

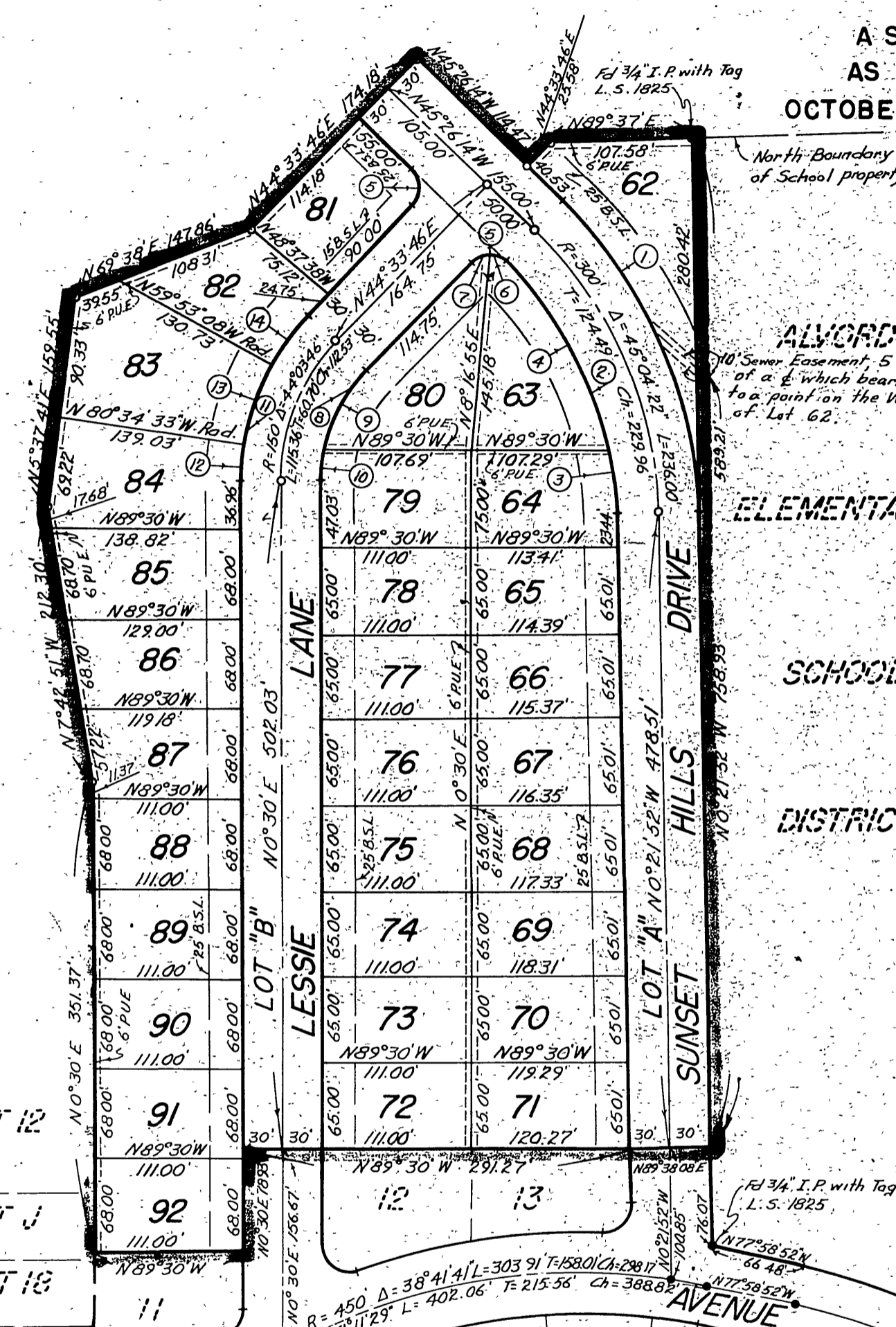
34/77
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 1154
 MODEL SUBDIVISION

IN THE COUNTY OF RIVERSIDE

MODEL SUBDIVISION UNIT NO. 4

A SUBDIVISION OF A PORTION OF LOT 12 AND LOT J OF THE BIXMILL TRACT
 AS RECORDED IN MAP BOOK 16, PAGE 30, RECORDS OF RIVERSIDE CO.
 OCTOBER 1957 RIVERSIDE ENGINEERING CO. INC. SCALE 1"=100"

FILED
 April 9, 1958
 No. 25711 at 3:15 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.



ENGINEERS' CERTIFICATE

I hereby certify that I am a registered Civil Engineer of the State of Calif. and that this map, consisting of one (1) sheet, correctly represents a survey made under my supervision, during October, 1957, that all monuments shown hereon actually exist and their positions are correctly shown.

George O. Crowley
 Registered Civil Engineer
 No. 9455

COUNTY SURVEYORS' CERTIFICATE

I hereby certify that I have examined the within annexed 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 State Law and County Ordinances have been complied with and I am satisfied said map is technically correct.

Dated this 26th day of March, 1958.
 A.C. KEITH, RIVERSIDE COUNTY SURVEYOR
 By *E. T. Worley*
 Deputy

ACCEPTANCE BY COUNTY 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 this 31st day of March, 1958.
 State of California
 County of Riverside
James J. Baker
 Chairman of the Board of Supervisors

ATTEST:
 Gordon A. Pequegnat
 County Clerk and Ex-officio clerk
 of the Board of Supervisors by *Madelle Bauer*
 deputy

COUNTY PLANNING COMMISSION CERTIFICATE

This is to certify that the County Planning Commission of the County of Riverside, State of California, at its regular meeting held on the 26th day of March, 1958 duly approved the within final map.

Harold J. Evensen
 Sec. Riverside County Planning Commission

COUNTY TAX COLLECTORS' 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 the within map for unpaid State, County or local taxes or special assessments collected as taxes, except taxes which are a lien but not yet payable, which are estimated to be \$1000.00.
 Dated this 24 day of Mar, 1958.

V. M. Hyde
 County Tax Collector
 by *J. H. Struble* deputy

OWNERS' 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 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 and B, inclusive; and for construction and maintenance of public utilities the six foot easements shown by dotted lines and designated "6' P.U.E."

ARLINGTON DEVELOPMENT COMPANY, a partnership
 by SAMUEL J. BERLAND ENTERPRISES, INC., a corporation
 by *James J. Baker* and *Eleanor Champion*

CORPORATION ACKNOWLEDGMENT

STATE OF CALIFORNIA } s.s.
 COUNTY OF RIVERSIDE }
 ON THIS _____ day of _____ A.D., 19____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ known to me to be the _____ President, and _____ known to me to be the _____ Secretary of the Corporation that executed the within Instrument, known 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for said County and State
 My commission expires _____

NOTARIUM

STATE OF CALIFORNIA } s.s.
 COUNTY OF Orange }
 ON THIS 31st day of January, A.D., 1958, 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 Eleanor Champion known to me to be the Secretary 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Neva J. Jackson
 Notary Public in and for said County and State
 My commission expires September 27, 1958

CURVE		DATA			
No.	R.	Δ	L.	GH.	
1.	330'	45°04'22"	259.60'	136.94'	252.96'
2.	270'	45°04'22"	212.40'	112.04'	206.97'
3.	270'	11°01'33"	51.96'	26.06'	51.89'
4.	270'	34°02'49"	160.44'	82.67'	158.09'
5.	20'	90°00'00"	31.42'	20.00'	28.28'
6.	20'	36°16'51"	12.66'	6.55'	12.45'
7.	20'	53°43'09"	18.75'	10.13'	18.07'
8.	120'	44°03'46"	92.28'	48.56'	90.03'
9.	120'	30°35'03"	64.06'	32.81'	63.30'
10.	120'	13°28'43"	28.23'	14.18'	28.17'
11.	180'	44°03'46"	138.43'	72.84'	135.04'
12.	180'	8°55'27"	28.04'	14.05'	28.01'
13.	180'	20°41'25"	65.00'	32.86'	64.65'
14.	180'	14°26'54"	45.39'	22.82'	45.27'

I hereby certify that a bond in the sum of \$1,000.00 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 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.

G. A. Pequegnat
 County Clerk and ex-officio Clerk of the Board of Supervisors.
 Dated this 31 day of March, 1958
 By *Madelle Bauer*
 Deputy

ENGINEER'S NOTES

- The basis of bearings shown on this map is the ϕ of SUNSET HILLS DRIVE (NO 21°52'W) as shown on a map of Model Subdivision Unit No. 1, recorded in M.B. 32, P. 61, records of Riverside County, Calif.
- Indicates 3/4" Iron pipe set.
- Indicates Monuments found as 3/4" Iron Pipe.
- B.S.L. indicates Building Setback Line.
- P.U.E. indicates Public Utility Easement.
- Set 2"x2" Redwood stakes and Tagged R.E. 9455 at all lot corners unless otherwise shown.

M.B. 34/77
 1154
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MB 34/77