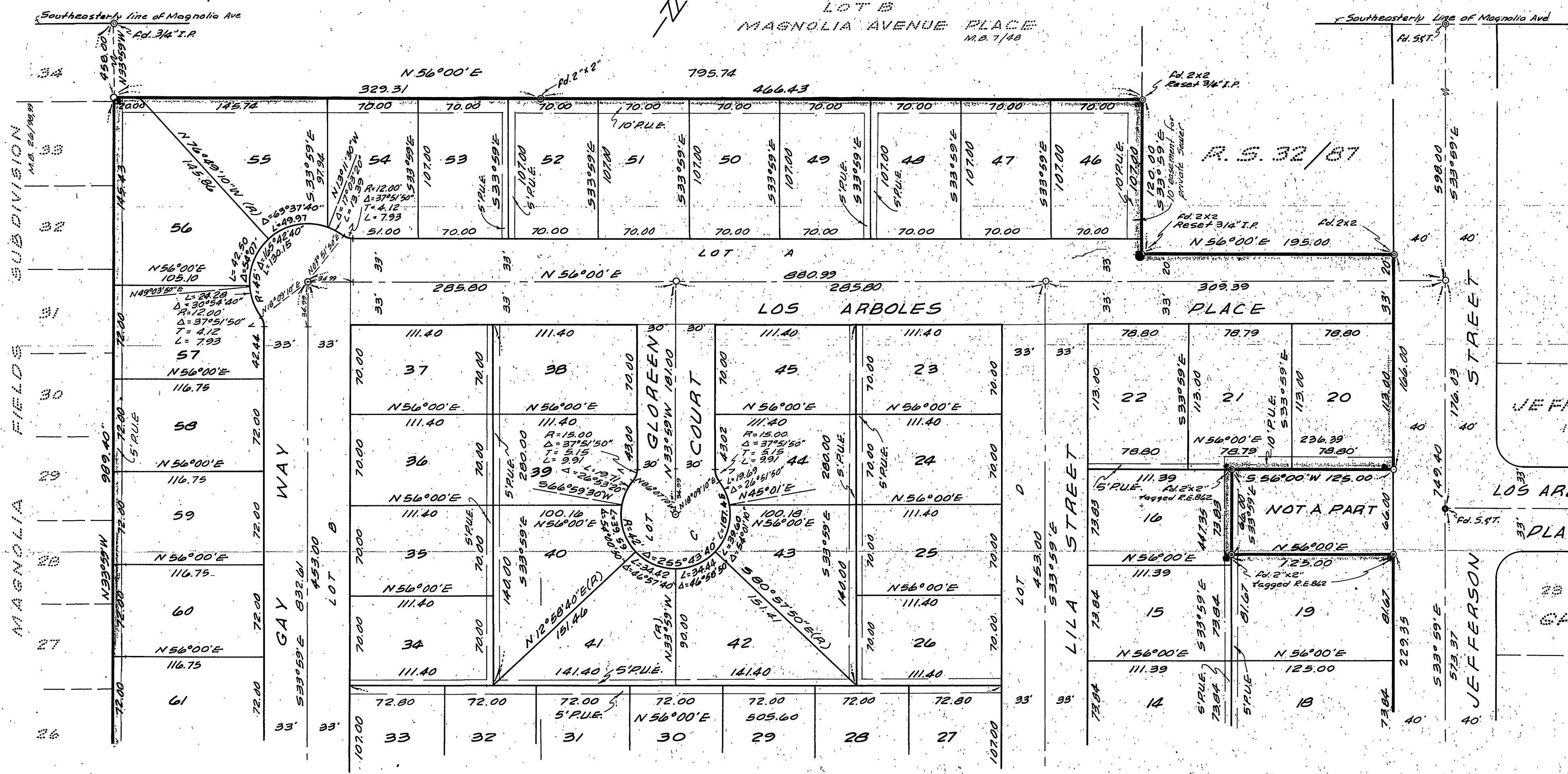
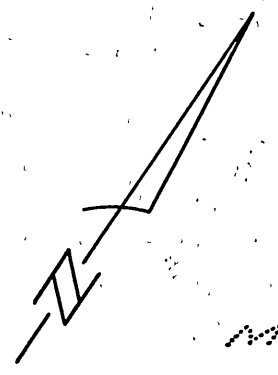
I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of three (3) sheets correctly represents a survey made under my supervision during September of 1962; that all monuments shown hereon actually exist and their positions are correctly shown, or will be in place within one year of recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

J. F. Davidson
Registered Civil Engineer No. 362

2479
M.B. 45/16

45/17
2479-A
M.B. 45/17

IN THE CITY OF RIVERSIDE SHEET 2 OF 3
TRACT 2479
BEING A SUBDIVISION OF A PORTION OF
BLOCK 22 OF LANDS OF THE R.L. & I. CO., M.B.
1770 RECORDS OF SAN BERNARDINO CO.,
CALIFORNIA, AND A PORTION OF LOT 'B' OF
MAGNOLIA AVENUE PLACE, M.B. 7/48 RECORDS
OF RIVERSIDE COUNTY, CALIFORNIA.
SEPT. 1962 J. F. DAVIDSON C.E. SCALE 1"=60'



SEE SHEET 3

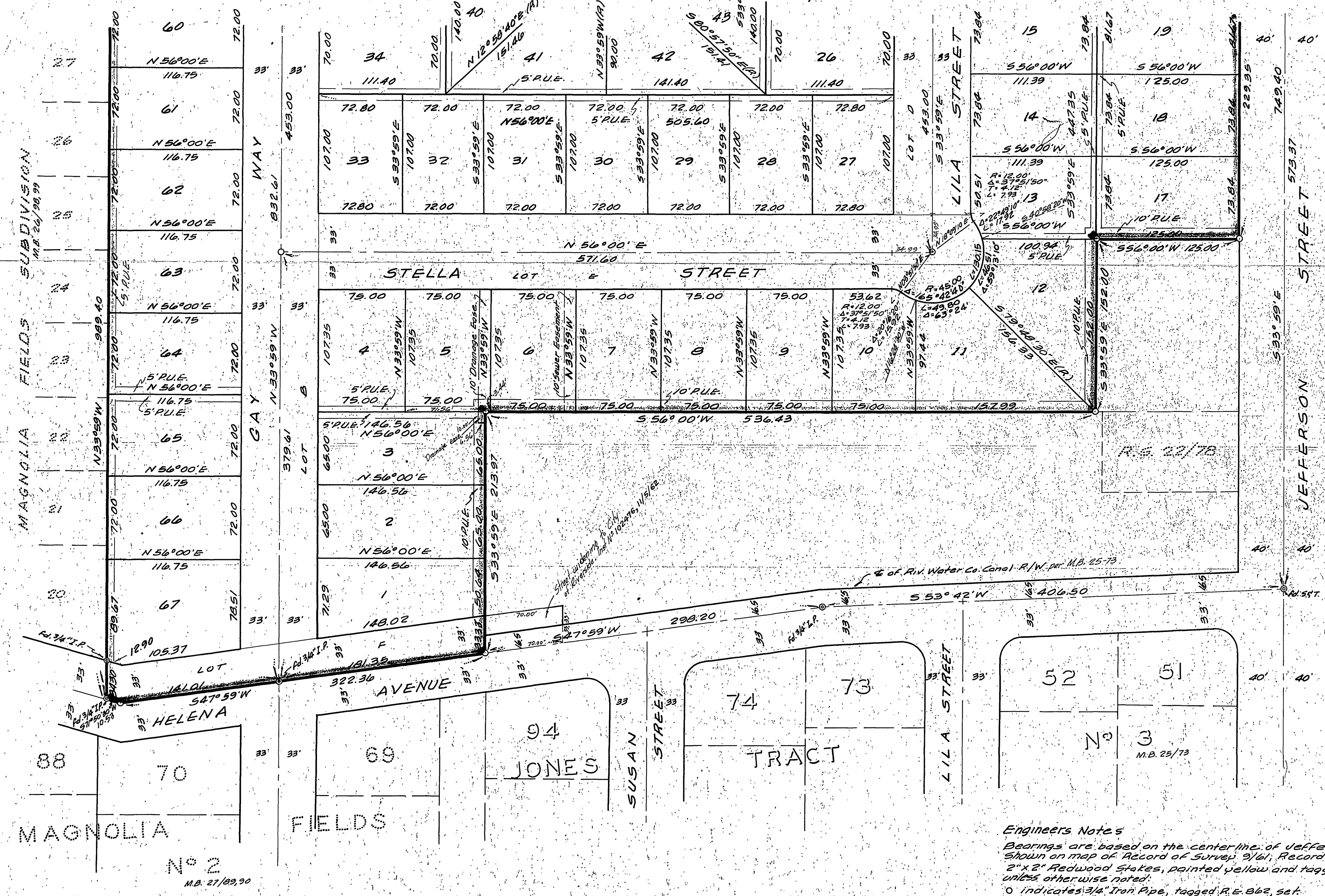
Engineer's Notes
Bearings are based on the centerline of Jefferson Street being
N33°59'W as shown on map of Record of Survey 9/61, Records of
Riverside County, California
2"x2" Redwood Stakes, painted yellow and tagged R.E. 062, set
at all lot corners, unless otherwise noted,
O Indicates 3/4" Iron Pipe, tagged R.E. 062, set

2479-A
M.B. 45/17

45/18
2479-B
M.B. 45/18

IN THE CITY OF RIVERSIDE SHEET 3 OF 3
TRACT 2479
BEING A SUBDIVISION OF A PORTION OF
BLOCK 22 OF LANDS OF THE R.L. & I. CO.
M.B. 170 RECORDS OF SAN BERNARDINO
COUNTY, CALIFORNIA, AND A PORTION OF
LOT B OF MAGNOLIA AVENUE PLACE
M.B. 7/48, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA. IN T. 5 S., R. 5 W.
SEPT. 1962 SCALE 1"=60'
J.F. DAVIDSON, C.E.

SEE SHEET 2



Engineers Notes
Bearings are based on the centerline of Jefferson Street being N33°59'W as shown on map of Record of Survey 9/61, Records of Riverside County, California.
2" x 2" Redwood stakes, painted yellow and tagged R.E. 862, set at all lot corners, unless otherwise noted.
0 indicates 3/4" Iron Pipe, tagged R.E. 862, set.

2479-B
M.B. 45/18