

TRACT 4859-1

FILED
ON July 19, 1973
AT 2:55 P.M.

SIGNATURE OMISSIONS:

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 1587(A) OF THE BUSINESS AND PROFESSIONS CODE, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTERESTS CAN NOT RIPEN INTO FEE:
CITY OF RIVERSIDE, SUCCESSOR TO RIGHT OF WAY RESERVED TO EAST, RIVERSIDE LAND COMPANY FOR ALL DITCHES, PIPELINES AND OTHER APPLIANCES FOR THE DISTRIBUTION OF WATER FOR DOMESTIC AND IRRIGATING PURPOSES, THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY RECORDS.

BEING A SUBDIVISION OF LOTS 1 & 3 OF BLOCK 63, ARLINGTON HEIGHTS PER M.B. 11/20, 21 RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA
IN SECTION 10, T.3 S., R.5 W.
HAWKINS, ROBERTSON & ASSOC.
RIVERSIDE, CALIFORNIA.

W.D. BALOGH
COUNTY RECORDER
BY Donna B. Bueck
DEPUTY
FEE \$ 11.00
NO. 94995
FILED BY City Clerk
SUB G'TEE S.T.I.Co.

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 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 LOT A, AND FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES, WATER FACILITIES AND ELECTRICAL FACILITIES, AN EASEMENT OVER LOT 33 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 33 AS SHOWN ON THE ANNEXED MAP ON, OVER AND ACROSS VICTORIA AVENUE AND SOUTHEASTERLY ALONG WASHINGTON ST. 532' MORE OR LESS TO THE END OF THE 6' WALL ADJOINING SAID LOT 33.

Grace G. Shamblin
GRACE G. SHAMBLIN
William B. Shamblin
WILLIAM B. SHAMBLIN

SECURITY TITLE INSURANCE COMPANY,
A CALIFORNIA CORPORATION, AS TRUSTEE
Dallas A. Cox
ASST. VICE PRESIDENT
Perry G. Mendel
ASST. SECY.

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 4859, 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 THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES, IF ANY, 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 28, 1973
JAMES F. MARTINEK
DIRECTOR OF PUBLIC WORKS
BY: William D. Gardner, P.E.

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF FOUR (4) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 4859-1 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, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERETO.

CERTIFY THAT THE FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 30 DAY OF July, 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 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 \$ 2,125.00.
DONNA BUECK BAREBACK
COUNTY TAX COLLECTOR
DATED JUNE 27, 1973 BY Harold Martensen DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 2,125.00 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.
DONALD D. SULLIVAN
COUNTY CLERK AND EX-OFFICIO
CLERK OF THE BOARD OF SUPERVISORS
DATED JULY 10, 1973 BY Agnes Hughes DEPUTY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR 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 AUGUST 7, 1972, THAT ALL MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS MAP, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED 2-15-73
Curtis E. Hawkins
LICENSED LAND SURVEYOR No. 3163
CURTIS E. HAWKINS



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 UTILITIES 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 June 28, 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 June 28, 1973
H.E. BREWER
CITY TREASURER
BY: H.E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 12 DAY OF DECEMBER 1972 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA. SECTION 17953 BY: ACCU-TEST SOIL ENGINEERING CONSULTANTS.

ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } ss.
ON THIS 26 DAY OF JUNE 1973 BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, RESIDING THEREIN AND DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Grace G. Shamblin & William B. Shamblin, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST WRITTEN.
MY COMMISSION EXPIRES August 17, 1976 BY Jeanne Baxter
NOTARY PUBLIC IN AND FOR SAID COUNTY & STATE

ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } ss.
ON THIS 26 DAY OF JUNE 1973, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Dallas A. Cox, Perry G. Mendel, KNOWN TO ME TO BE Asst. Vice Pres. Asst. Secy. 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 WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR RESOLUTION OF ITS BOARD OF DIRECTORS.
IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL.
MY COMMISSIONS EXPIRES August 17, 1976
Jeanne Baxter
NOTARY PUBLIC IN AND FOR SAID COUNTY & STATE

TR. 4859-1 M.B. 77/84

M.B. 77/84
TR. 4859-1
M.B. 77/84

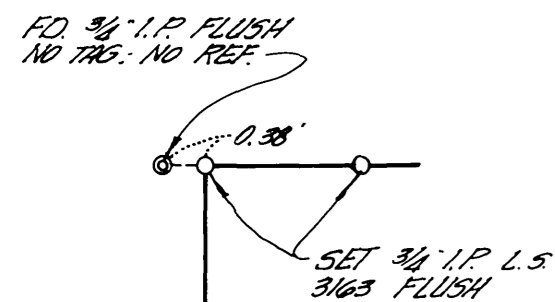
MB 77/84

TRACT 4859-1

BEING A SUBDIVISION OF LOTS 1 & 3 OF BLK. 63, ARLINGTON HEIGHTS PER M.B. 11/20-21 RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA IN SECTION 10, T.3.S., R.5.W.

JANUARY, 1973 SCALE 1"=100'

HAWKINS, ROBERTSON & ASSOCIATES
RIVERSIDE, CALIFORNIA

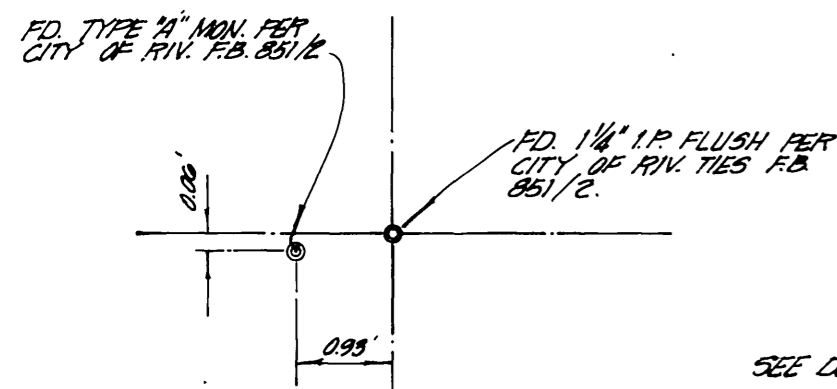
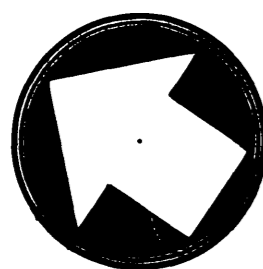


DETAIL "B"
NO SCALE

ENGINEER'S NOTES

1. BEARINGS ARE BASED ON THE CENTERLINE OF WASHINGTON ST. BEING N. 34° 00' 00" W. AS SHOWN ON MAP OF WASHINGTON SQUARE, DN. "B", M.B. 4/71, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENTS AS NOTED.
3. ○ INDICATES SET 3/4" I.P., L.S. 3/163, FLUSH, UNLESS OTHERWISE NOTED.
4. THIS TRACT CONTAINS 33 NUMBERED LOTS
5. IN LIEU OF LOT CORNERS BEING SET FOR LOTS 1 THRU 32 INCLUSIVE, CALCULATED TIES FROM THE PERIMETERS OF LOTS 33, SUFFICIENT TO ESTABLISH SAID CORNERS, ARE SHOWN.

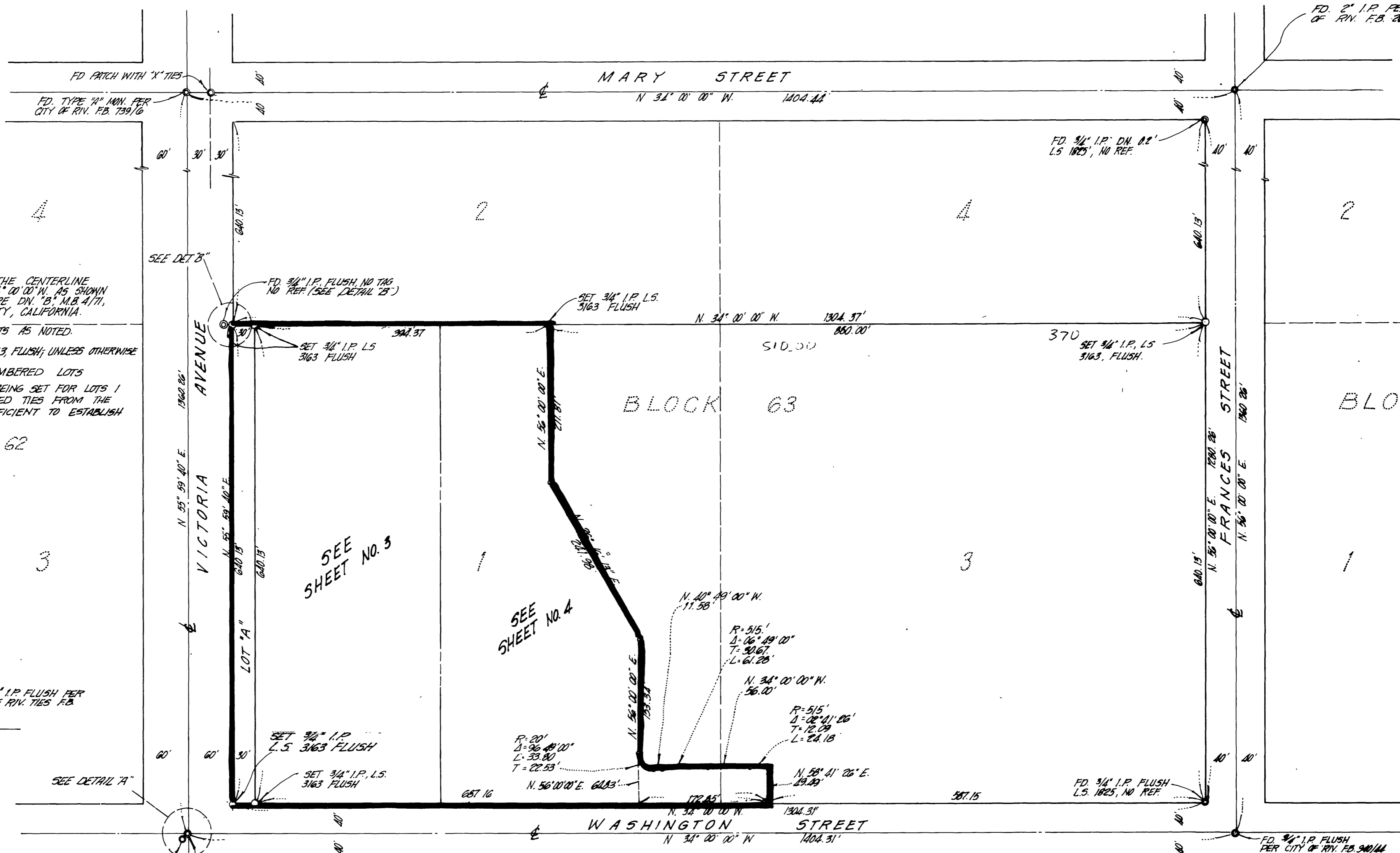
BLOCK 62



DETAIL "A"
NO SCALE

FD. TYPE "A" MON. PER CITY OF RIV. F.B. 851/2. (SEE DETAIL "A")
FD. 1/4" I.P. FLUSH PER CITY OF RIV. F.B. 851/2 (SEE DETAIL "A").

DIVISION "A"



WASHINGTON SQ. - DIVISION "B"
M.B. 4/71

TR. 4859-1 M.B. 77/85

M.B. 77/85

MB77/85

TR. 4859-1 M.B. 77/85

ENGINEERS' NOTES:

1. BEARINGS ARE BASED ON THE CENTERLINE OF WASHINGTON ST. BEING N. 34° 00' 00" W. AS SHOWN ON MAP OF WASHINGTON SQUARE DIV. 'B' M.B. 4/71, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
2. © INDICATES FOUND MONUMENTS AS NOTED.
3. ○ INDICATES SET 3/4" I.P. L.S. 3163, FLUSH; UNLESS OTHERWISE NOTED
4. THIS TRACT CONTAINS 33 NUMBERED LOTS
5. IN LIEU OF LOT CORNERS BEING SET FOR LOTS 1 THRU 32, INCLUSIVE, CALCULATED TIES FROM THE PERIMETERS OF LOT 33, SUFFICIENT TO ESTABLISH SAID CORNERS, ARE SHOWN

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

SHEET NO. 3 OF 4 SHEETS

TRACT 4859-1

BEING A SUBDIVISION OF LOTS 1 & 3 OF BLK. 63,
ARLINGTON HEIGHTS PER M. B. 11/20-21 RECORDS OF
SAN BERNARDINO COUNTY, CALIFORNIA,
IN SECTION 10, T. 3 S., R. 3 W.,
HAWKINS, ROBERTSON & ASSOC. JANUARY 1973
RIVERSIDE, CALIFORNIA

SCALE 1" = 30'

VICTORIA AVENUE

N. 55° 59' 40" E.

FD 1/2" I.P. FLUSH PER
CITY OF RIVERSIDE TIES
F.B. 851/2

FD TYPE "A" MON PER
CITY OF RIVERSIDE F.B.
851/2

FD 3/4" I.P. FLUSH
NO REF. -38 NW'LY

N. 55° 59' 40" E. 640.13'

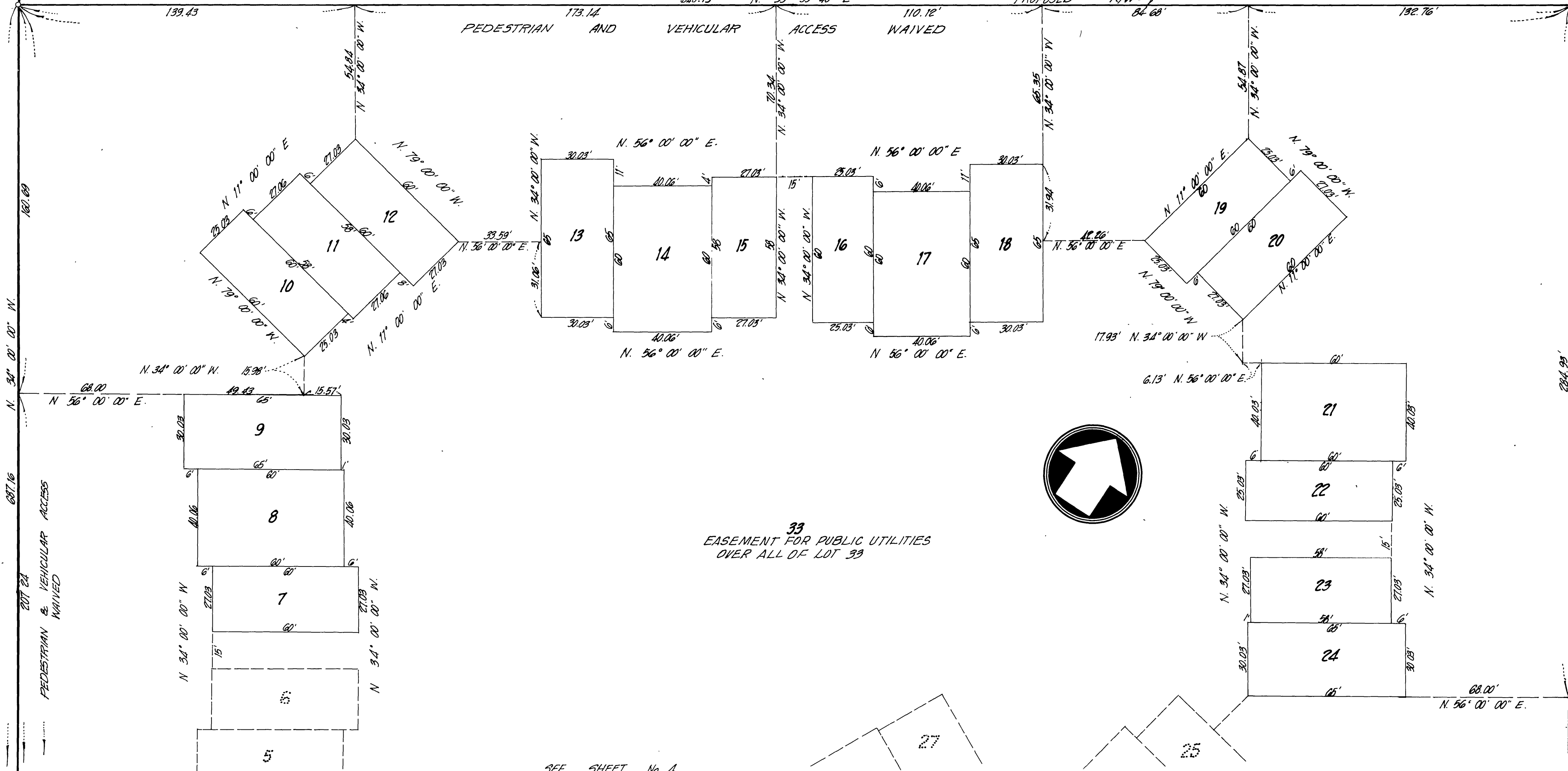
LOT 'A'

PEDESTRIAN AND VEHICULAR ACCESS WAIVED

PROPOSED R/W 84' 00"

WASHINGTON STREET

N. 34° 00' 00" W.



33
EASEMENT FOR PUBLIC UTILITIES
OVER ALL OF LOT 33

SEE SHEET No. 4

TR. 4859-1 M.B. 77/86

M.B. 77/86

MB 77/86

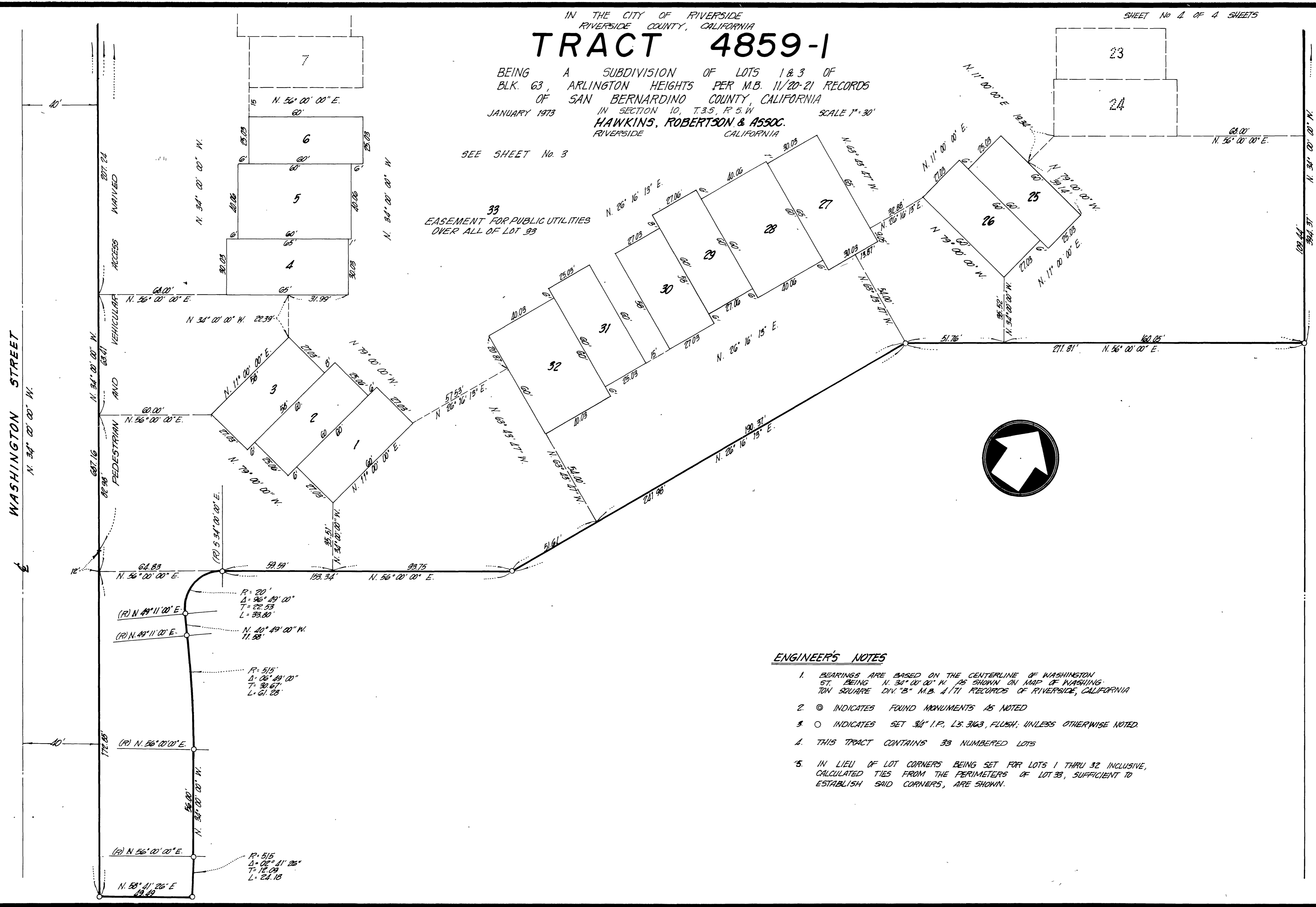
77/ 86
M.B. 77/86
TR-4859-1

TRACT 4859-1

IN THE CITY OF RIVERSIDE
 RIVERSIDE COUNTY, CALIFORNIA
 BEING A SUBDIVISION OF LOTS 1 & 3 OF
 BLK. 63, ARLINGTON HEIGHTS PER M.B. 11/20-21 RECORDS
 OF SAN BERNARDINO COUNTY, CALIFORNIA
 IN SECTION 10, T.3.S., R.5.W. SCALE 1" = 30'
 JANUARY 1973
HAWKINS, ROBERTSON & ASSOC.
 RIVERSIDE CALIFORNIA

SEE SHEET No. 3

33
 EASEMENT FOR PUBLIC UTILITIES
 OVER ALL OF LOT 33



ENGINEER'S NOTES

1. BEARINGS ARE BASED ON THE CENTERLINE OF WASHINGTON ST. BEING N. 34° 00' 00" W. AS SHOWN ON MAP OF WASHINGTON SQUARE DIV. "B" M.B. 4171 RECORDS OF RIVERSIDE, CALIFORNIA
2. ⊙ INDICATES FOUND MONUMENTS AS NOTED
3. ○ INDICATES SET 3/4" I.P., L.S. 3163, FLUSH, UNLESS OTHERWISE NOTED.
4. THIS TRACT CONTAINS 33 NUMBERED LOTS
5. IN LIEU OF LOT CORNERS BEING SET FOR LOTS 1 THRU 32 INCLUSIVE, CALCULATED TIES FROM THE PERIMETERS OF LOT 33, SUFFICIENT TO ESTABLISH SAID CORNERS, ARE SHOWN.