

IN THE CITY OF RIVERSIDE

TRACT NO. 4255

BEING A SUBDIVISION OF LOT 2, BLOCK 23, OF ARLINGTON HEIGHTS PER MAP BOOK 11, PAGE 20-21, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

SHEET 1 OF 2 SHEETS

FILED
ON Oct 15 1971

AT 12:45 P.M.
W.D. BALOGH
COUNTY RECORDER

By Lawrence B. Vaughn
DEPUTY
FEE \$ 7.00

NO. 117995

FILED BY City Clerk
Sub Grce: F.A.T.G.

M.B.70/1 TR. 4255

OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP; 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 SUBDIVISION AND MAP AS SHOWN WITHIN THE COLORED BORDER LINE, AND WE HEREBY OFFER FOR DEDICATION TO PUBLIC USE FOR STREET PURPOSES LOTS "A" TO "D" INCLUSIVE AND FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES FACILITIES THE EASEMENT DESIGNATED AS "6' P.U.E." FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES THE EASEMENT DESIGNATED AS "10' STORM DRAIN EASEMENT", AND FOR CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES THE EASEMENT DESIGNATED AS "10' SEWER EASEMENT", AND FOR CONSTRUCTION AND MAINTENANCE OF WATER AND IRRIGATION LINE FACILITIES THE EASEMENT DESIGNATED AS "10' X 50' WATER AND IRRIGATION LINE EASEMENT."

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA
APRIL, 1971

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 OF TRACT 4255 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD MAY 20, 1971 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF CHAPTER 128 (SUBDIVISION MAP ACT) STATUTES OF CALIFORNIA, 1948 AND ALL OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE AND ALL AMENDMENTS THERETO HAVE BEEN COMPLIED WITH; AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS, IF ANY, FOR SEWER AND DRAINAGE FACILITIES SHOWN ON SAID MAP ARE CORRECT IN FORM AND CONTENTS AND ARE APPROVED; THAT THE PLANS AND SPECIFICATIONS FOR DRAINS, SEWERS AND DRAINAGE WORKS SUFFICIENT TO PROTECT ALL LOTS IN SAID SUBDIVISION FROM FLOOD OR OVERFLOW HAVE BEEN APPROVED BY ME; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAS BEEN CHECKED AND APPROVED BY ME; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORD WITH APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATED SEPT. 30, 1971 William D. Gardner, P.E.
for DIRECTOR OF PUBLIC WORKS

DIRECTOR OF PUBLIC UTILITIES

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED Sept. 29, 1971 Dwight C. Ross
DIRECTOR OF PUBLIC UTILITIES

CIVIL 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 MARCH, 1971; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN OR WILL BE IN PLACE WITHIN ONE (1) 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.

DATED July 13, 1971 Ernest N. Willb
REG. CIVIL ENG. NO 9876

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY PACIFIC FOUNDATION ENGINEERS, INC. ON THE 2ND DAY OF APRIL 1971, AS REQUIRED BY THE HEALTH AND SAFETY CODE, SECTION 17953.

CITY CLERK

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE OFFICIAL MAP OF TRACT NO. 4255, 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 HER 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 ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 5th DAY OF October, 1971.

Virginia J. Strohecker
CITY CLERK OF THE CITY OF RIVERSIDE

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 \$ 2,800.00

DONNA BOUER BABCOCK
COUNTY TAX COLLECTOR

DATED SEPTEMBER 3, 1971 Harold M. Laren, Deputy

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 2,800.00 HAS BEEN FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CONDITIONED ON 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 THE BOARD OF SUPERVISORS.

DONALD D. SULLIVAN
COUNTY CLERK AND EX-OFFICIO
CLERK OF THE BOARD OF SUPERVISORS

DATED October 12, 1971 BY Regina Hughes DEPUTY

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 AGAINST SAID PROPERTY.

H.E. BREWER
CITY TREASURER

DATED Sept. 3, 1971 BY H.E. Brewer

BRATTAIN CONTRACTORS, INC. A CALIFORNIA CORPORATION
Edwin E. Brattain President

FIRST AMERICAN TITLE INSURANCE COMPANY
a California Corporation, as Trustee

John D. Lewis Asst. Vice President
Josephine M. Johnston Asst. Secretary

NOTARY ACKNOWLEDGEMENT

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

ON THIS 23 DAY OF September 1971, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED John D. Lewis and Josephine M. Johnston KNOWN TO ME TO BE THE Asst. Vice President AND Asst. Secretary RESPECTIVELY 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.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES August 24, 1973
John D. Lewis
NOTARY PUBLIC IN AND FOR SAID STATE

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

ON THIS 28 DAY OF September 1971, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Edwin E. Brattain KNOWN TO ME TO BE THE President 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.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 11/6/74
Margaret Jean
Notary Public in and for said State

SIGNATURE OMISSION

In accordance with the provisions of Section 11587 (a) of the Business and Professions Code, the signatures of the following easement holder has been omitted since its interest cannot ripen into fee: The City of Riverside, successor to the Gage Canal Company, by deed recorded June 9, 1965, as Instrument No 66796 of Official Records of Riverside County, California. The rights referred to were reserved by the Map of Arlington Heights, recorded in Book 11 of Maps, of pages 20 and 21 thereof, Records of San Bernardino County, California.

MB 70/1

M.B.70/1 TR. 4255

SHEET 2 OF 2 SHEETS
IN THE CITY OF RIVERSIDE
TRACT NO. 4255

BEING A SUBDIVISION OF LOT 2, BLOCK 23, OF
ARLINGTON HEIGHTS PER MAP BOOK 11, PAGES
20-21, RECORDS OF SAN BERNARDINO, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES
Civil Engineers

Riverside California

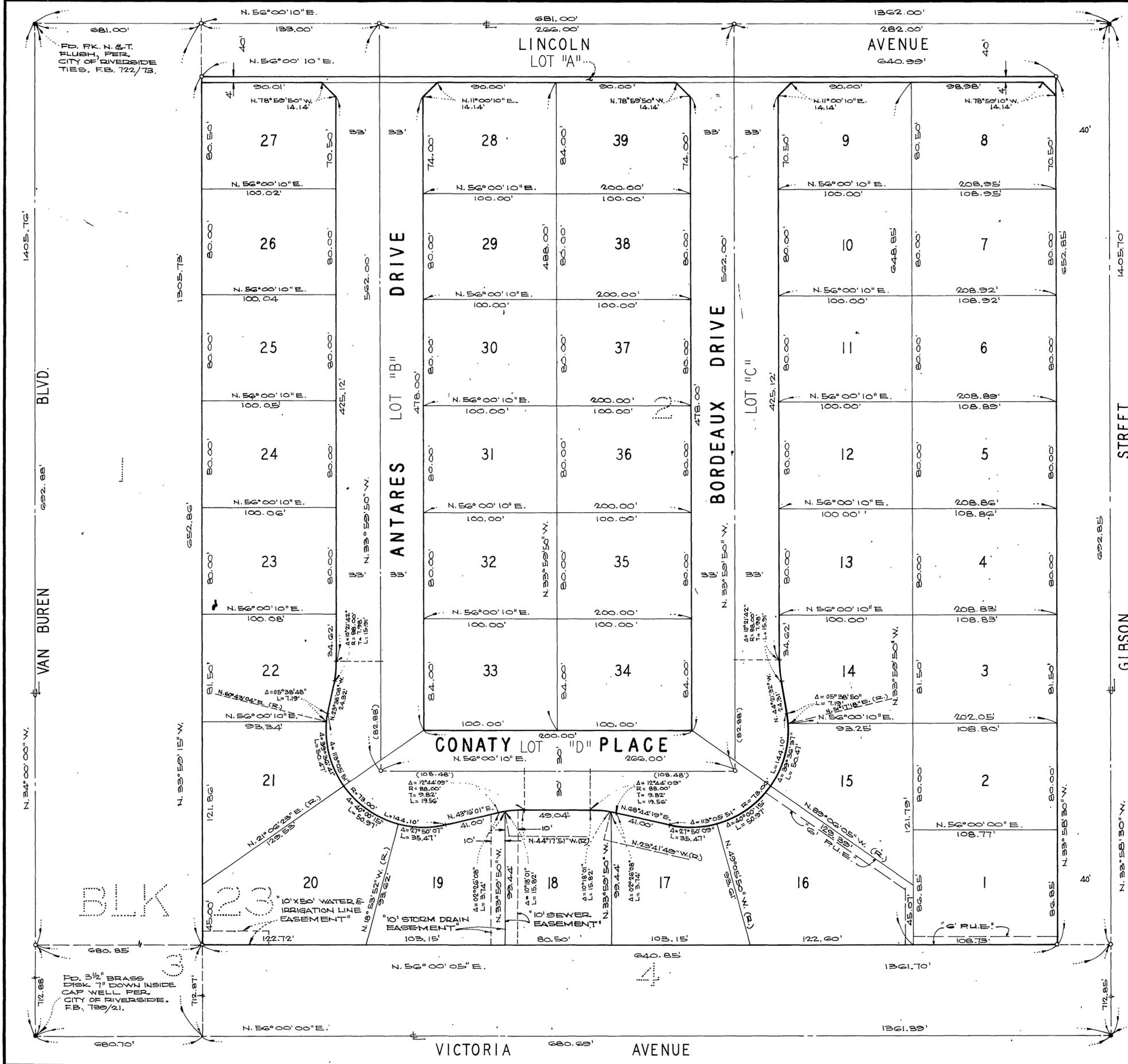
APRIL 1971



Scale 1" = 50'

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF GIBSON STREET TAKEN AS N. 33° 58' 30" W. AS SHOWN BY MAP ON FILE IN BOOK 24 OF RECORD OF SURVEYS AT PAGE 13 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENTS AS NOTED ALL POINTS SHOWN THUS • .
3. SET 1" I.P. TAGGED R.E. 9876 AT ALL POINTS SHOWN THUS ○ UNLESS OTHERWISE NOTED.
4. SET 1" I.P. TAGGED R.E. 9876 AT ALL REAR LOT CORNERS, ANGLE POINTS IN SIDE LOT LINE, AND B.C.'S AND E.C.'S IN FRONT LOT LINES.
5. SET "SURE-FIRE" STUDS IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.



FD. 1" X 2" HUB &
"X" TIES, FLUSH
PER CITY OF
RIVERSIDE TIES
F.B. 652/52.

FD. 3/4" I.P. NO TAG
2" DOWN, PER CITY
OF RIVERSIDE
TIES, F.B. 618/20

M.B. 7012 T.R. 4255

M.B. 7012 T.R. 4255

MB 70/2