

66/24
M.B. 66/24

IN THE CITY OF RIVERSIDE

TRACT NO. 3674

BEING A SUBDIVISION OF A PORTION OF LOT 1, BLOCK 73, OF ARLINGTON HEIGHTS PER MAP RECORDED IN BOOK 11 OF MAPS, PAGES 20 & 21, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

GARNER, TEE, TRACADAS & TROY - CIVIL ENGINEERING

FILED
On July 15 1970

At 4:20 P.M.

Wm. Balough
County Recorder
By Ann B. Vaughn
Deputy \$700
Fee

No. 68039
Subdn. Fee: T.I. & T.C.
Filed by C. T. Yi, Clerk

OWNERSHIP

We hereby certify that we are the owners of, or have some right, title or interest in the lands 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 Lot "A" and for construction and maintenance of public utilities, the public utility easements designated as G' "P.U.E.". We also offer for dedication to the City of Riverside Lot "B" (one foot barrier strip) and further, the undersigned owners, our successors and assigns in interest, hereby release to the City of Riverside all rights of vehicular access appurtenant to lots 1 and 16, shown on the annexed map, on, over and across Lincoln Avenue adjoining lots 1 and 16. In the event of any change in alignment or width resulting in the vacation of Lincoln Avenue, then, such vacation proceedings shall automatically terminate the rights hereby relinquished and said rights shall again become appurtenant to said lots.

TREND-WAY, a Limited Partnership.

By: TREND DEVELOPMENT CORPORATION, General Partner.

Jean Lavret President.
Norma A. Lavret Secretary.

NOTARY ACKNOWLEDGEMENT

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

On this 24th day of June, 1970, before me G. Earl Roberts, a Notary Public in and for said County and State, personally and Norma A. appeared IVAR LOVRET known to me to be the President of Trend Development Corporation, the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of said corporation, said corporation being known to me to be the General Partner of Trend-Way, a Limited Partnership, the partnership that executed the within instrument, and acknowledged to me that said corporation executed the same as such partner and that such partnership executed the same.

Witness My Hand and official seal

G. Earl Roberts
Notary Public in and for said County and State
My Commission expires Aug. 16, 1972

SOIL TEST

Soil Tests were performed by C.H.J. Materials Laboratory Inc. on the 21st day of February 1969.

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held APRIL 3, 1969 and the tentative map was approved JULY 20, 1970.

Wm. D. Gardner
Planning Director, City of Riverside

DIRECTOR OF PUBLIC WORKS

I, hereby certify that I have examined the within map, that the subdivision shown 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 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 and I am satisfied that this map is technically correct.

Dated JUNE 26, 1970

William D. Gardner
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 JUNE 9, 1970

George Hubbard
Street Superintendent

DIRECTOR OF PUBLIC UTILITIES

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; and 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 June 25, 1970

Ernest J. ...
Director of Public Utilities

ENGINEER'S

We hereby certify that we are a Registered Civil Engineer and Licensed Land Surveyors of the State of California and that this map consisting of two sheets correctly represents a survey made under our supervision in March 1969, that all the monuments shown hereon actually exist and their positions are correctly shown or will be in place within one (1) year from the 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 June 2, 1970

Russell H. Garner
Russell H. Garner L.S. 3035
Bob A. Tee
Bob A. Tee L.S. 3249
Frank Tracadas
Frank Tracadas R.E. 11487
Donald F. Troy
Donald F. Troy L.S. 3051

CITY CLERK

I, V.J. Strohecker, 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 11th day of July, 1970.

City Clerk of the City of Riverside, Calif.

By Alice A. Shaw
Assistant City Clerk

RESOLUTION OF ACCEPTANCE

RESOLVED: That this map consisting of two (2) sheets be and the same is hereby accepted as the official map of TRACT NO. 3674 and the streets and public utility easements hereon are hereby accepted as public streets and public utility easements except Lot B' (1' barrier strip) which is accepted contingent upon extension and improvement of streets, 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, California and to affix the seal of the City thereof.

I hereby certify that the foregoing resolution was accepted by the Mayor and Council of the City of Riverside this 7th day of July, 1970.

City Clerk of the City of Riverside, Calif.

By Alice A. Shaw
Assistant City Clerk

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 or special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$1,300.00.

DONNA BOVER BABCOCK
County Tax Collector

Dated June 8, 1970

By Gladys J. Stank Deputy

TAX BOND

I hereby certify that a bond in the sum of \$1,300.00 has been executed and 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 the filing of this map with the County recorder are a lien against such property but not yet payable and said bond has been duly approved by said Board of Supervisors.

DONALD D. SULLIVAN
County Clerk and Ex-officio Clerk of the Board of Supervisors.

Dated JULY 13th 1970

By Agnes 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.

Dated JUNE 19, 1970

H. E. Brewer by D. D. Conns
City Treasurer

M.B. 66/24

B.P.H.

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GENERAL NOTES:

1. Basis of Bearings taken from the E of Lincoln Ave per map recorded in M.B. 28/86, 87, records of Riverside County, Calif. (Being N56°01'50"E)
2. • Indicates monuments found as noted.
3. ○ Indicates 3/4" I.P. tagged L.S. 3035 set at all street intersections.
4. Set 2"x2" Redwood stakes at all lot corners unless otherwise noted.
5. P.U.E. Indicates Public Utility Easement.
6. TRACT HAS 16 LOTS.

