

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

SHEET 1 OF 4 SHEETS

TRACT NO. 4809

BEING A SUBDIVISION OF A PORTION OF LOT 1, BLOCK 80 OF ARLINGTON HEIGHTS, AS SHOWN IN MAP BOOK 11, AT PAGES 20 & 21 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, IN SECTION 2, T.3S., R.5W., S.B.M.

NOVEMBER, 1972

ALBERT A. WEBB ASSOCIATES, INC. - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

FILED
on June 29, 1973

At 1:45 P. M.
by W.D. Balogh
County Recorder
by Haved C. Beale
Deputy
Fee \$ 11.00
No. 85943
Filed by City Clerk
Sub. Gtee T. L. & Tr. Co.

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, and for construction and maintenance of public utilities facilities and waferline facilities an easement in, under, upon, over and along Lot 27, reserving, however, to the undersigned owners, our successors and assigns in interest, the right to construct improvements on Lot 27, including private efreats and recreational facilities and areas; provided however, that such easements shall not interfere with the use and enjoyment of Lot 27 and the improvements thereon, by homeowners in said subdivision; and provided, further, however, that no such improvements shall be constructed upon said Lot 27, unless same have been approved, as to the location by the City of Riverside, California, so as not to interfere with the aforesaid easements hereby offered for dedication, which such approval by said City of Riverside, California, shall not be unreasonably withheld.

Russell Walling
Russell Walling

Lou Ella F. Walling
Lou Ella F. Walling

USE OF COMMON AREAS

RUSSELL WALLING AND LOU ELLA F. WALLING in recording this plat of the subdivision shown on the annexed map does hereby designate common Lot 27, land as recreational areas intended for use by the homeowners in said subdivision for recreation and other related purposes.

The designated areas are not dedicated hereby for use by the general public and are solely for the common use, benefit, and enjoyment of the homeowners in said subdivision, as more fully provide in the to be recorded declaration of covenants, conditions, and restrictions applicable to said subdivision dated June 29, 1973.

Russell Walling
Russell Walling

Lou Ella F. Walling
Lou Ella F. Walling

ACKNOWLEDGEMENT

State of California }
County of Riverside } S.S.

On this 6th day of June, 1973, before me, the undersigned, a Notary Public in and for said State, personally appeared Russell Walling and Lou Ella F. Walling, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.

My commission expires Aug. 16, 1976

D. Earl Roberts
Notary Public in and for said County and State



CITY CLERK'S CERTIFICATE

RESOLVED: that this map consisting of four (4) sheets be, and the same is hereby accepted as the official map of Tract No. 4809, and the easements are hereby accepted as public easements, 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 19th day of June, 1973.



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

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 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 \$3500.00.

Dated June 4, 1973

Danna Bower Babcock
County Tax Collector

By Robin J. Dauter
Deputy

TAX BOND

I hereby certify that a bond in the sum of \$3500.00 has been executed and filed with the Board of Supervisors of the County of Riverside, California, conditioned upon 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 said Board of Supervisors.

Dated June 26, 1973

Donald D. Sullivan, County Clerk and ex-officio Clerk of the Board of Supervisors.

By Debrae Hughes
Deputy

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 bond of which have not become a lien upon said property.

Dated June 4, 1973

H.E. Brewer, City Treasurer

By H.E. Brewer

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 wafer 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 Wafer Divisions of the Department of Public Utilities of the City of Riverside.

Dated June 8, 1973

Everett C. Ross
Director of Public Utilities

By Everett C. Ross

SOIL REPORT

A preliminary soil report was prepared on the 7th day of October, 1972 as required by the Health and Safety Code of California, Section 17953 by: Accu-test Soil Engineering Consultants.

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. 4809, which was approved by the Riverside City Planning Commission at its meeting held October 5, 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 June 13th, 1973

James F. Martinek
Director of Public Work

By James F. Martinek

ENGINEER'S CERTIFICATE

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of four (4) sheets correctly represents a true and complete survey made under my supervision during October, 1972, that all monuments of the character and location shown hereon are in place or will be in place within one (1) year from the recording date of this map; and that said monuments are sufficient to enable the survey to be retraced.

Dated November 1, 1972

Ernest N. Webb
Reg. Civil Eng. No. 9876

By Ernest N. Webb

MR 77/48

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

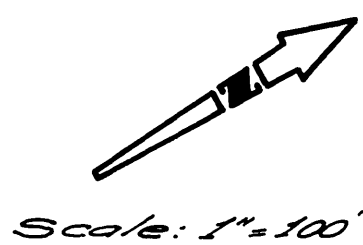
SHEET 2 OF 4 SHEETS

TRACT NO. 4809

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COUNTY, CALIFORNIA, IN SECTION 2, T.3 S., R.5 W., S.B.M.

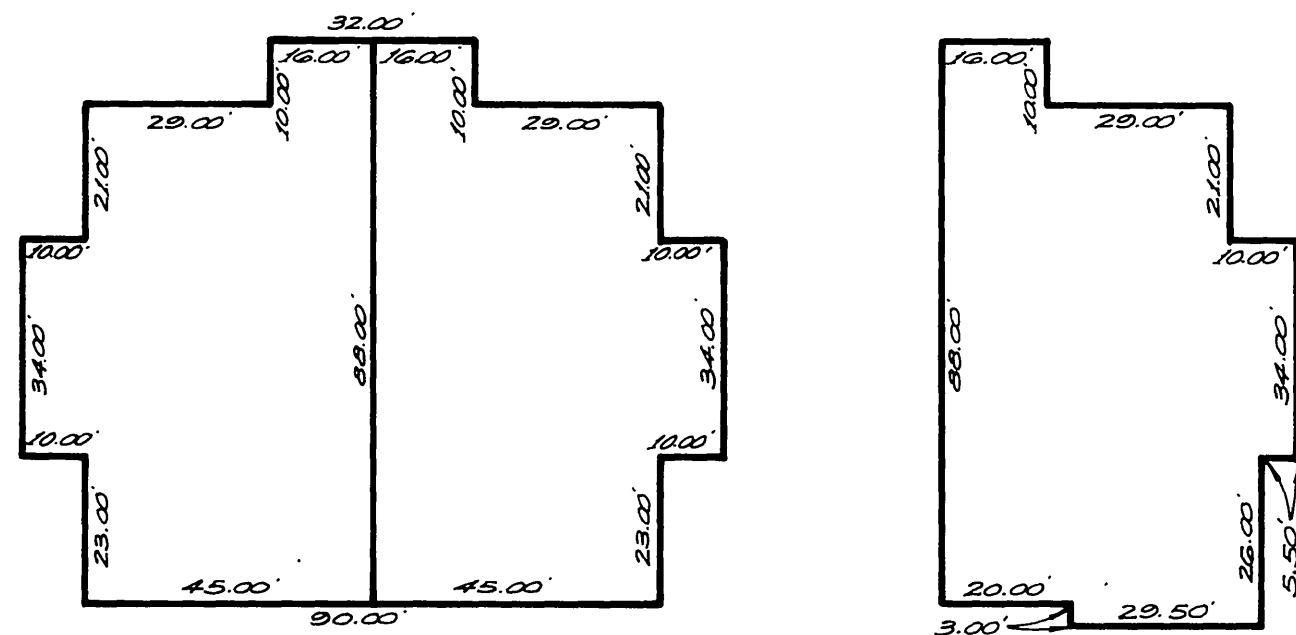
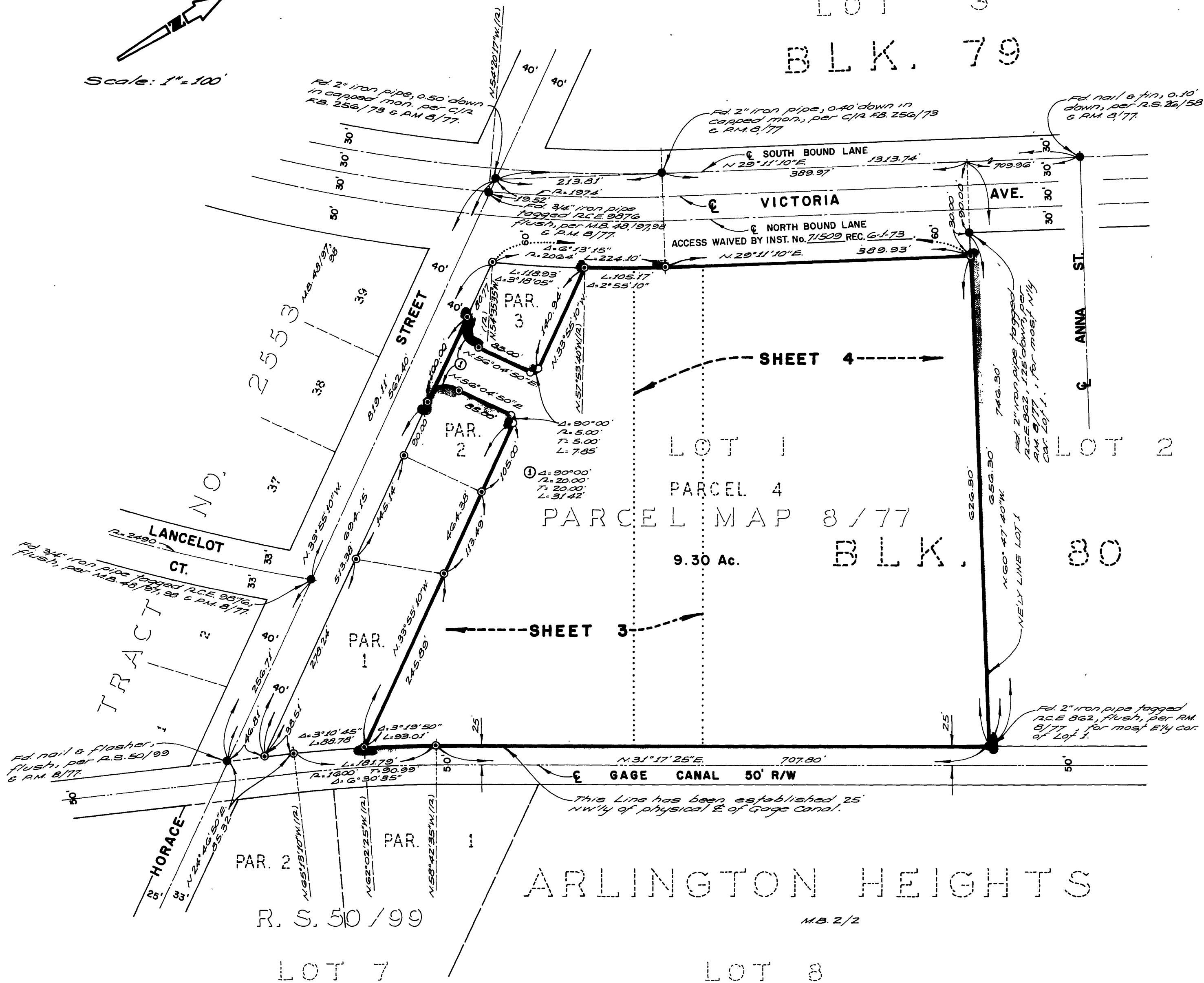
NOVEMBER, 1972

ALBERT A. WEBB ASSOCIATES, INC. - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA



Scale: 1" = 100'

LOT 3
BLK. 79



TYPICAL LOT LAYOUT

1-22 & 24-26

LOT LAYOUT

23 Only

NOTE: All lot corners are 90°00' angles

ENGINEER'S NOTES

1. Basis of bearings is the centerline of Horace St. taken as N.33°55'10"W. as shown by Tract No. 2553 on file in Book 45 of Maps of Riverside County, California.
2. Found monuments as noted of all points shown thus ●.
3. Found 1" iron pipe flagged R.C.E. 9876, flush, of all points shown thus ○, per R.M. 8/77.
4. In lieu of lot corners being set for Lots 1 through 26, inclusive, calculated ties from the perimeter of Lot 27 and/or right angle ties to the private street are sufficient to establish said corners as shown.

5. Set 1" iron pipe flagged R.C.E. 9876, flush, of all points shown thus ○.

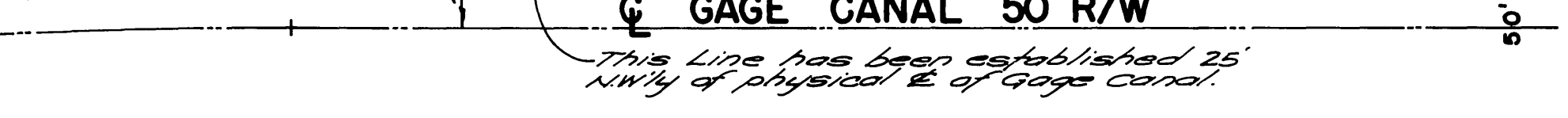
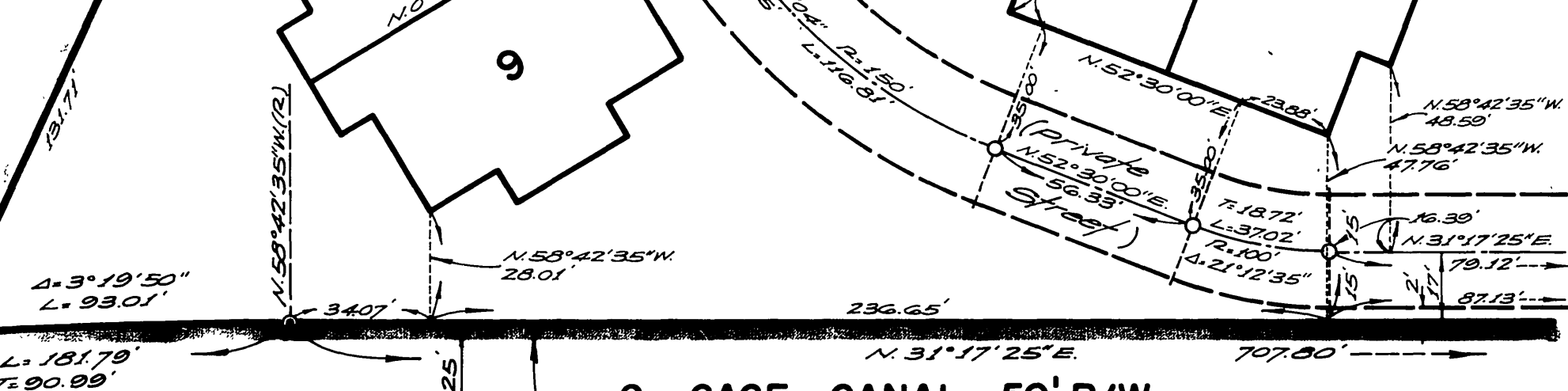
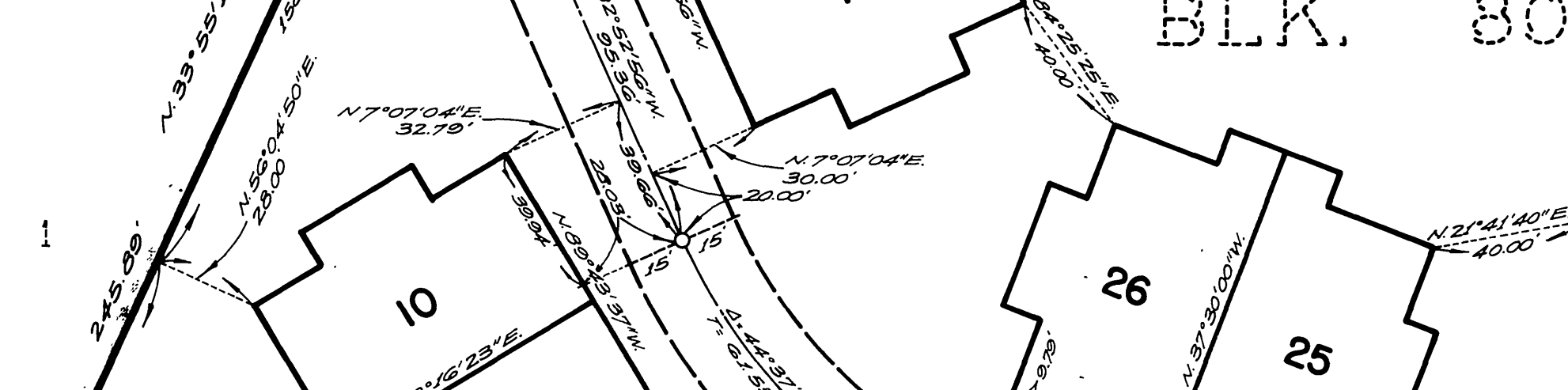
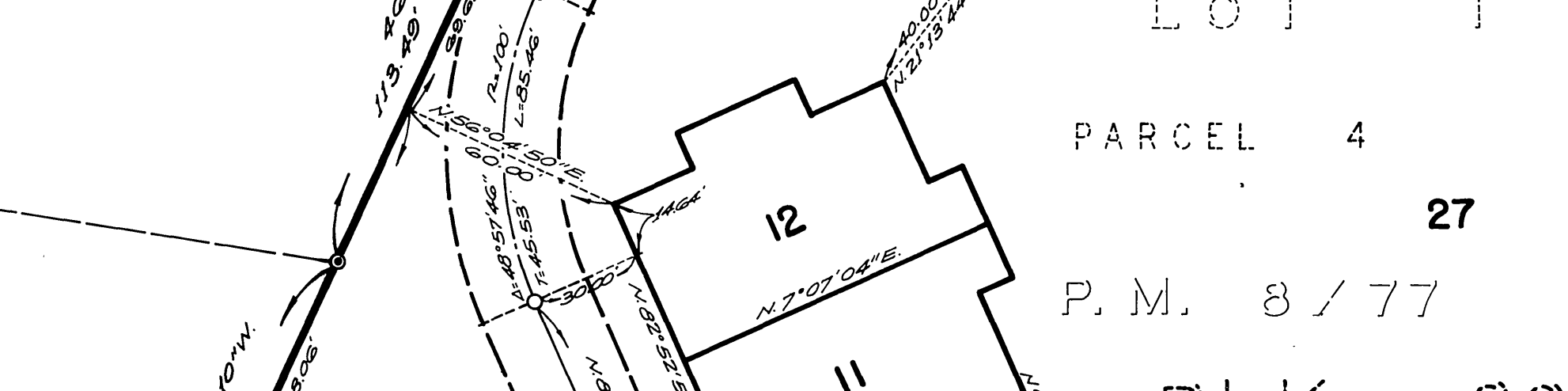
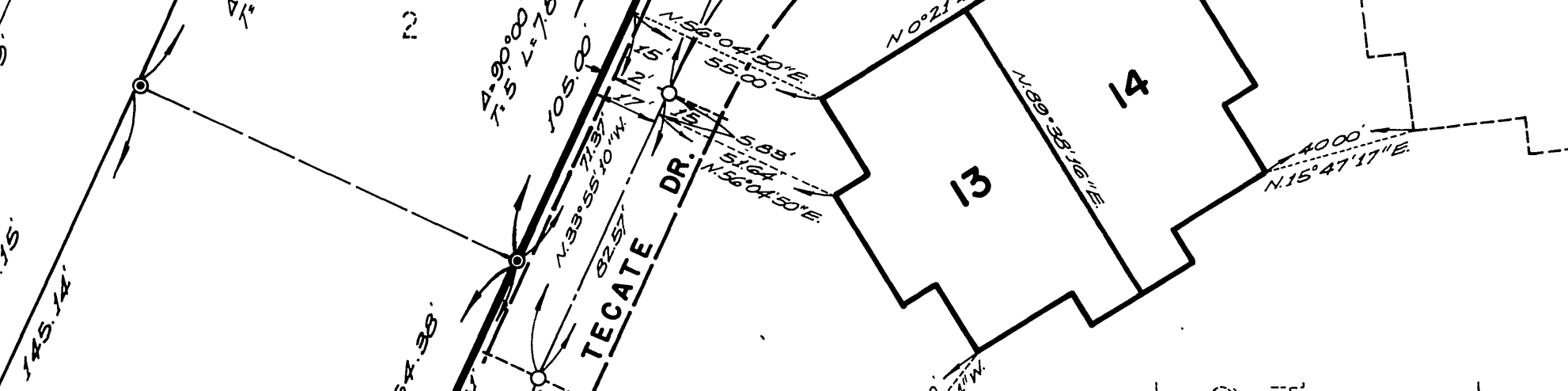
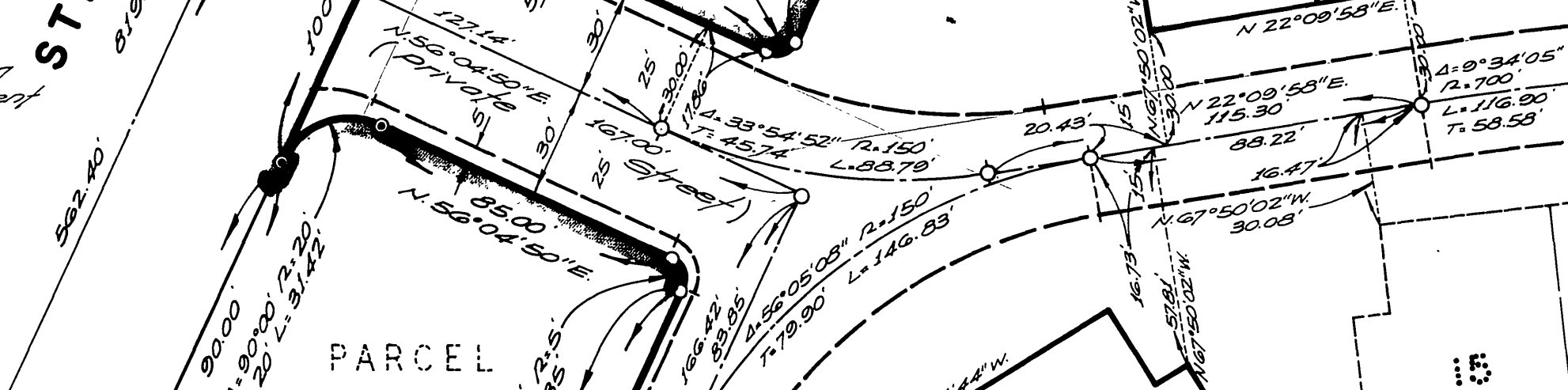
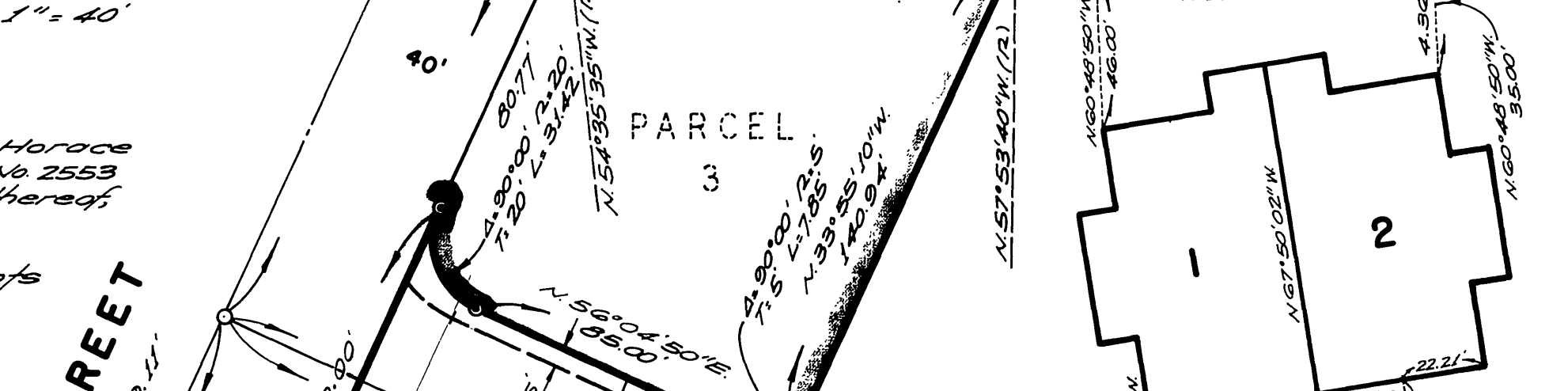
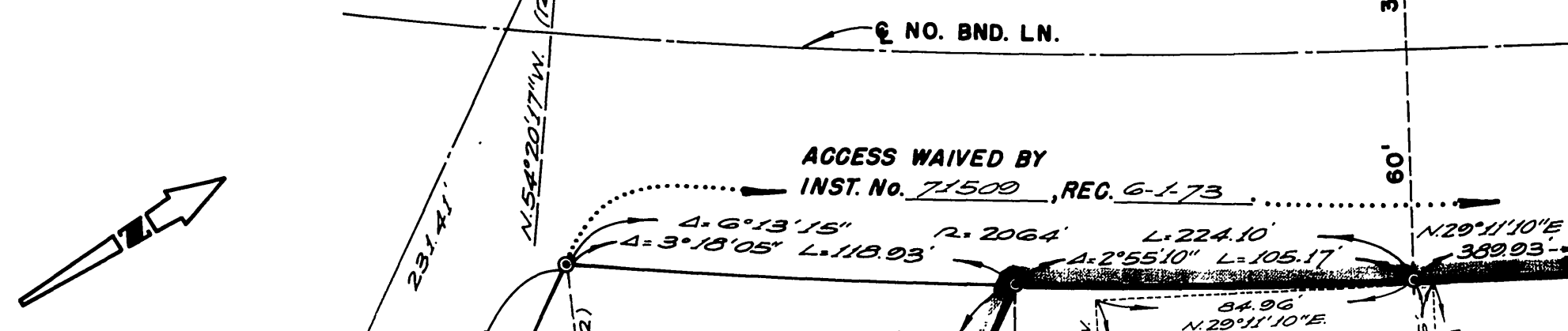
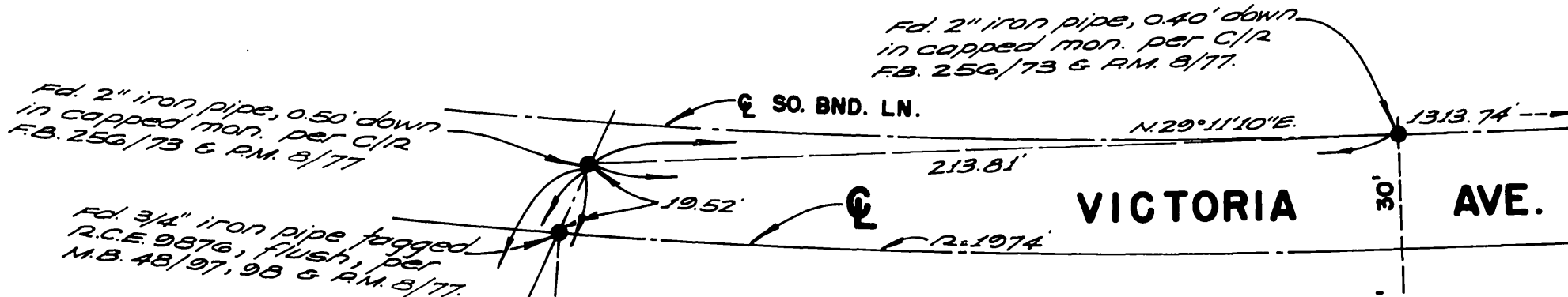
MP 77/49

TRACT NO. 4809

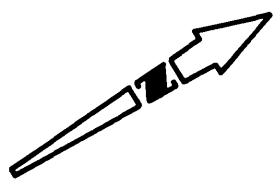
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NOVEMBER, 1972

ALBERT A. WEBB ASSOCIATES, INC. - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA



Scale: 1" = 40'



ENGINEER'S NOTES

1. Basis of bearings is the centerline of Horace St. taken as N.33°55'10"W as shown by Tract No. 2553 on file in Book 48 of Maps of pages 97 & 98 thereof, records of Riverside County, California.
2. Found monuments as noted of all points shown thus ●.
3. Found 1" iron pipe flagged R.C.E. 9876, flush, of all points shown thus ○, per R.M. 8/77.
4. In lieu of lot corners being set for Lots 1 through 26, inclusive, calculated ties from the perimeter of Lot 27 and/or right angle ties to the private street are sufficient to establish said corners as shown.
5. Set 1" iron pipe, flagged R.C.E. 9876, flush, of all points shown thus ○.

● Lancelot Ct., fd. 3/4" iron pipe flagged R.C.E. 9876, flush, per M.B. 48/97, 98 & R.M. 8/77.

Fd. nail & washer, flush, per R.M. 8/77.

☒ GAGE CANAL 50' R/W

This Line has been established 25' NW 1/4 of physical ☒ of Gage Canal.

MB 77/50

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

SHEET 4 OF 4 SHEETS

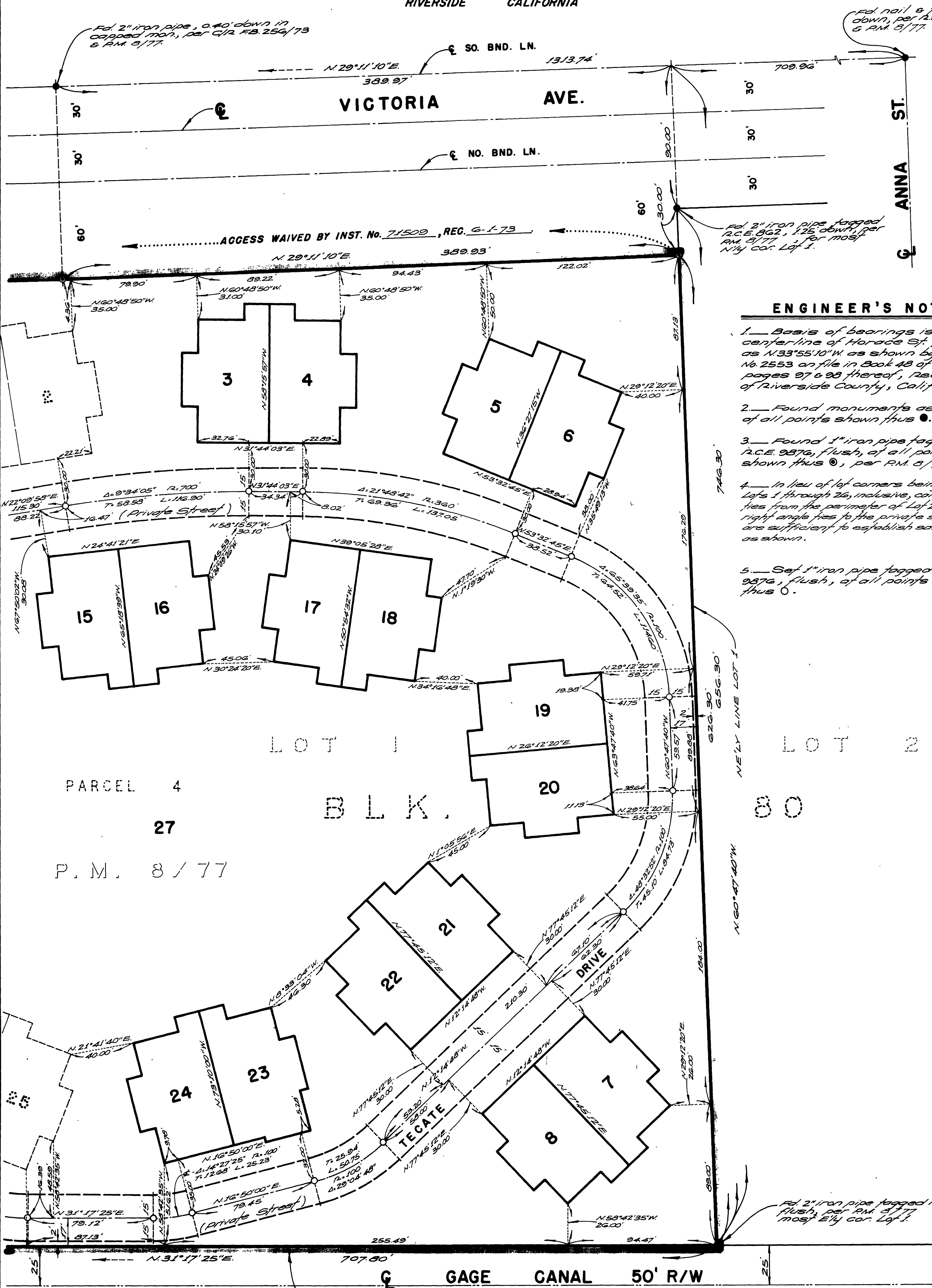
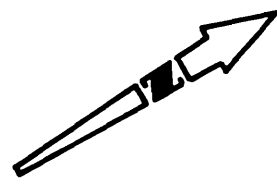
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Fd. 2" iron pipe, 0.40' down in capped mon., per C/R. RB. 256/73 5 P.M. 2/77.

Fd. 2" iron pipe tagged R.C.E. 962, 1.25' down, per R.S. 26/58 6 P.M. 5/77.

Fd. 2" iron pipe tagged R.C.E. 9576, flush, of all points shown thus O, per R.M. 8/77.

Set 1" iron pipe tagged R.C.E. 9576, flush, of all points shown thus O.

ENGINEER'S NOTES

1. Basis of bearings is the centerline of Horace St. taken as N33°55'10"W as shown by Tract No. 2553 on file in Book 48 of Maps of pages 27 & 28 thereof, Records of Riverside County, California.
2. Found monuments as noted of all points shown thus ●.
3. Found 1" iron pipe tagged R.C.E. 9576, flush, of all points shown thus O, per R.M. 8/77.
4. In lieu of lot corners being set for Lots 1 through 26, inclusive, calculated ties from the perimeter of Lot 27 and/or right angle ties to the private street are sufficient to establish said corners as shown.
5. Set 1" iron pipe tagged R.C.E. 9576, flush, of all points shown thus O.

PARCEL 4
27
P.M. 8/77

LOT 1
BLK.
LOT 2

This Line has been established 25' N.W. of physical E of gage canal.

MR 77/51