

MODEL SUBDIVISION

UNIT NO. 1

A SUBDIVISION OF PORTIONS OF LOTS 12, 18, 21 AND LOT J OF BIXMILL TRACT
AS RECORDED IN MAP BOOK 16, PAGE 30, RECORDS OF RIVERSIDE CO.
MARCH, 1956 RIVERSIDE ENGINEERING COMPANY SCALE: 1"=100'

FILED
February 15, 1957

No. at 3:30 P.M.
JACK A. ROSS
COUNTY RECORDER
by O.A. Mead
DEPUTY
Fee \$ 5.00
Filed by County Clerk
SUBDN G TEE - R.T.Co.

32/60
M.B. 32/60

We hereby certify that we are the owners of or have same 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 and we hereby consent to the making and recording of said 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 F inclusive and for construction and maintenance of public utilities the six and twelve foot easements shown by dotted lines and designated "R.U.E."

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 or local taxes or special assessments collected as taxes

I hereby certify that I have examined the within annexed map that the subdivision shown thereon 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 Riverside County Ordinance No. 336 have been complied with and I am satisfied that this map is technically correct.

Dated February 6, 1957

V.M. HYDE
County Tax Collector

Dated Feb 8, 1957.

G.C. Keith
A.C. KEITH, County Surveyor

ARLINGTON DEVELOPMENT CO., a partnership
by SAMUEL J. BERLAND ENTERPRISES, INC., a corporation,
by Samuel J. Berland S. Stephen Roberts
PRESIDENT Vice-President

By [Signature] Deputy

~~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, 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.~~

The County of Riverside, State of California, by and through its duly authorized officers, hereby accepts the foregoing dedications and approves said final map.

Dated Feb. 11, 1957

County of Riverside, State of California

By [Signature]
Chairman of the Board of Supervisors

ATTEST:
Gordon A. Pequegnat
County Clerk and ex-officio
Clerk of the Board of Supervisors

By Marian Mann Deputy

Approved by the Riverside County Planning Commission in accordance with the requirements of law in duly authorized meeting held this 7 day of February 1957

Harold J. Eversen
Secretary, Riverside County Planning Commission

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 February, 1956; that all monuments shown hereon actually exist, their positions being correctly shown and they are sufficient to enable the survey to be retraced.

Dated Feb. 6, 1957

[Signature]
Registered Civil Engineer No. 1126

TITLE INSURANCE AND TRUST COMPANY, a corporation,
trustee, under Deed of Trust

by [Signature] [Signature]
Asst Secy.

Dated _____ 1957

GORDON A. PEQUEGNAT
County Clerk and ex-officio
Clerk of the Board of Supervisors

By _____ Deputy

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE

On this 6th day of February, 1957, before me, a Notary Public in and for said County and State personally appeared Samuel J. Berland known to me to be the president, and S. Stephen Roberts known to me to be the Vice President of Samuel J. Berland Enterprises, Inc., the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the partners of Arlington Development Co., the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same

Witness my hand and official seal.

[Signature]
Notary Public in and for said County, State

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE

On this 6th day of February, 1957, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Chester P. McKenzie known to me to be the President, and ~~known to me to be the~~ Assistant 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.

Witness my hand and official seal.

[Signature]
Notary Public in and for said County, State

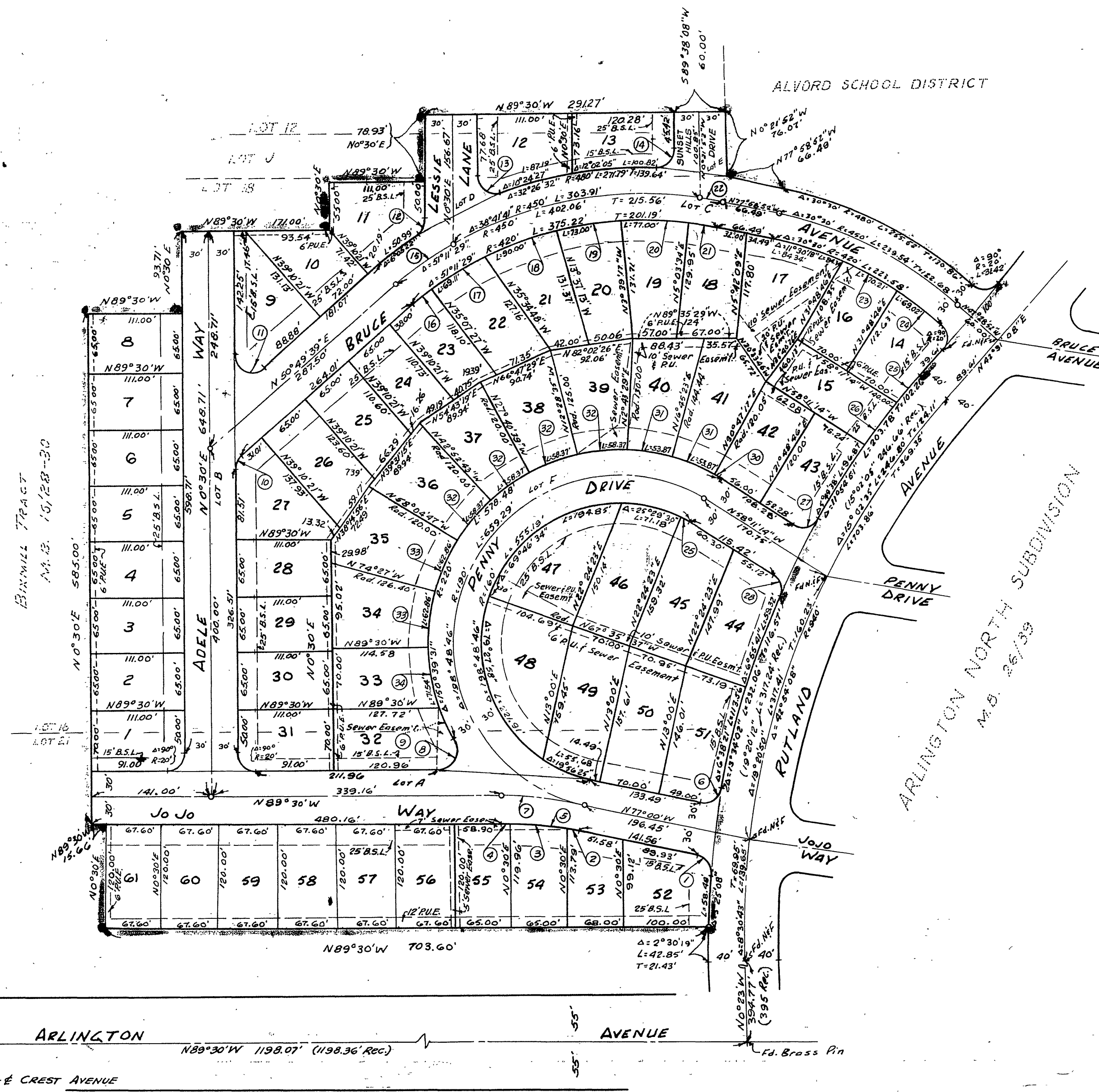
MB 32/60

M.B. 32/60

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AS RECORDED IN MAP BOOK 16, PAGE 30, RECORDS OF RIVERSIDE CO.
MARCH, 1956 RIVERSIDE ENGINEERING CO., INC. SCALE 1"=100'

Curve	R	Δ	L	T
1	20'	82° 32' 27"	28.81'	17.55'
2	410'	2° 30' 49"	17.98'	8.99'
3	410'	9° 08' 03"	65.36'	32.75'
4	410'	0° 51' 08"	6.10'	3.05'
5	410'	12° 30' 00"	89.45'	44.90'
6	20'	91° 42' 32"	32.01'	20.61'
7	440'	12° 30' 00"	95.99'	48.19'
8	25'	119° 20' 45"	52.07'	42.73'
9	220'	9° 23' 39"	36.07'	18.08'
10	20'	50° 19' 39"	17.56'	9.40'
11	20'	129° 40' 21"	45.26'	42.57'
12	20'	56° 25' 02"	19.69'	10.73'
13	20'	110° 40' 46"	38.63'	28.93'
14	20'	92° 37' 37"	32.33'	20.94'
15	450'	9° 26' 29"	74.15'	37.16'
16	420'	4° 02' 54"	29.67'	14.84'
17	420'	9° 25' 43"	69.11'	34.63'
18	420'	12° 16' 40"	90.00'	45.17'
19	420'	9° 57' 31"	73.00'	36.59'
20	420'	10° 30' 15"	77.00'	38.61'
21	420'	4° 58' 26"	36.46'	18.24'
22	450'	3° 03' 19"	24.00'	12.00'
23	420'	9° 34' 41"	70.21'	35.19'
24	420'	9° 25' 01"	69.02'	34.59'
25	980'	2° 33' 34"	43.72'	21.89'
26	980'	3° 31' 39"	60.33'	30.17'
27	20'	91° 12' 29"	31.83'	20.42'
28	20'	83° 02' 44"	28.99'	17.71'
29	160'	4° 08' 19"	11.56'	5.78'
30	220'	1° 01' 29"	3.93'	1.97'
31	220'	14° 01' 54"	53.87'	27.07'
32	220'	15° 12' 04"	58.37'	29.36'
33	220'	16° 22' 13"	62.86'	31.64'
34	220'	18° 37' 53"	71.54'	36.09'



NOTES:
 B.S.L.: Building Set Back Line.
 P.U.E.: Public Utility Easement.
 Basis of bearings shown on this map is the \pm of Arlington Avenue
 recorded in Book 26, Page 39, Records of Riverside County.
 o indicates $\frac{3}{4}$ " iron pipe set.
 2"x2" redwood stakes set at all lot corners.

M.B. 32/61

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