

In the City of Riverside,
Riverside County, California.
TRACT NO. 4356

Being a subdivision of Lots 1, 2 and 4, and a portion of Lot 3, in Block 34 of ARLINGTON HEIGHTS as recorded in Book 11, Page 20 of Maps, Records of San Bernardino County, State of California.

Anacal Engineering Co. 192 Lots, and Common Lots 193 & 194 ~ 33.374 Acres ~ October, 1971.
Anaheim, California.

FILED
on April 23, 1973

AT 1:45 P. M.
W. D. BALOGH
COUNTY RECORDER
BY Harold C. Beala
FEE \$13.00
No 51319
FILED BY S.T. ICo.

MB 76/44
TE 4356

OWNERSHIP

We hereby certify that we are the owners of, or have some 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 clear title to said land, and we hereby consent to the making and filing of said subdivision and map as shown within the blue-colored border line, and we hereby offer for dedication for street purposes Lots A to D, inclusive; for construction and maintenance of storm drains and sewers, those easements designated as '20' Storm Drain and Sewer Easement, for construction and maintenance of public utilities and waterlines, an easement in, under, upon, over, along, and across Lots 193 and 194. 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 Lot 194 as shown on the annexed map, on, over, and across Victoria Avenue adjoining said Lot 194.

R. C. JEWETT INCORPORATED, a California Corporation

Richard C. Jewett
RICHARD C. JEWETT, President
Frances V. Jewett
FRANCES V. JEWETT, Secretary

STATE OF CALIFORNIA } S.S.
ORANGE COUNTY }

On this 4th day of DECEMBER 1972, before me RUTH WILSON a Notary Public in and for said County and State, personally appeared RICHARD C. JEWETT, known to me to be the President and FRANCES V. JEWETT, known to me to be the Secretary of the Corporation that executed the within instrument on behalf of the Corporation therein named and acknowledged to me that such Corporation executed the same. Witness my hand and Official Seal.

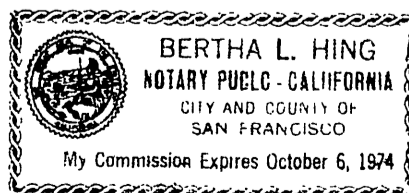
My Commission expires JULY 24, 1973
Ruth Wilson
Notary Public in and for said County and State

BANKERS LAND INVESTMENT COMPANY, a Corporation as Trustee under existing Deed of Trust.
Shojuuma Asst Secy
Berhaine Byrne Asst Vice Pres.

STATE OF CALIFORNIA } S.S.
SAN FRANCISCO Co. }

On this 4 day of APRIL 1973, before me BERTHA L. HING a Notary Public in and for said County and State, personally appeared Berhaine Byrne, known to me to be the President and G. Hoshiyama, known to me to be the Secretary of the Corporation that executed the within instrument on behalf of the Corporation therein named and acknowledged to me that such Corporation executed the same.

Witness my hand and Official Seal.
My Commission expires Oct. 6, 1974
Bertha L. Hing
Notary Public in and for said County and State



CITY ENGINEER'S CERTIFICATE

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. 4356 which was approved by the Riverside City Planning Commission at its meeting held July 22, 1971 and any approved alterations thereof; that all provisions of Chapter 12B (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.

Date: APRIL 5, 1973 By: William D. Gardner, P.E.
for James F. Martinek,
Director of Public Works

* that the easements for sewers and drainage facilities shown on said map are correct in form and contents, and are approved.

CITY CLERK

RESOLVED: That this map, consisting of 5 sheets, be, and the same is hereby accepted as the official map of TRACT No. 4356, 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 her name thereto as City Clerk of the City of Riverside, California, and to affix the seal of said city thereto.

I hereby certify that the foregoing resolution was adopted by the Mayor and Council of the City of Riverside this 10th day of April 1973

By Virginia J. Strohecker
Virginia J. Strohecker, City Clerk
of the City of Riverside, California.

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 \$ 9450.00.

By Robin J. Dauter
Deputy
Dated APRIL 5, 1973

TAX BOND

I hereby certify that a bond in the sum of \$ 9450.00 has been filed with the Board of Supervisors of the County of Riverside County, 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 APRIL 17, 1973
DONALD D. SULLIVAN
County Clerk and ex-officio
Clerk of the Board of Supervisors

By Roger Hughes
Deputy.

UTILITIES CERTIFICATE

I hereby certify that the subdivider named on this map has deposited with the City of Riverside Public Utilities Department sufficient funds, or has made the required arrangements and provisions for the installation of water and electrical 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.

Date: April 5, 1973 By: Everett C. Ross
Everett C. Ross,
Director of Public Utilities.

SIGNATURE OMISSIONS

In accordance with the provisions of Section 11587(c) of the Business and Professions Code, the signature of the following easement holder have been omitted since its interest cannot ripen into a fee: The Pacific Telephone and Telegraph Company, by Deed recorded August 24, 1972 as instrument no. 113663.

A Preliminary Soils Report was prepared by H.V. Lawmaster and Co. Inc. on the 30th day of September, 1971, as required by the Health and Safety Code, Section 17953.

CIVIL ENGINEER

I hereby certify that I am a Licensed Land Surveyor of the State of California, and that this map, consisting of 5 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 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.

Date: November 25, 1971. C. J. Queyrel
C. J. Queyrel, L.S. No. 2988.

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 Apr. 5, 1973. By H.E. Brewer
H.E. Brewer,
City Treasurer.

MB 76/44

MB 76/44
TE 4356

M.B. 76/45

In the City of Riverside,
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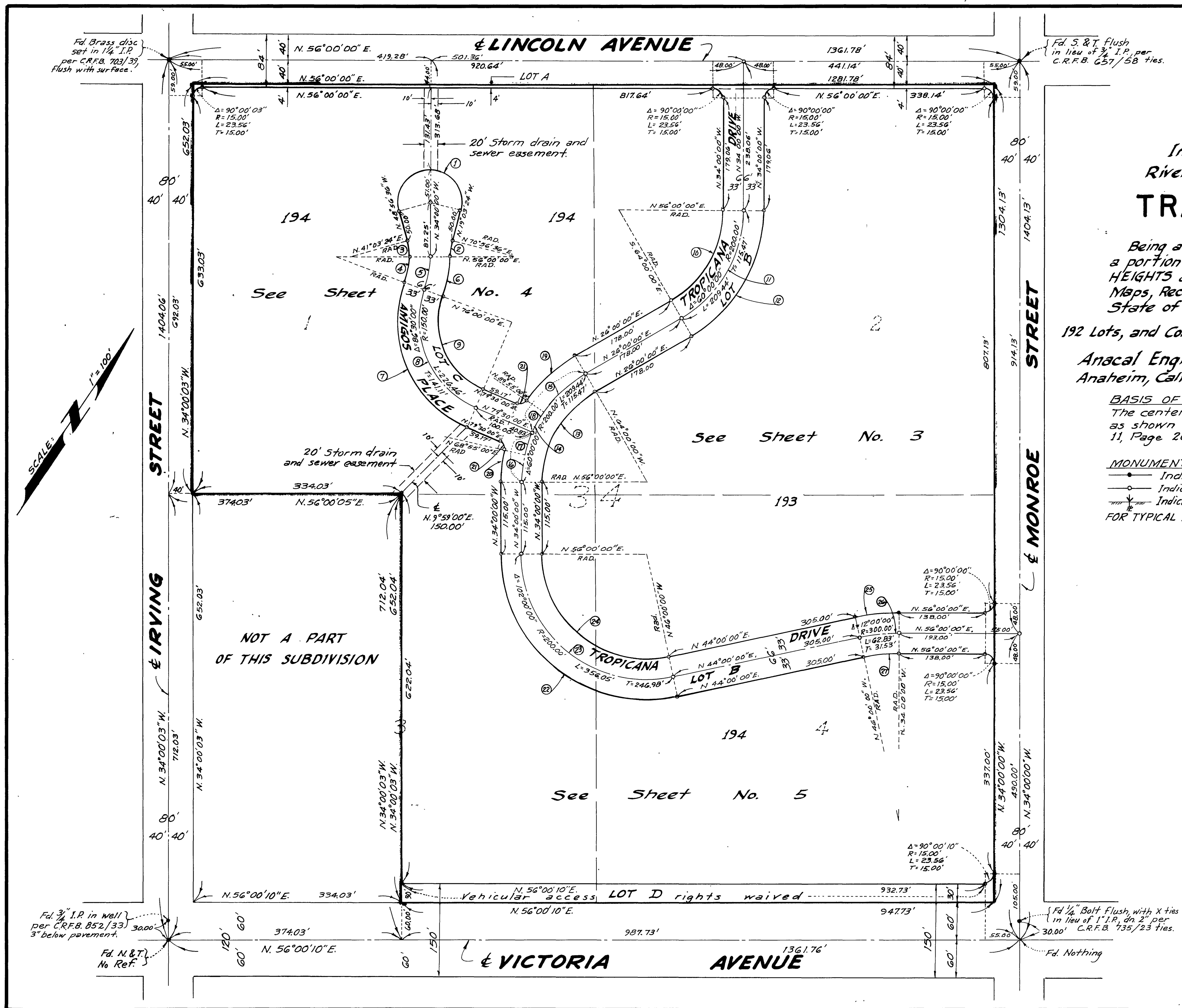
Being a subdivision of Lots 1, 2 and 4, and
a portion of Lot 3, in Block 34 of ARLINGTON
HEIGHTS as recorded in Book 11, Page 20 of
Maps, Records of San Bernardino County,
State of California.

192 Lots, and Common Lots 193 & 194 = 33.374 Acres
Anacal Engineering Co. = October, 1971.
Anaheim, California.

BASIS OF BEARINGS
The centerline of Monroe Street being N.34° W,
as shown on map of ARLINGTON HEIGHTS, M.B.
11, Page 20, Records of San Bernardino County, Calif.

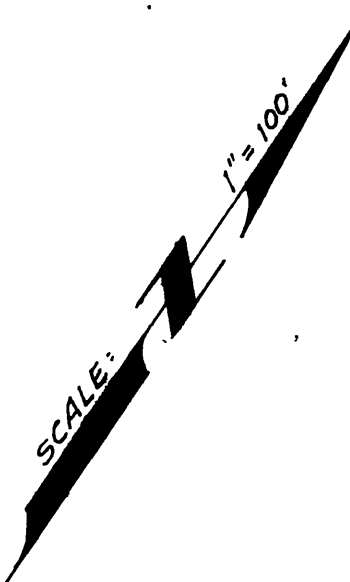
MONUMENT NOTES:
● Indicates monuments found, as noted.
○ Indicates Set 1" I.P. and tag L.S. 2988 Flush.
⊕ Indicates Set Nail and tag L.S. 2988 in wall, 2.00' above surface.
FOR TYPICAL LOT DETAILS AND DIMENSIONS, SEE SHEET No. 4.

CURVE DATA				
№	Δ	RADIUS	LENGTH	TANGENT
①	209° 53' 12"	51.00'	186.83'	—
②	14° 56' 36"	100.00'	26.08'	13.12'
③	14° 56' 36"	100.00'	26.08'	13.12'
④	20° 00' 00"	117.00'	40.84'	20.63'
⑤	20° 00' 00"	150.00'	52.36'	26.45'
⑥	20° 00' 00"	183.00'	63.88'	32.27'
⑦	86° 30' 00"	183.00'	276.28'	172.15'
⑧	86° 30' 00"	150.00'	226.46'	141.11'
⑨	86° 30' 00"	117.00'	176.64'	110.06'
⑩	60° 00' 00"	167.00'	174.88'	96.42'
⑪	60° 00' 00"	200.00'	209.44'	115.47'
⑫	60° 00' 00"	233.00'	244.00'	134.52'
⑬	60° 00' 00"	167.00'	174.88'	96.42'
⑭	60° 00' 00"	200.00'	209.44'	115.47'
⑮	36° 30' 00"	200.00'	127.41'	65.95'
⑯	23° 30' 00"	200.00'	82.03'	41.60'
⑰	10° 35' 00"	200.00'	36.94'	18.52'
⑱	10° 35' 00"	200.00'	36.94'	18.52'
⑲	25° 55' 00"	233.00'	105.39'	53.62'
⑳	12° 55' 00"	233.00'	52.53'	26.38'
㉑	79° 25' 00"	12.00'	16.63'	9.97'
㉒	102° 00' 00"	233.00'	414.79'	287.73'
㉓	102° 00' 00"	200.00'	356.05'	246.98'
㉔	102° 00' 00"	167.00'	297.30'	206.23'
㉕	12° 00' 00"	333.00'	69.74'	35.00'
㉖	12° 00' 00"	300.00'	62.83'	31.53'
㉗	12° 00' 00"	267.00'	55.92'	28.06'



Fd. 3" I.P. in wall
per C.R.F.B. 852/33 3000'
3" below pavement.

Fd. 1/4" Bolt Flush, with X ties
in lieu of 1" I.P. dn 2" per
30.00' C.R.F.B. 735/23 ties.

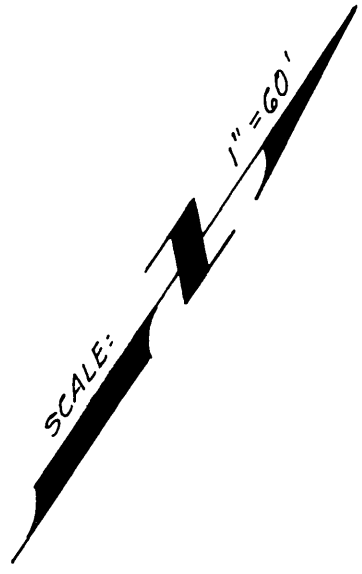


M.B. 76/45

MB 76/45

In the City of Riverside,
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192 Lots, and Common Lots 193 & 194 = 33.374 Acres
Anacal Engineering Co. = October, 1971.
Anaheim, California.



Fd. S. & T. flush, in lieu of 3/4" I.P. per C.R.F.B. 657/58 ties.

To E of IRVING STREET — N. 56°00'00" E.

1361.78'

920.64' 48.00' 48.00' 441.14' 55.00'
N. 56°00'00" E. LINCOLN AVENUE 1281.78'

194

See Sheet 4

DRIVE

TROPICANA LOT B

STREET

1404.13'

MONROE

914.13'

To E of VICTORIA AVENUE

LOT C AMIGOS PLACE

193

TROPICANA LOT B

DRIVE

MONUMENT NOTES

- Indicates monument Found, as noted.
- Indicates Set 1" I.P. and Tag L.S. 2988 flush.
- ⊕ Indicates Set Nail and Tag L.S. 2988 in wall, 2.00 feet above surface. For typical Lot Details and dimensions, see Sheet No. 4.

BASIS OF BEARINGS

The centerline of Monroe Street being N. 34° W. as shown on map of ARLINGTON HEIGHTS, M.B. 11, Page 20, Records of San Bernardino County, Calif.

see Sheet 5

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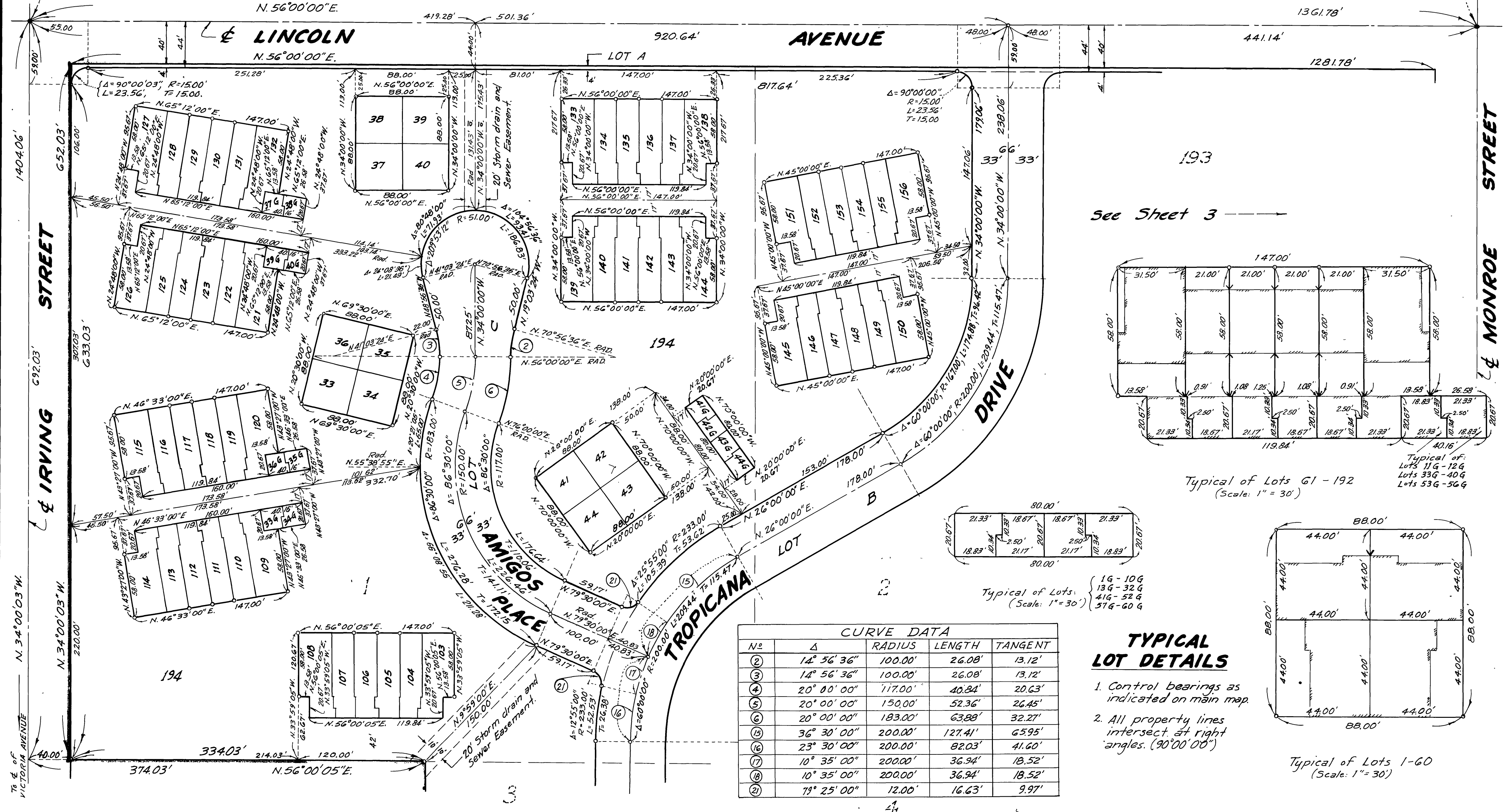
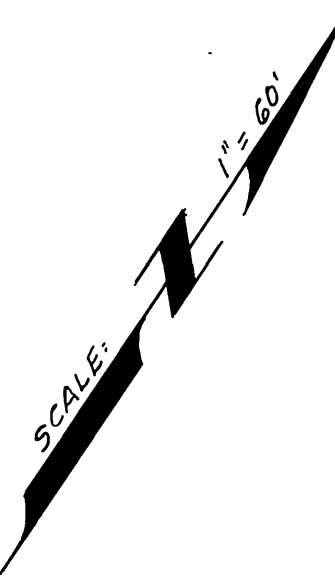
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MONUMENT NOTES

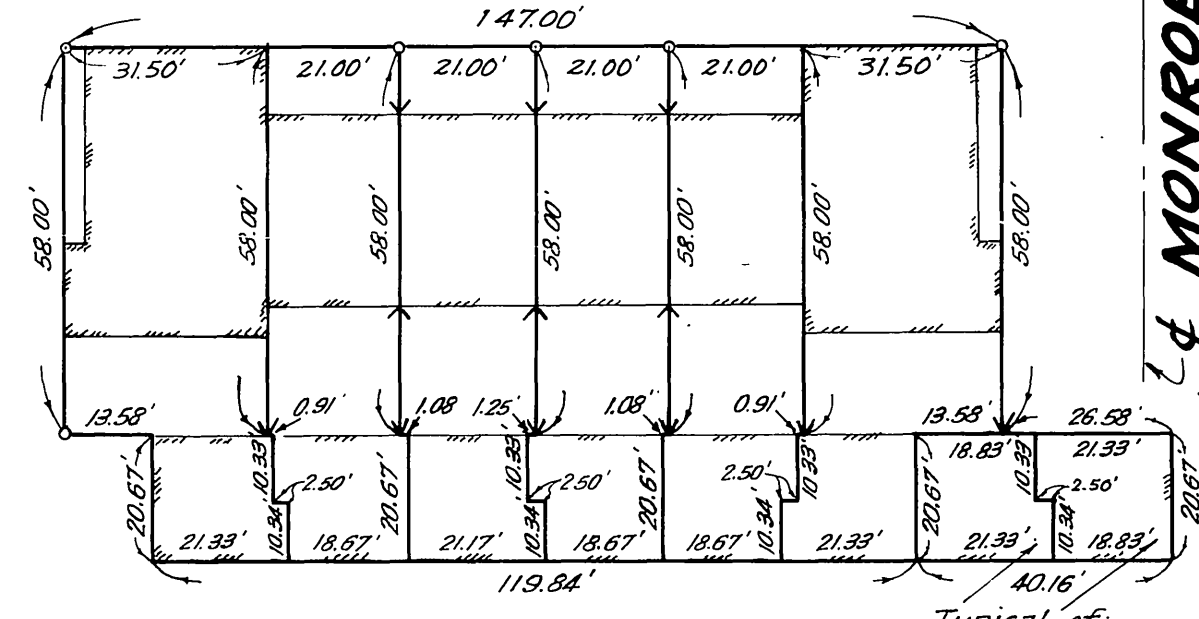
- Indicates monuments found, as noted.
- Indicates set 1" I.P. and Tag, L.S. 2988 Flush.
- ⊕ Indicates Set Nail and Tag, L.S. 2988 in wall,
2.00 feet above surface. See Typical Lot
Details and dimensions, below at right.

Fd. Brass disc
set in 1 1/4" I.P.
per C.R.F.B. 703/39,
Flush with surface.

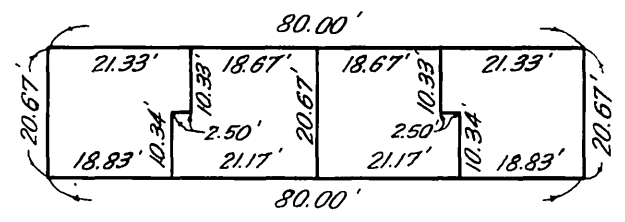
Fd. S & T, Flush,
in lieu of 3" I.P. per
C.R.F.B. 657/58 ties.



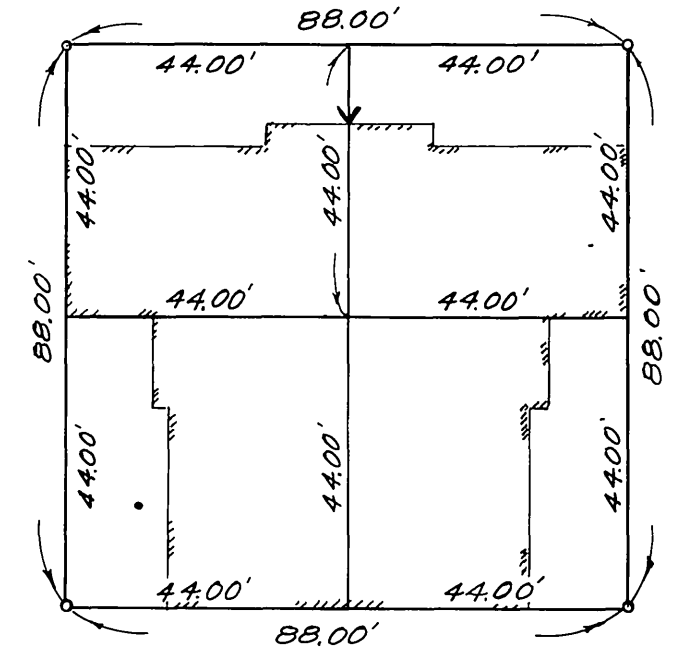
See Sheet 3 →



Typical of Lots 11G - 12G
(Scale: 1" = 30')



Typical of Lots: 1G - 10G
13G - 32G
41G - 52G
57G - 60G
(Scale: 1" = 30')



Typical of Lots 1-60
(Scale: 1" = 30')

N ^o	Δ	RADIUS	LENGTH	TANGENT
②	14° 56' 36"	100.00'	26.08'	13.12'
③	14° 56' 36"	100.00'	26.08'	13.12'
④	20° 00' 00"	117.00'	40.84'	20.63'
⑤	20° 00' 00"	150.00'	52.36'	26.45'
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⑨	10° 35' 00"	200.00'	36.94'	18.52'
⑩	10° 35' 00"	200.00'	36.94'	18.52'
⑪	79° 25' 00"	12.00'	16.63'	9.97'

TYPICAL LOT DETAILS

1. Control bearings as indicated on main map.
2. All property lines intersect at right angles. (90°00'00")

MR 76/17
TR 4356

MB 76/47

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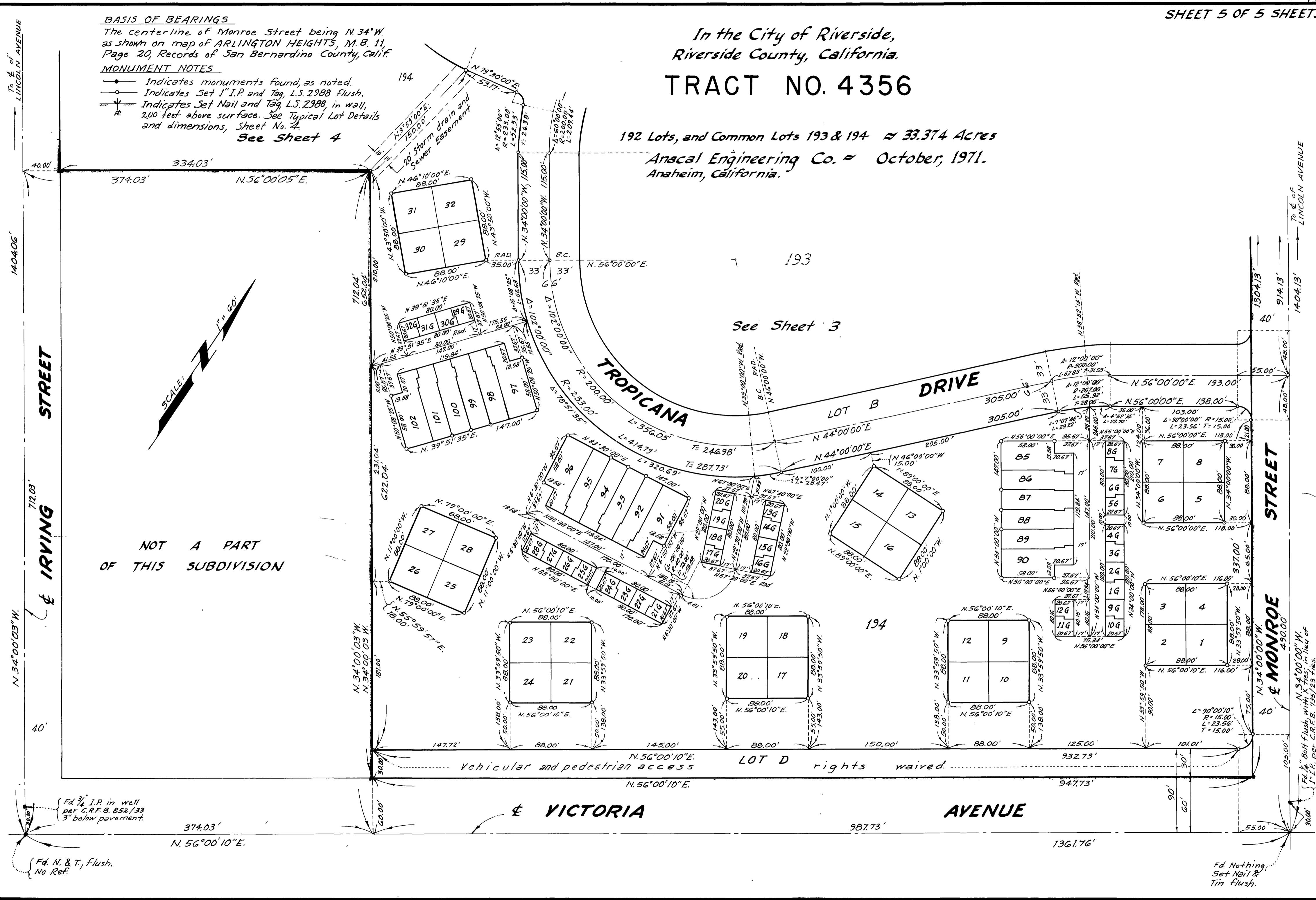
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 - Indicates Set 1" I.P. and Tag, L.S. 2988 Flush.
 - ⊕ Indicates Set Nail and Tag, L.S. 2988, in wall, 2.00 feet above surface. See Typical Lot Details and dimensions, Sheet No. 4.
- See Sheet 4



NOT A PART
OF THIS SUBDIVISION

See Sheet 3

To & of LINCOLN AVENUE
1404.06'

To & of LINCOLN AVENUE
1404.13'

STREET

& IRVING

STREET

& MONROE

Fd. 3/4" I.P. in well
per C.R.F.B. 852/33
3" below pavement.

Fd. N. & T., flush.
No Ref.

Fd. Nothing,
Set Nail &
Tin flush.

Fd. 1/2" Bolt Flush with X files, in lieu of
1" I.P., per C.R.F.B. 735/23 ties.

7E 4356

M.B. 76/48

M.B. 76/48

MB76/48

M.B. 76/48
7E 4356