

TRACT NO. 4702-1

BEING A SUBDIVISION OF A PORTION OF BLOCK 65, ARLINGTON HEIGHTS, AS SHOWN BY MAP RECORDED IN BOOK II, PAGES 20 AND 21, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

GARNER, TRACADAS & TROY, Inc.
SAN BERNARDINO

OCTOBER 1972

CIVIL ENGINEERING · LAND SURVEYING
CALIFORNIA

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 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, 5 thru 11, 13 and 14 as shown on the annexed map, an, over and across Victoria Avenue adjoining said Lots 1, 5 thru 11, 13 and 14, and we hereby offer for dedication for public use for street purposes Lot "A"; for construction and maintenance of public utilities facilities and water line facilities an easement in, under, upon, over, and along Lot 1, and for construction and maintenance of sanitary sewer facilities an easement in, under, upon, over, and along the Private Roads designated as Doubletree Drive, Wintertree Drive, Mangrove Way, and Banyan Place which are portions of Lot 1.

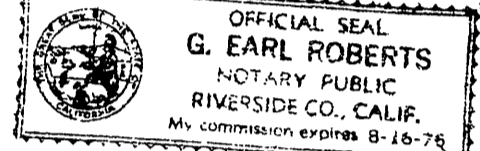
TREND DEVELOPMENT CORPORATION
President James A. Lovett Secretary James A. Lovett

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

On this 1st day of March 1973, before me the undersigned, a Notary Public in and for said County and State, personally appeared IVAR LOVETT known to me to be the President, and NOBAMA A. LOVETT known to me to be the Secretary of TREND 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.

Witness my hand and Official Seal



Signature G. Earl Roberts
Name (typed or printed) G. Earl Roberts
Notary Public in and for said County and State
My Commission Expires Aug 16, 1976

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 eight (8) sheets correctly represents a survey made under my supervision in June 1972, 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 Feb 27 1973

Russell H. Garner
RUSSELL H. GARNER L.S. 3035

SOIL REPORT

A preliminary soil report was prepared by Jack Riddell R.C.E 13146 on July 27, 1972, 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 for 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 3-1 1973

H.E. BREWER
CITY TREASURER
By H. E. Brewer

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 4702, which was approved by the Riverside City Planning Commission at its meeting held September 7, 1972, 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 any easements for sewers 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 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 3-1 1973

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 any public utility easements shown are sufficient for all requirements of the Electric and Water Division of the Department of Public Utilities of the City of Riverside.

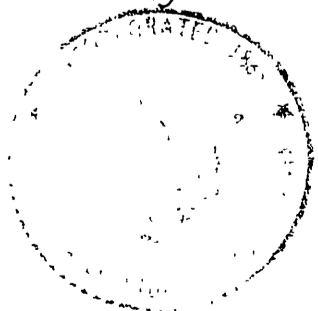
Dated 3-1 1973

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES
By E. C. Ross

CITY CLERK

RESOLVED: That this map consisting of eight (8) sheets be and the same is hereby accepted as the final map of Tract 4702-1 and Lot A is hereby accepted as public street and easements, 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, 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 day of March, 1973.



VIRGINIA J. STROHECKER
CITY CLERK OF THE CITY OF RIVERSIDE, CALIF.
By Virginia Strohecker

TAX BOND

I hereby certify that a bond in the sum of \$5700⁰⁰ 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 MARCH 13 1973

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

By Agnes Douglas Deputy

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 \$422.00.

Dated MARCH 1 1973

DONNA BOUER BABCOCK
County Tax Collector

By Harold M. Lane Deputy

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

On this 1st day of March 1973, before me the undersigned, a Notary Public in and for said County and State, personally appeared IVAR LOVETT known to me to be the President, and NOBAMA A. LOVETT known to me to be the 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 _____
Name (typed or printed) _____
Notary Public in and for said County and State
My Commission Expires _____

DEDICATION OF COMMON AREAS

TREND DEVELOPMENT CORPORATION (Declarant) in recording this plat of THE TREES has designated certain areas of land as Common Areas intended for use by the homeowners in THE TREES for recreation and other related activities.

The designated areas are not dedicated hereby for use by the general public but are dedicated to the common use and enjoyment of the homeowners in THE TREES as more fully provided in the Declaration of Covenants, Conditions and Restrictions applicable to THE TREES dated March 1, 1973. Said Declaration of Covenants, Conditions and Restrictions is hereby incorporated and made a part of this plat.

FILED
ON March 16 1973
AT 12:45 P.M.
W. D. BALOGH
COUNTY RECORDER
BY James M. Campbell
FEE \$19.00
NO. 33722
FILED BY City Clerk
SUB GTEE T. I. & Tr. Co.

MB 75/80

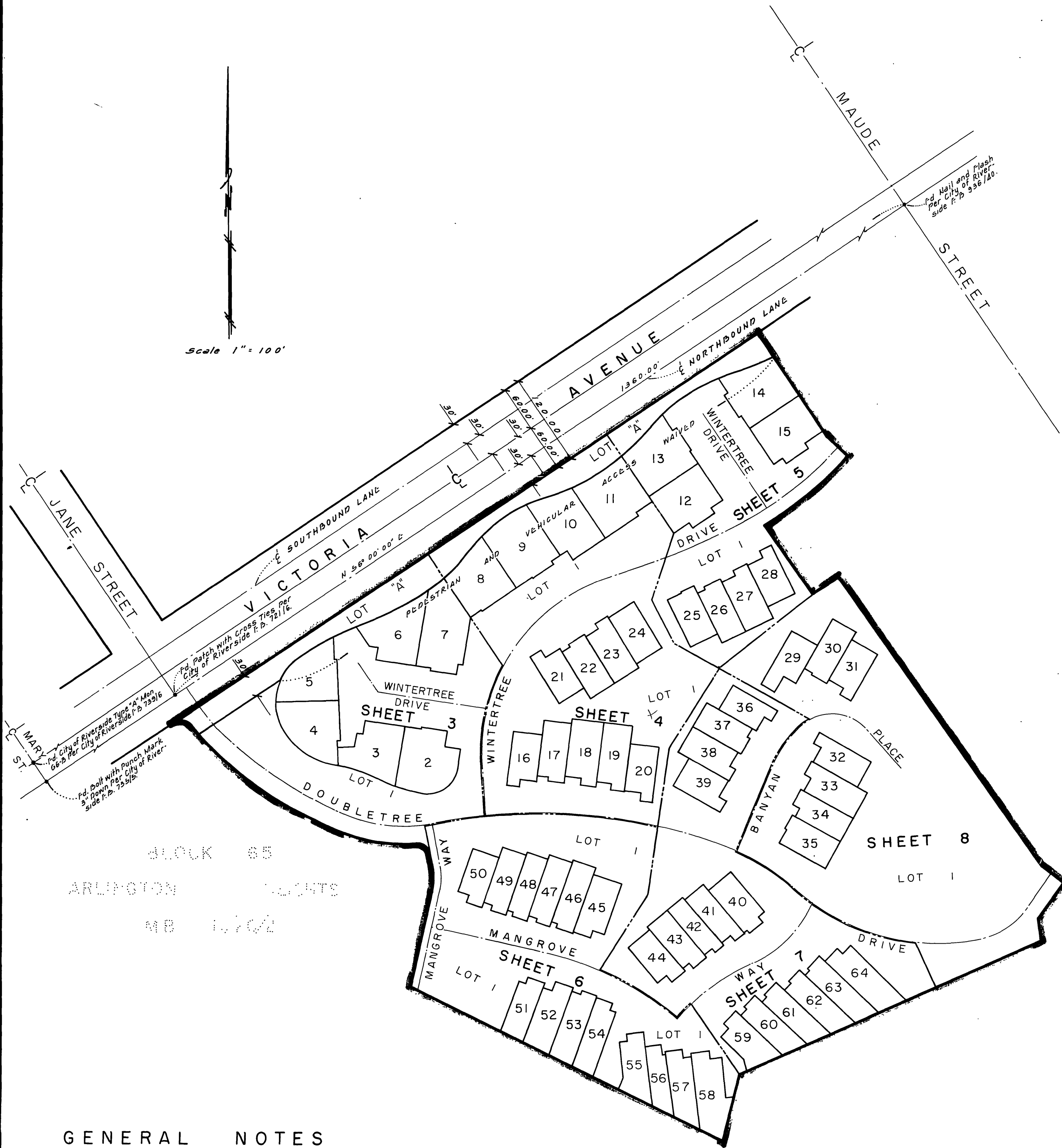
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GARNER, TRACADAS & TROY, Inc.
SAN BERNARDINO

OCTOBER 1972

CIVIL ENGINEERING · LAND SURVEYING
CALIFORNIA



BLOCK 65
ARLINGTON HEIGHTS
M.B. 75/81

GENERAL NOTES

1. Basis of Bearing taken from the centerline of "VICTORIA AVENUE" per map of Arlington Heights, recorded in Book 11, Pages 20 and 21, records of San Bernardino County, California. (Bearing is N56°00'00"E).
2. • Indicates monuments found as noted.
3. • Indicates 1" I. R. tagged L. S. 3035 set flush.

MR 75/81 12/81

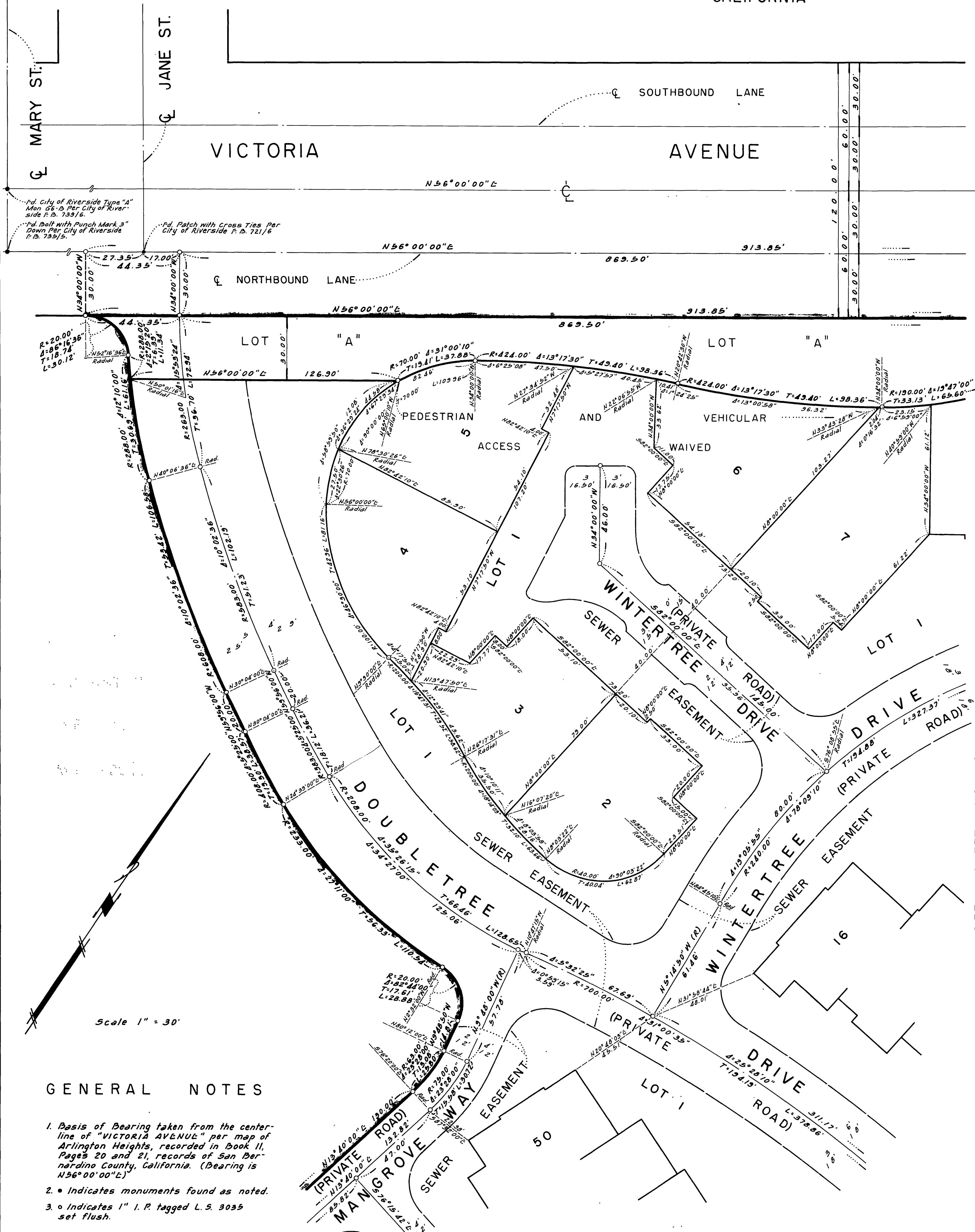
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SEE SHEET NO. 4

SEE SHEET NO. 6

M.B. 75/82

75/82

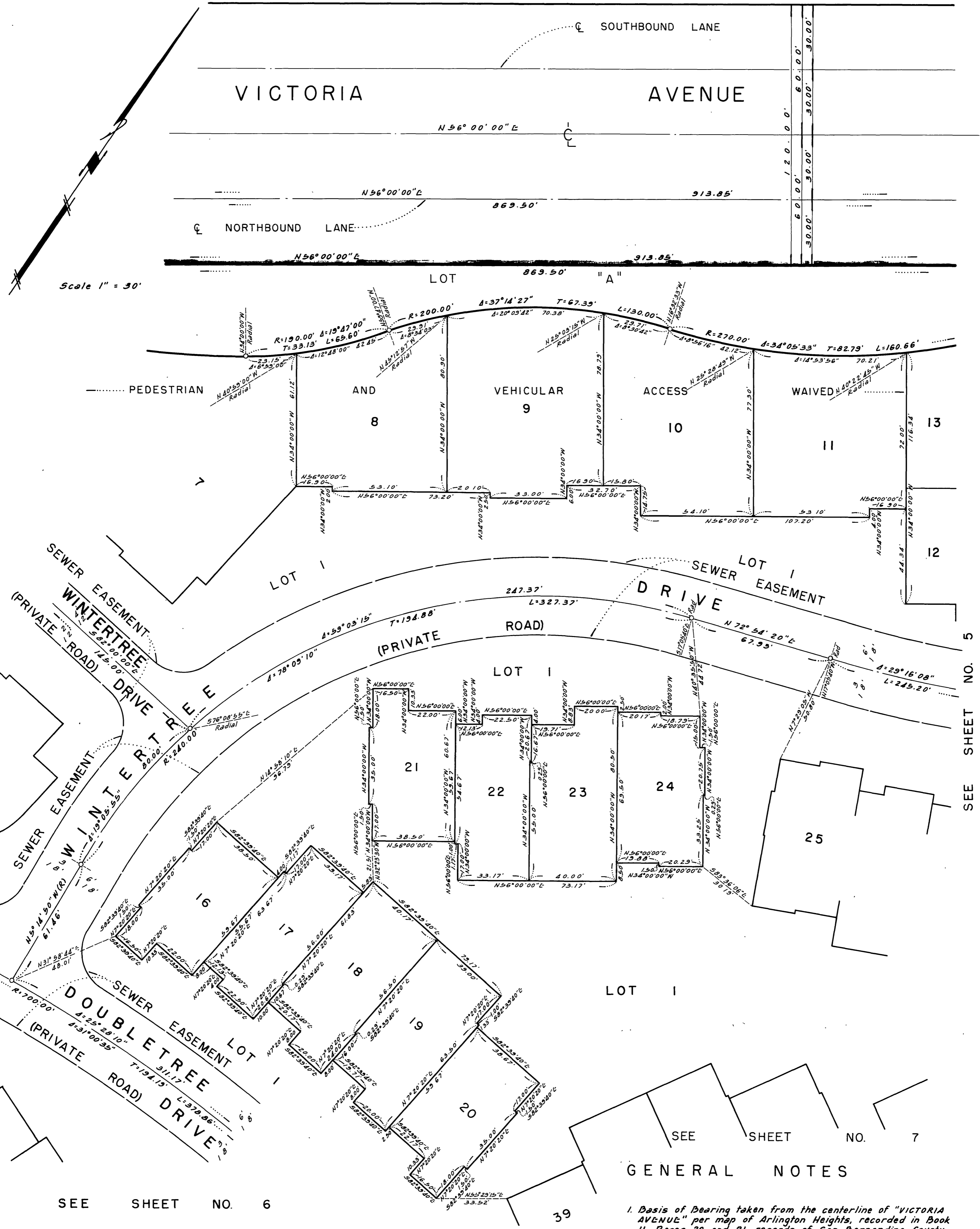
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SEE SHEET NO. 3

SEE SHEET NO. 5

SEE SHEET NO. 6

SEE SHEET NO. 7

MB 75/83

75/83

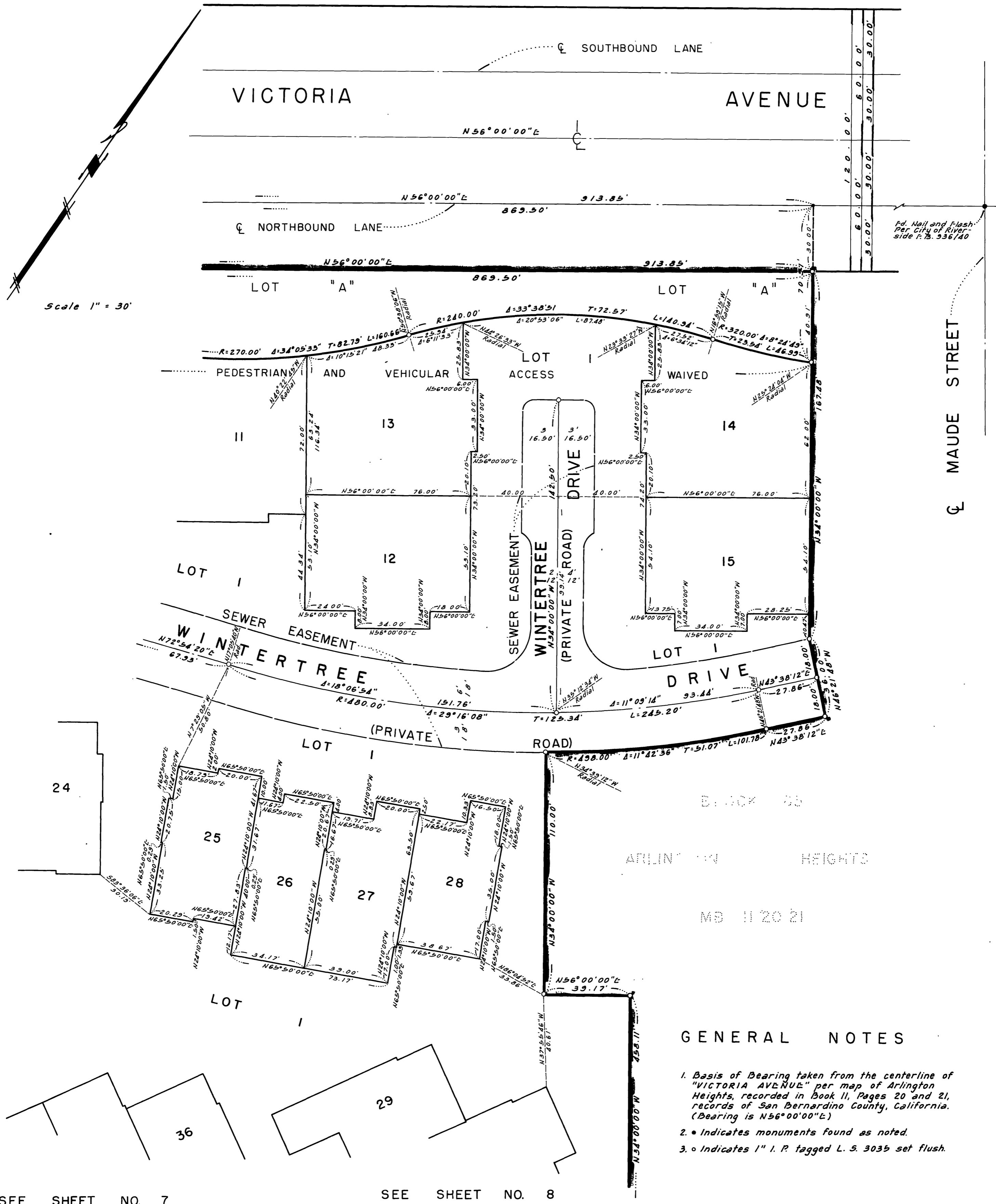
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OCTOBER 1972



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SEE SHEET NO. 4

SEE SHEET NO. 7

SEE SHEET NO. 8

MB 75/84

75/84

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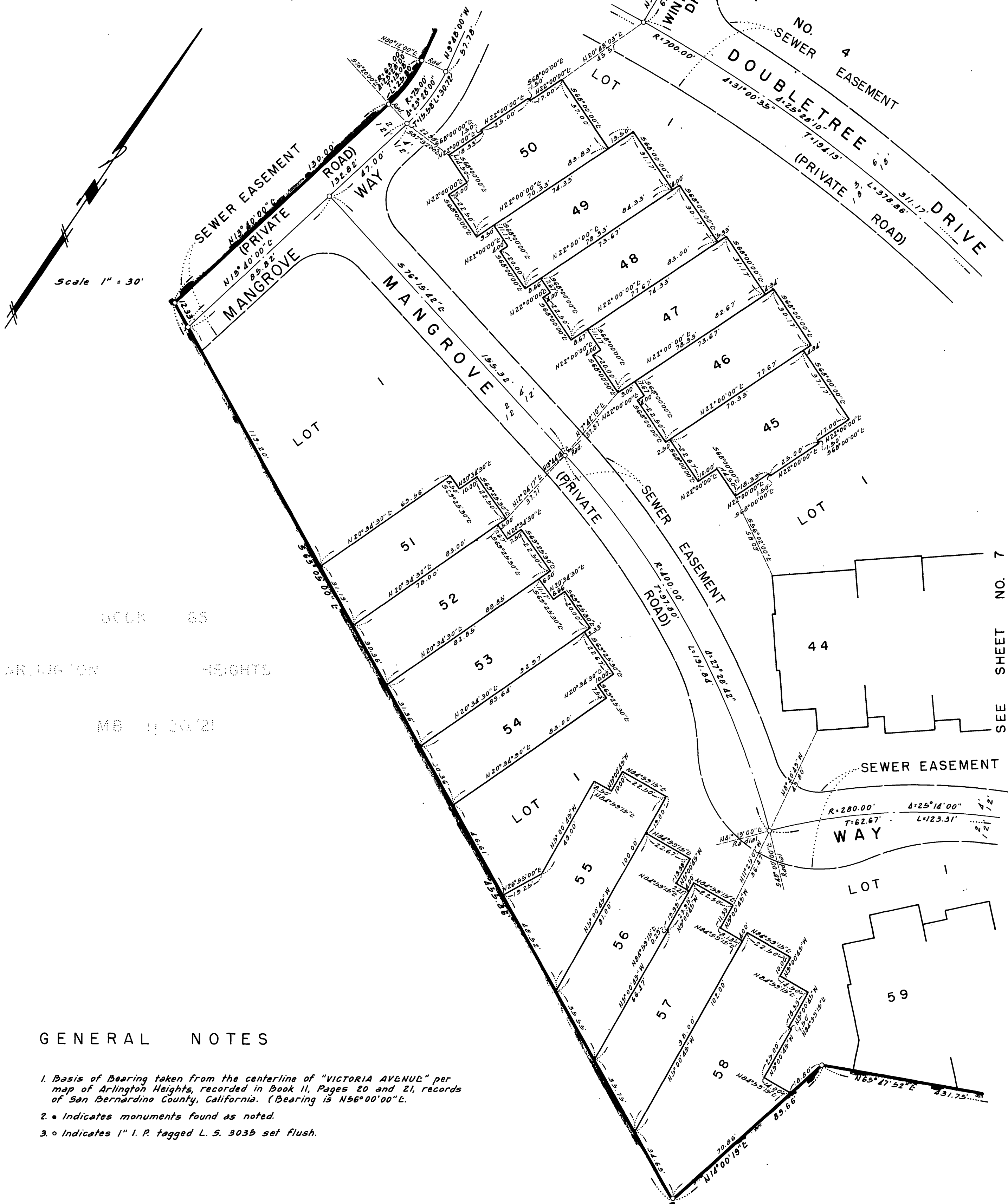
GARNER, TRACADAS & TROY, Inc.
SAN BERNARDINO

OCTOBER 1972

CIVIL ENGINEERING · LAND SURVEYING

SEE CALIFORNIA

SEE WINTERTREE DRIVE SHEET NO. 4
DOUBLE TREE EASEMENT
PRIVATE ROAD DRIVE



BOOK 65
ARLINGTON HEIGHTS
MB 11 20 21

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MB 75/85

75/85

TRACT NO. 4702-1

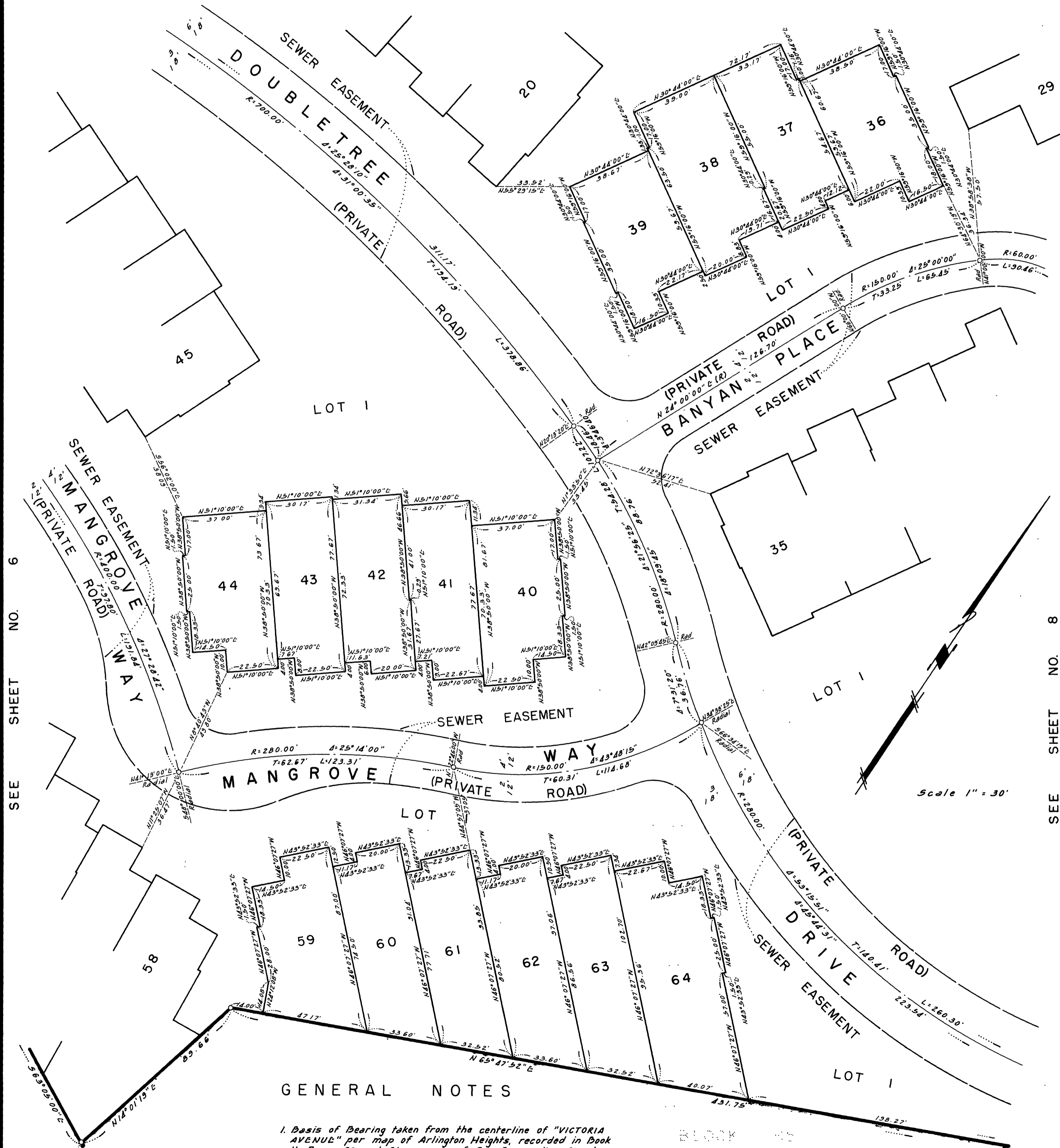
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SEE SHEET NO. 4



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BLOCK 65
ARLINGTON
HEIGHTS
M.B. 11202-1

MB 75/86

SEE SHEET NO. 8

SEE SHEET NO. 6

75/86

IN THE CITY OF RIVERSIDE

SHEET 8 OF 8 SHEETS

TRACT NO. 4702-1

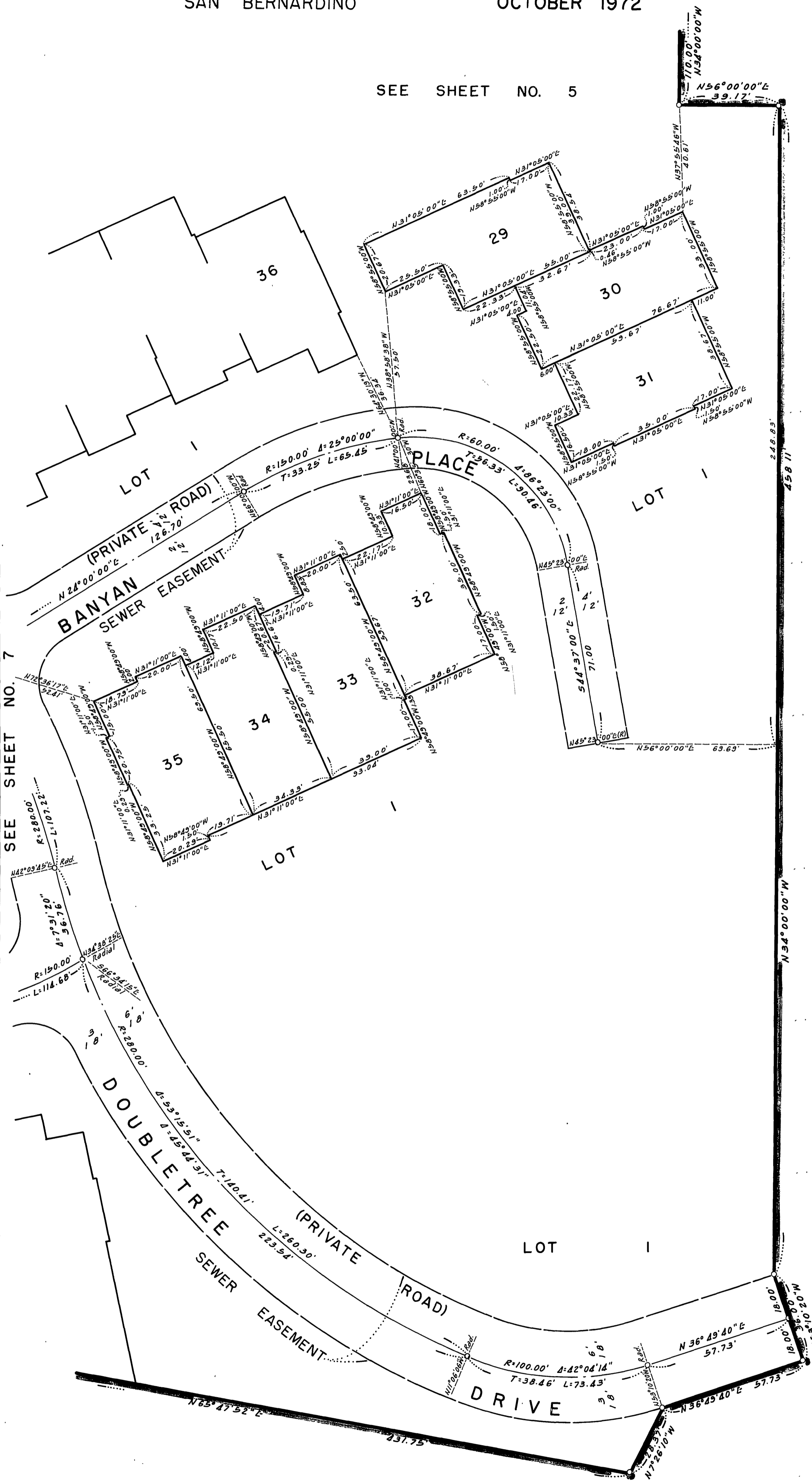
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OCTOBER 1972

CIVIL ENGINEERING · LAND SURVEYING
CALIFORNIA

SEE SHEET NO. 5



Scale 1" = 30'

BLOCK 65
ARLINGTON
HEIGHTS

MS 11/20/21

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75
87