

TRACT No 4864

IN THE CITY OF RIVERSIDE - COUNTY OF RIVERSIDE - STATE OF CALIFORNIA
 BEING A SUBDIVISION OF LOT 2 IN BLOCK 20, ARLINGTON HEIGHTS AS SHOWN BY A MAP RECORDED
 IN BOOK 11, PAGES 20 AND 21, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, IN SECTION 18,
 TOWNSHIP 3 SOUTH, RANGE 5 WEST, 9.B.M. 45 LOTS 9.609 ACRES
 NOVEMBER, 1972

FILED
 ON June 1, 1973

AT 11:00 A.M.
 W.D. BALOGH
 COUNTY RECORDER
 BY Ramon B. Vaughn
 FEE \$7.00
 NO 71414
 FILED BY City Clerk
 SUB 6TEE F.A.T.C.

LANDER ENGINEERING
 4120 BIRCH STREET, STE 109, NEWPORT BEACH, CALIF.;

OWNERSHIP CERTIFICATE

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 A CLEAR TITLE TO SAID LAND; THAT WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE COLORED BORDER LINE AND THAT WE HEREBY OFFER FOR DEDICATION FOR PUBLIC USE: FOR STREET PURPOSES LOTS A, B, C, D, & E, FOR PEDESTRIANWAY LOTS 'F' AND 'G'; FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES FACILITIES THOSE EASEMENTS DESIGNATED AS 10.00 FT PUBLIC UTILITIES 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 17, 18, 31, 32, AND 45 AS SHOWN ON THE ANNEXED MAP, ON, OVER, AND ACROSS VAN BUREN BLVD. ADJOINING SAID LOTS 17, 18, 31, 32, AND 45, AND FOR CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES THOSE EASEMENTS DESIGNATED AS 10' SEWER EASEMENT.

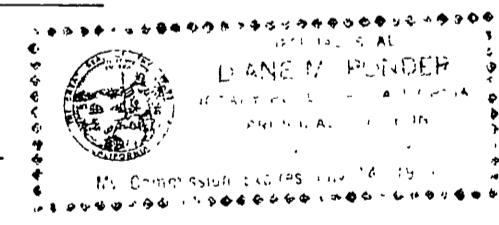
KENT LAND COMPANY a CALIFORNIA CORPORATION
 BY James A. Lintz VICE-PRESIDENT BY Hubert A. Lee SECRETARY

STATE OF CALIFORNIA } 55.
 COUNTY OF LOS ANGELES }

ON THE 29TH DAY OF JANUARY, 1973, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JAMES A. LINTZ KNOWN TO ME TO BE THE VICE-PRESIDENT AND HUBERT A. LEE, KNOWN TO ME TO BE THE SECRETARY OF KENT LAND COMPANY, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL:
Diane M. Ponder

DIANE M. PONDER
 NOTARY PUBLIC IN AND FOR
 SAID COUNTY & STATE.



MY COMMISSION EXPIRES 7-14-75

SIGNATURE OMISSIONS

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 11587(a) OF THE BUSINESS AND PROFESSIONS CODE, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDER HAS BEEN OMITTED SINCE ITS INTEREST CANNOT RIPEN INTO FEE:
 A RIGHT OF WAY RESERVED TO THE GAGE CANAL COMPANY, ITS SUCCESSORS OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, AND APPARATUS FOR THE PURPOSE OF IRRIGATION AND DOMESTIC USE; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.

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 4864, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD NOVEMBER 9, 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 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 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 SAME.

DATED May 16, 1973, JAMES F. MARTINEK
 DIRECTOR OF PUBLIC WORKS
 BY: J. Martinek

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 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 DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED May 7, 1973, EVERETT C. ROSS
 DIRECTOR OF PUBLIC UTILITIES
 BY: Everett C. Ross

CITY TREASURER

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL 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 UPON SAID PROPERTY.

DATED May 7, 1973 BY H.E. BREWER
 H.E. BREWER
 CITY TREASURER

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 4864 AND THE STREETS, PEDESTRIANWAYS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS, EASEMENTS AND PEDESTRIANWAYS EXCEPT LOT 'B' WHICH IS ACCEPTED AS A 'BARRIER STRIP' TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT 'C'; 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 THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 22nd DAY OF May, 1973.

V.J. STROHECKER, CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA
 BY: Abbie A. Hare
 Asst. 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 REAL PROPERTY SHOWN ON THE ANNEXED 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 \$2,580.00.

DONNA BOUER BABCOCK
 COUNTY TAX COLLECTOR
 DATED MAY 7, 1973 BY: Harold M. Larson DEPUTY
 ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING NOVEMBER, 1972; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN 1 YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED DEC. 5, 1972, Don M. Lander
 DON M. LANDER, R.C.E. 12795

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$2,580.00 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.

DONALD D. SULLIVAN
 COUNTY CLERK AND EX-OFFICIO
 CLERK OF THE BOARD OF SUPERVISORS
 DATED: May 29, 1973 BY: R. Housch DEPUTY

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 20TH DAY OF NOVEMBER, 1972 AS REQUIRED BY THE HEALTH AND SAFETY CODES OF CALIFORNIA, SECTION 17953 BY: C.H. WOOD, R.C.E. 10778

MB 76/97

TRACT No 4864

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BEING A SUBDIVISION OF LOT 2 IN BLOCK 20 ARLINGTON HEIGHTS AS SHOWN BY A MAP RECORDED IN BOOK 11, PAGES 20 AND 21, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, IN SECTION 18, TWP 3 SOUTH, R. 5 WEST, S.B.M.

NOVEMBER, 1972

LANDER ENGINEERING
4120 BIRCH STREET, STE. 109, NEWPORT BEACH, CALIF.

45 LOTS

9.609 ACRES

TR. 4864

M.B. 76/98

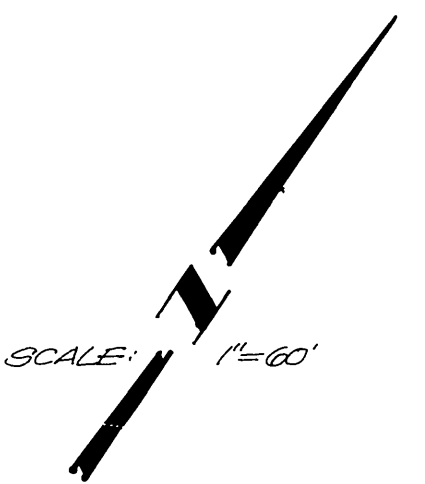
FD. 2x2 W/NAIL DN 0.10' PER TR. 4556, M.B. 75/22, 23

FD. 2x2 WITH NAIL FLUSH PER M.B. 75/22, 23

N 56°00'15"E 681.12' 1362.24 MEA. & REC. PER TR. 4556, M.B. 75/22, 23

FD. IRON PIN, DOWN 0.3' PER TIES IN CITY OF RIVERSIDE F.B. 722/73

SCALE: 1"=60'



MYERS STREET 1402.01' MEA & REC. PER TR. 4556 M.B. 75/22, 23

TRACT No 4556 M.B. 75/22, 23

VAN BUREN BLVD.

LOT 'C'

ROAD

LOT 'D'

BUTTERFIELD

LOT 'E'

LOT 'B' (1.00' WIDE BARRIER STRIP)

BLOCK 20

VICTORIA AVENUE

LINCOLN AVENUE

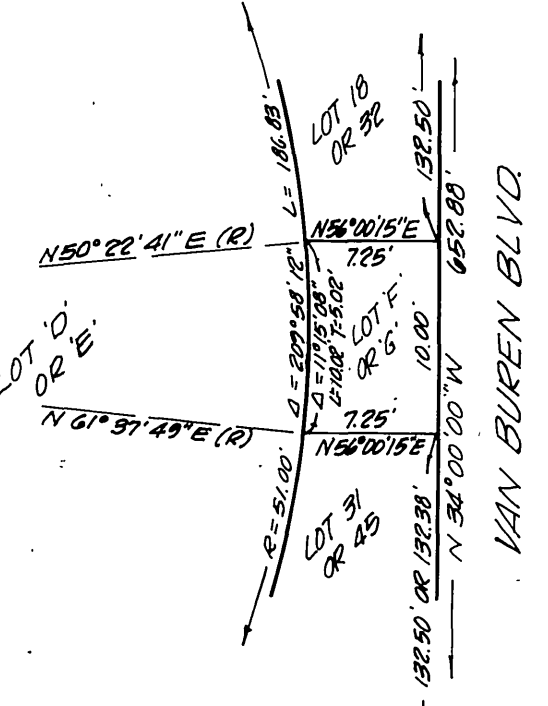
HERMITAGE LANE

CHARTER OAK LANE

VAN BUREN BLVD.

LOT 'A'

LOT 'F'



DETAIL: LOTS F & G SCALE: 1"=10'

FD. N. & TAG IN CONG. TAGGED R.C.E. 862. DN. 0.6' PER TR. 4556, M.B. 75/22, 23

FD. 3/4" IRON PIPE TAGGED R.C.E. 862, 1' DOWN PER TRACT 4556, M.B. 75/22, 23

FD. PK. 0.03' WEST 0.51' SOUTH, NO R&T. FLUSH

FD. 3/4" CROSS DEC. DN. 0.6' INSIDE CAP WELL PER CITY OF RIVERSIDE F.B. 729/21

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTER-LINE OF VAN BUREN BLVD TAKEN AS N 34°00'00" W AS SHOWN BY MAP ON FILE OF TRACT NO. 4255 IN M.B. 70, PAGES 1 AND 2, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
2. • DENOTES MONUMENTS FOUND AS NOTED
3. -○- DENOTES 3/4" IRON PIPE TAGGED R.C.E. 12795, GET FLUSH UNLESS OTHERWISE NOTED
4. SET 2"x2" REDWOOD HUB TAGGED R.C.E. 12795 FLUSH WITH FINISHED GRADE SURFACE AT ALL REAR LOT CORNERS
5. SET NAIL AND TAG R.C.E. 12795 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED IN PLACE OF FRONT LOT CORNERS.

LOT 'G': 10.00' WIDE PEDESTRIANWAY, 10' SEWER EASEMENT & 10.00' WIDE PUBLIC UTILITY EASEMENT (SEE DETAIL HEREON)

LOT 'F': 10' WIDE PEDESTRIANWAY, 10' SEWER EASEMENT & 10' WIDE PUBLIC UTILITY EASEMENT (SEE DETAIL HEREON)

MB 76/98

TR. 4864 M.R. 76/98