

# TRACT NO. 4278

BEING A SUBDIVISION OF LOT 1, BLOCK 30, OF ARLINGTON HEIGHTS PER MAP BOOK 11, PAGES 20 & 21, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

OCTOBER, 1971

ALBERT A. WEBB ASSOCIATES—CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

**FILED**  
on June 16, 1972

At 10:30 A.M.  
W.D. Bolagh  
County Recorder  
By Carol B. Vaughn  
Deputy  
Fee \$ 7.50  
No. 79055  
Filed by City Clerk  
Sub Gec: F.A.T.C.

72/61  
M.B. 72/61  
T.C. 4278

### 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; we hereby offer for dedication to public use, for street purposes, Lots "A" to "F", inclusive, for pedestrian ways, Lots "G" and "H", for construction and maintenance of waterlines, sewer facilities, storm drain facilities, and public utilities the easement designated as 30' Easement for waterline, sewer, storm drain, and public utility purposes,

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 1, 14, 15, 28, and 29 as shown on the annexed map, on, over and across Lincoln Avenue adjoining said Lots 1, 14, 15, 28, and 29.

BRATTAIN CONTRACTORS INC., a California Corporation.

Edwin E. Brattain  
President

Gene Sweeting  
Vice President

### ACKNOWLEDGEMENT

State of California } ss.  
County of Riverside }

On this 31 day of May, 1972, before me, the undersigned a Notary Public in and for said State, personally appeared Edwin E. Brattain and Gene Sweeting known to me to be the President and Vice President 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 9/30/74

Judy C. Cox  
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 have 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. 66786 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, at pages 20 and 21 thereof, Records of San Bernardino County, California.

### 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 No. 4278 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, 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 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 June 6, 1972

James F. Martinek  
Director of Public Works  
By J. Martinek

### 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 June 2, 1972

Everett C. Ross  
Director of Public Utilities  
By Everett C. Ross

### SOIL REPORT

A preliminary soil report was prepared on the 5th day of November, 1971 as required by the Health and Safety Code of California, Section 17953 by: Pacific Foundation Engineers, Inc.

### 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 October, 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 Nov. 5<sup>th</sup>, 1971

Ernest N. Webb  
Reg. Civil Eng. No. 2876  
By Ernest N. Webb

### 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. 4278, and the streets, pedestrian ways and easements are hereby accepted as public streets, pedestrian ways and easements except Lot "F", (1' barrier strip) which is accepted contingent upon extension and improvement of streets, and the City Clerk is hereby authorized and directed to affix 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 6<sup>th</sup> day of June, 1972.

V.J. Strohecker  
City Clerk of the City of Riverside  
By Virginia J. Strohecker

### 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 \$2,600.00.

Dated MAY 31, 1972

Donna Bower Bobcock  
County Tax Collector  
By Harold M. Larson Deputy

### TAX BOND

I hereby certify that a bond in the sum of \$2,600.00 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.

Dated JUNE 13, 1972

Donald D. Sullivan  
County Clerk and ex-officio  
Clerk of the Board of Supervisors  
By Charles 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 May 31, 1972.

H.E. Brewer  
City Treasurer  
By H. E. Brewer

M.B. 72/61  
T.C. 4278

MB 72/61

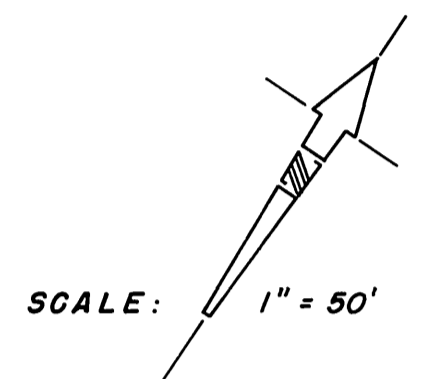
IN THE CITY OF RIVERSIDE

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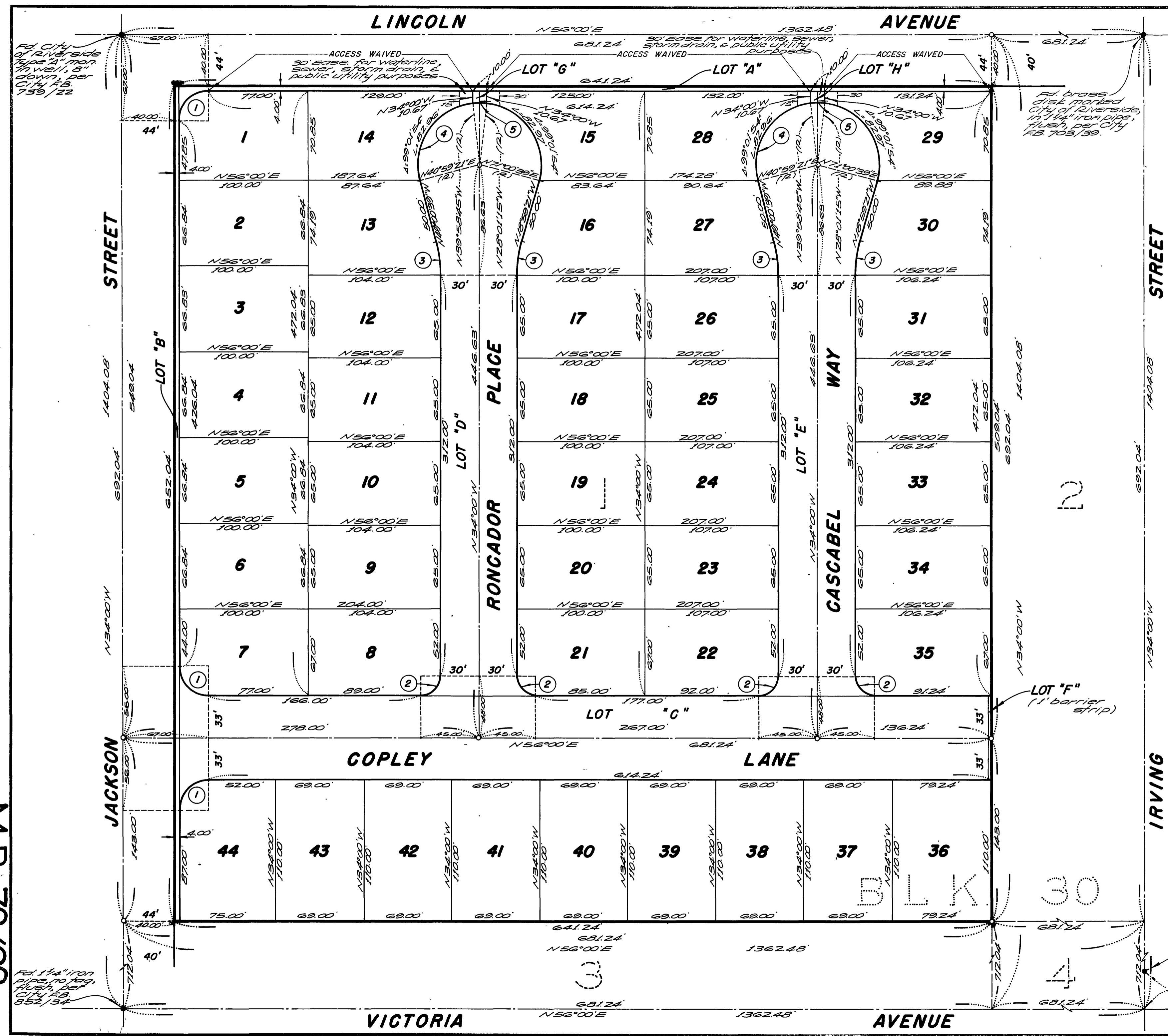
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA



### ENGINEER'S NOTES

1. Basis of bearings is the centerline of Jackson Street taken as N34°00'W as shown by map of Arlington Heights per Map Book 11, pages 20 & 21, Records of San Bernardino County, California.
2. Found monuments as noted of all points shown thus ●.
3. Set 1" iron pipe flagged R.C.E. 9876, flush, of all points shown thus ○.
4. Set 1" iron pipe flagged R.C.E. 9876, flush, of all rear lot corners and angle points in side lot lines.
5. Set "sure fire" studs flagged R.C.E. 9876 in top of curb of all side lot lines projected.

CURVE DATA				
No.	Δ	R	T	L
1	90°00'	23.00'	23.00'	36.13'
2	90°00'	15.00'	15.00'	23.56'
3	15°00'39"	100.00'	13.18'	26.20'
4	210°01'18"	48.00'	—	175.95'
5	11°57'30"	43.00'	—	10.02'



Fd. 3/4" iron pipe in well, no flag, 9" down, per City FB. 852/33.

Fd. City of Riverside type 2" man hole well, 8" down, per City FB. 739/22

Fd. brass disk marked City of Riverside, 1 1/2" iron pipe, flush, per City FB. 703/39.

Fd. 1 1/4" iron pipe, no flag, flush, per City FB. 852/34

M.B. 72/62  
72/62

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72/62

MB 72/62