

TRACT NO. 4121

BEING A SUBDIVISION OF A PORTION OF LOT 2, BLOCK 79, ARLINGTON HEIGHTS, AS SHOWN BY MAP RECORDED IN BOOK 11, PAGES 20 AND 21, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA

GARNER · TEE · TRACADAS & TROY, INC.

NOVEMBER · 1970

CIVIL ENGINEERING · LAND SURVEYING

FILED
on FEBRUARY 4 1971
At 4:00 P.M.
W. P. BALOGH
County Recorder
By Raymond B. Vaughn
Fee \$ 7.00
No. 11570
Filed By City CLERK
Sub 670: T.I.T. Co

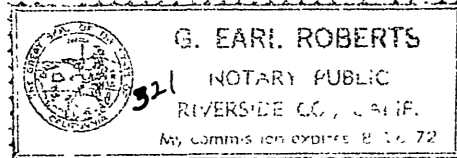
OWNERSHIP

We hereby certify that we are the owners of, or have some 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 dedicate to the public use for street purposes Lot A to B inclusive, and for construction and maintenance of Water Line, the easement designated as 10' Water Line Easement and further, the undersigned owners, our successors and assigns in interest hereby release and relinquish to the City of Riverside, a Municipal Corporation, all vehicular and pedestrian access rights appurtenant to Lots 8, 9 and 10 as shown on the annexed map, on, over and across Victoria Avenue adjoining said Lots 8, 9, and 10.

TEENID DEVELOPMENT CORPORATION - A California Corp.
President Norma A. Lovret Secretary Norma A. Lovret
VICE PRESIDENT Derald A. Murren Secretary Helen E. Slomans

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } S.S.
On this 27th day of January 1971, before me the undersigned a Notary Public in and for said County and State personally appeared WAE LOVRET known to me to be the President, and NORMA A. LOVRET known to me to be the Secretary of TEENID DEVELOPMENT CORPORATION, a California Corporation, the Corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.



Signature G. Earl Roberts
Name (Typed or Printed) G. Earl Roberts
Notary Public in and for said County and State
My Commission Expires Aug 17, 1972

SURVEYOR'S CERTIFICATE

I, RUSSELL H. GARNER hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of Two (2) Sheets correctly represents a survey made under my supervision in November 1970; 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 recording of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is a true and complete as shown.

Dated JAN 12 1971

Signature Russell H. Garner
RUSSELL H. GARNER L.S. 3935

SOIL REPORT

A Preliminary soil report was prepared by G.H.J. MATERIALS LABORATORY, INC. on November 19, 1970, as required by the Health and Safety Code, Section 17953.

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 Jan 27 1971

Signature R. E. Bruen
R. E. Bruen
CITY TREASURER
By D. R. O. Connor

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 4121, which was approved by the Riverside City Planning Commission at its meeting held November 19, 1970 and any approved alterations thereof; that all provisions of Chapter 128 (Subdivision Map Act) Statutes of California, 1943, 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 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 have 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 JAN 28 1971

Signature William D. Gardner P.E.
William D. Gardner
S-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 Jan. 27, 1971

Signature Edward C. Rom
Edward C. Rom
DIRECTOR OF PUBLIC UTILITIES

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. 4121, 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 accepted by the Mayor and Council of the City of Riverside this 27th day of February, 1971.

Signature Virginia J. Strohecker
Virginia J. Strohecker
CITY CLERK OF THE CITY OF RIVERSIDE, CALIF.

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, 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 said property but not yet payable and said bond has been duly approved by said Board of Supervisors.

Dated _____ 1971

Signature Donald P. Sullivan
Donald P. Sullivan
County Clerk and Ex-Officio Clerk of the Board of Supervisors

TAX COLLECTOR

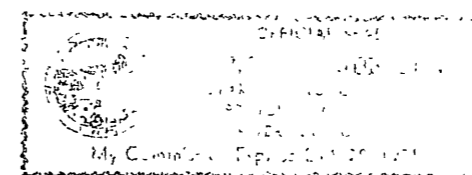
I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the within map for unpaid State, County, Municipal or Local taxes or special assessments collected as taxes, except taxes or special assessments collected as taxes now a lien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

Dated January 27 1971

Signature Donna Bover Babcock
Donna Bover Babcock
County Tax Collector
DEPUTY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } S.S.
On this 27th day of January 1971, before me the undersigned a Notary Public in and for said County and State personally appeared Gerald A. Mercer known to me to be the vice-President, and Helen E. Slomans known to me to be the Asst. Secretary of SECURITY TITLE INSURANCE COMPANY, a California Corporation, the corporation that executed the within instrument, as "TRUSTEE" and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that said 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 Virginia J. Strohecker
Name (Typed or Printed) Virginia J. Strohecker
Notary Public in and for said County and State
My Commission Expires 9/28, 1971

M.B. 67/42

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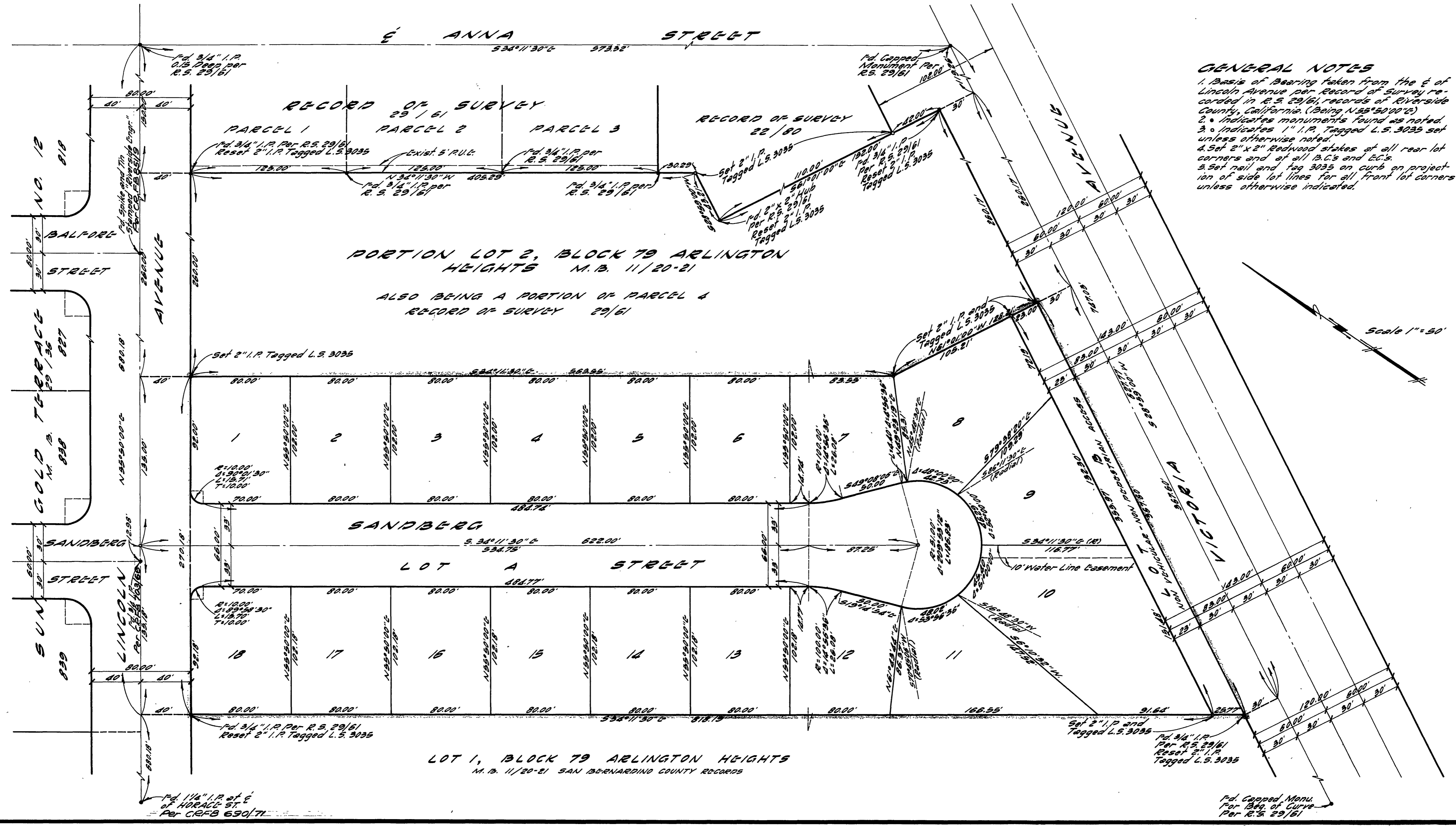
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GENERAL NOTES

1. Basis of Bearing taken from the E of Lincoln Avenue per Record of Survey recorded in R.S. 29/61, records of Riverside County, California. (Being N 55° 50' 00" E)
2. Indicates monuments found as noted.
3. Indicates 1" I.P. Tagged L.S. 3035 set unless otherwise noted.
4. Set 2" x 2" Redwood stakes at all rear lot corners and at all B.C.'s and E.C.'s.
5. Set nail and tag 3035 on curb on projection of side lot lines for all front lot corners unless otherwise indicated.



67
43
M.B. 67/43

MR 67/43