

**SIGNATURE OMISSION**

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 11587 (9) OF THE BUSINESS AND PROFESSIONS CODE, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE, THEIR INTERESTS CAN NOT RIPEN INTO FEE:  
THE CITY OF RIVERSIDE SUCCESSOR TO EASEMENTS AND RIGHTS OF WAY OF THE GAGE CANAL COMPANY FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, RENEWING AND OPERATING ALL NECESSARY DISTRIBUTING FLUMES, PIPES, WATERWAYS OR CONDUITS AND CONNECTIONS AND SUCH APPLIANCES AS MAY BE PROPER TO BE CONSTRUCTED, MAINTAINED OR USED IN CONNECTION THEREWITH AND ALSO SUCH RIGHTS AND RESERVATIONS AS ARE SPECIFIED UPON THE MAP OF ARLINGTON HEIGHTS, AS RECORDED IN BOOK 11 PAGES 20 AND 21 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

IN THE CITY OF RIVERSIDE  
**TRACT NO. 4763-1**  
BEING A SUBDIVISION OF LOT 1, BLOCK 37, OF ARLINGTON HEIGHTS PER MAP BOOK 11, PAGES 20 & 21, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

SEPTEMBER, 1972  
ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

**FILED**  
ON July 19, 1973  
AT 12:00 P.M.  
W.D. BALOGH  
COUNTY RECORDER  
BY Harold C. Beala  
DEPUTY  
FEE \$ 7.00  
No. 94892  
FILED BY Clerk of Board  
SUB. G'TEE. S.T.I.Co.

TR 4763-1  
MB 77/82

**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 "E", INCLUSIVE, FOR PEDESTRIAN WAYS, LOTS "F" AND "G", 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, AND FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES FACILITIES THE EASEMENTS DESIGNATED AS 6' P.U.E.  
GRIFFIN DEVELOPMENT COMPANY, A CALIFORNIA CORP.

Ronald Griffin Sr.  
VICE-PRESIDENT  
M.R. Sousa  
SECRETARY

**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. 4763 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD AUG. 17, 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 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.

JAMES F. MARTINEK  
DIRECTOR OF PUBLIC WORKS  
BY: J. Martinek

**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. 4763-1, AND THE STREETS, PEDESTRIAN WAYS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS, PEDESTRIAN WAYS, AND EASEMENTS EXCEPT LOT "E" WHICH IS ACCEPTED AS A "BARRIER STRIP" TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "B"; 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 FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 10<sup>th</sup> DAY OF July, 1973.

V. J. STROHECKER  
CITY CLERK OF THE CITY OF RIVERSIDE  
BY: Vigmar 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 \$ 2,875.00.

DATED JUNE 27, 1972  
DONNA BOUER BABCOCK  
COUNTY TAX COLLECTOR  
BY: Harold M. Larson DEPUTY

**ACKNOWLEDGEMENT**

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1973, BEFORE ME  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME, TO BE ONE OF THE PARTNERS OF THE GENERAL PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.  
WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

**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.

EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES  
BY: Everett C. Ross

**TAX BOND**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 2,875.00 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 JULY 17, 1972  
DONALD D. SULLIVAN  
COUNTY CLERK AND EX-OFFICIO  
CLERK OF THE BOARD OF SUPERVISORS  
BY: Agnes Hughes DEPUTY

STATE OF CALIFORNIA } S.S.  
COUNTY OF LOS ANGELES }  
ON THIS 2ND DAY OF July, 1973, BEFORE ME

A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED PAUL E. GRIFFIN, SR. AND M.R. SOUSA KNOWN TO ME TO BE THE VICE PRESIDENT, AND SECRETARY RESPECTIVELY, OF 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 SUCH CORPORATION EXECUTED THE SAME, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITH INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.  
WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES 2/2/73  
Mary Rosen  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

**SOIL REPORT**

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 3<sup>RD</sup> DAY OF APRIL, 1972 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 SEPTEMBER, 1972; 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.

ERNEST N. WEBB  
REG. CIVIL ENG. NO. 9876  
BY: Ernest N. Webb

**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 June 29, 1973.  
H.E. BREWER  
CITY TREASURER  
BY: H.E. Brewer

TR 4763-1  
MB 77/82

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IN THE CITY OF RIVERSIDE  
**TRACT NO. 4763-1**  
 BEING A SUBDIVISION OF LOT 1, BLOCK 37 OF  
 ARLINGTON HEIGHTS PER MAP BOOK 11 PAGES  
 20 & 21, RECORDS OF SAN BERNARDINO  
 COUNTY, CALIFORNIA.

SEPTEMBER, 1972  
 ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
 RIVERSIDE CALIFORNIA

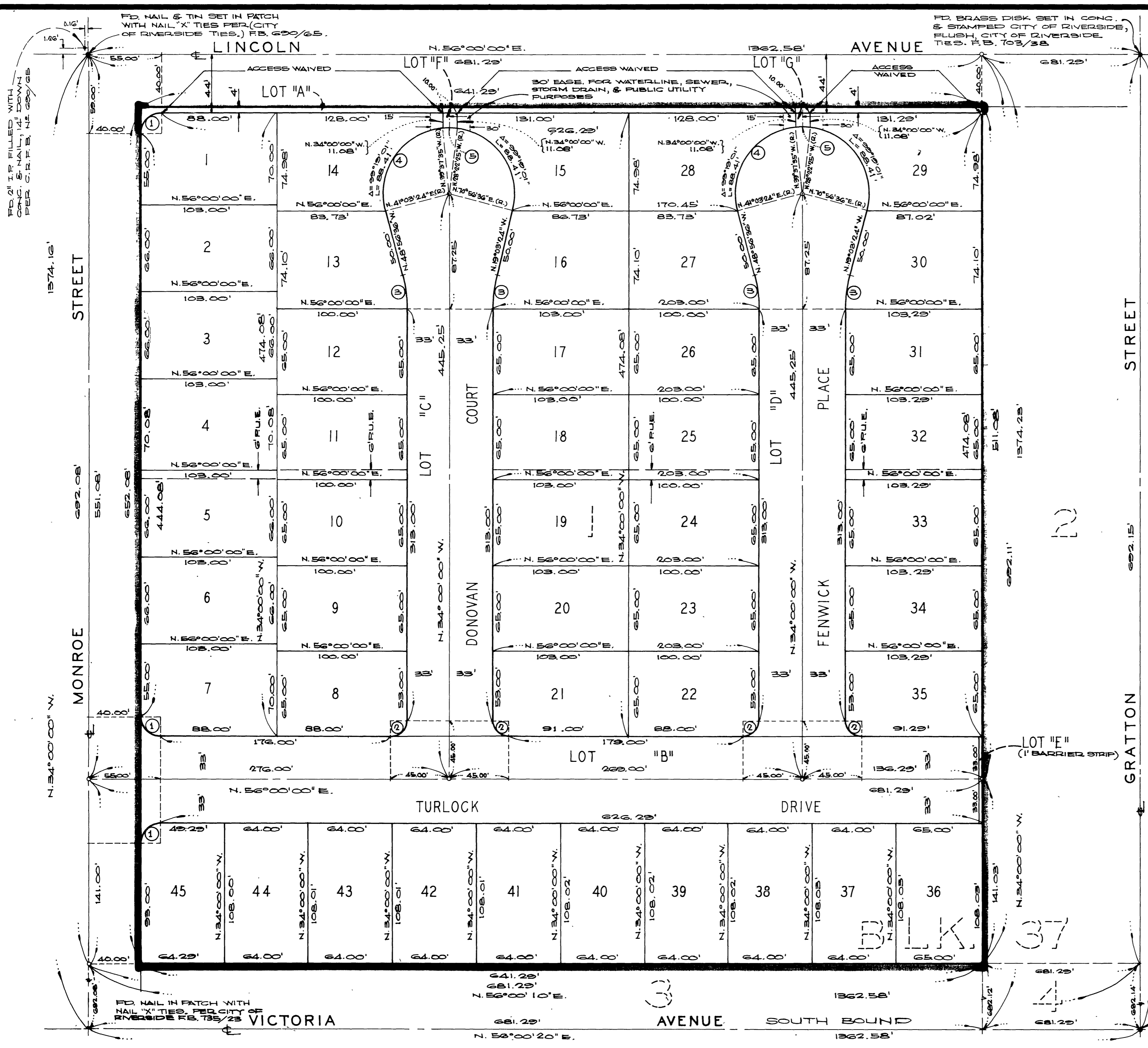
SCALE: 1"=50'

**ENGINEER'S NOTES**

1. BASIS OF BEARINGS IS THE CENTERLINE OF MONROE STREET TAKEN AS N. 34°00'00" 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 AT ALL POINTS SHOWN THUS • .
3. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS • .
4. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES.
5. SET "SURE FIRE" STUDS TAGGED R.C.E. 9876 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.

CURVE DATA				
NO.	A	R	T	L
1	90°00'00"	15.00'	15.00'	23.56'
2	90°00'00"	12.00'	12.00'	18.85'
3	14°56'36"	100.00'	13.12'	26.08'
4	209°53'12"	51.00'	-	186.83'
5	11°15'10"	51.00'	5.02'	10.01'

FD. SPIKE & BRASS TAG STAMPED RIVERSIDE ENG. FLUSH, PER CITY OF RIVERSIDE F.B. 878/29 & F.B. 936/43.



M.B. 77/83

MB 77/83

TR 4763-1