

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

SHEET 1 OF 5 SHEETS

# TRACT NO. 5311-1

BEING A SUBDIVISION OF A PORTION OF BLOCK 82 OF ARLINGTON HEIGHTS, AND A PORTION OF LINCOLN AVENUE (VACATED) AS SHOWN BY MAP RECORDED IN BOOK 11 OF MAPS AT PAGES 20 & 21 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

**FILED**  
On Dec. 6, 1973

At 11:00 A.M.  
W.D. Balogh  
County Recorder  
By Edward C. Beale  
Deputy  
Fee \$13.09  
No. 157884  
Filed by City Clerk  
Sub. G'fec. T.I. Co.

**ALBERT A. WEBB ASSOCIATES — CIVIL ENGINEERS**  
**RIVERSIDE CALIFORNIA**  
JULY, 1973

### 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 we hereby offer for dedication for street purposes, Lots "A" and "B", inclusive, and we hereby further offer for dedication, for construction and maintenance of public utility facilities, waterline facilities, storm drain facilities, and sanitary sewer facilities, easements in, under, upon, over, and along Lot 44, reserving, however, to the undersigned owners, our successors and assigns in interest, the right to construct improvements on Lot 44, including private streets and recreational facilities and areas; provided however that such easements shall not interfere with the use and enjoyment of Lot 44, and the improvements thereon, by homeowners in said subdivision; and provided further, however, that no such improvements shall be constructed upon said Lot 44, 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; and we hereby further offer for dedication for construction and maintenance of public utility facilities those public utility easements designated as 5' R.U.E., and further we the undersigned owners, our successors and assigns in interest hereby release and relinquish to the City of Riverside all vehicular and pedestrian access rights appurtenant to Lots 4 through 6 and 18 through 23, and all vehicular access rights appurtenant to Lot 44, as shown on the annexed map on, over, and across Arlington Avenue, Lincoln Avenue, and Dana Street adjoining said lots, except two (2) street corners as shown on said map.

**CHEVRON CONSTRUCTION CO., a General Partnership.**  
By **CHEVRON CONSTRUCTION CO., INC., a California Corporation, a General Partner.**

By R. E. Glikberg, President  
Amy T. Glikberg, Secretary

**CRISMAR DEVELOPMENT CORPORATION, a California Corporation, a General Partner.**

By Mario Mori, President  
Clarissa Mori, Secretary

**CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, a Utah Corporation, Sole.**

By Laughlin J. Featherstone, Authorized Agent

**ALEXANDER P. FLEMING; ERROL K. FLEMING; GWENDOLYN I. FLEMING**

By Alexander P. Fleming  
Errol K. Fleming  
Gwendolyn I. Fleming

### 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. 5311, which was approved by the Riverside City Planning Commission at its meeting held June 7, 1973, 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 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 November 29, 1973  
James F. Martinek, RCE 8134  
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 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.

Dated November 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 Nov. 28, 1973  
H.E. Brewer, City Treasurer  
By H.E. Brewer

### SOIL REPORT

A preliminary soil report was prepared on the 22nd day of June, 1973, as required by the Health and Safety Code of California, Section 17953: by Gallaher and Covey.

### CITY CLERK'S CERTIFICATE

RESOLVED: that this map consisting of five (5) sheets be, and the same is hereby accepted as the final map of Tract No. 5311-1, and the streets and easements are hereby accepted as public streets and 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 4 day of Dec., 1973.

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

Dated NOVEMBER 20, 1973  
Danna Bauer Babcock  
County Tax Collector  
By Harold M. Larsen  
Deputy

### TAX BOND

I hereby certify that a bond in the sum of \$ \_\_\_\_\_ 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 \_\_\_\_\_, 1973  
Donald D. Sullivan  
County Clerk and ex-officio Clerk of the Board of Supervisors.  
By \_\_\_\_\_  
Deputy

### ENGINEER'S CERTIFICATE

I hereby certify that I am a Registered Civil Engineer of the State of California, and that this map consisting of five (5) sheets correctly represents a true and complete survey made under my supervision during June, 1973, 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 October 23, 1973  
Ernest N. Webb, RCE 9076  
By Ernest N. Webb

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 5311-1

BEING A SUBDIVISION OF A PORTION OF BLOCK 82 OF ARLINGTON HEIGHTS, AND A PORTION OF LINCOLN AVENUE (VACATED) AS SHOWN BY MAP RECORDED IN BOOK 11 OF MAPS AT PAGES 20 & 21 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

**ALBERT A. WEBB ASSOCIATES — CIVIL ENGINEERS**  
**RIVERSIDE CALIFORNIA**  
JULY, 1973

### USE OF COMMON AREAS

Chevron Construction Company in recording this plat of the subdivision shown on the annexed map does hereby designate common Lot 44, 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 provided in the to be recorded declaration of covenants, conditions, and restrictions applicable to said subdivision.

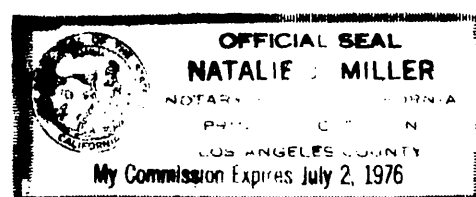
### ACKNOWLEDGEMENT

State of Utah }  
County of Salt Lake } s.s.

On this 1st day of November, 1973, personally appeared before me Laughlin J. Featherston, personally known to me to be the Authorized Agent of the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints, who acknowledged to me that he signed the foregoing instrument as Authorized Agent for the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints, and that the seal impressed on the within instrument is the seal of said corporation, and the said Laughlin J. Featherston acknowledged to me that the said corporation executed the same.

My commission expires March 25, 1976 Helen C. Young  
Notary Public in and for the State of Utah.

### ACKNOWLEDGEMENT



State of California }  
County of Los Angeles } s.s.

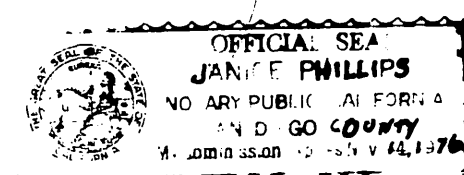
On this 4th day of November, 1973, before me, the undersigned, a Notary Public in and for said State, personally appeared R.E. GILBARA and AMY T. GILBARA, known to me to be the President and Secretary respectively of Chevron Construction Co., Inc., the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the partners of Chevron Construction Company, the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

My commission expires July 2, 1976 Natalie J. Miller  
Notary Public in and for said County and State.

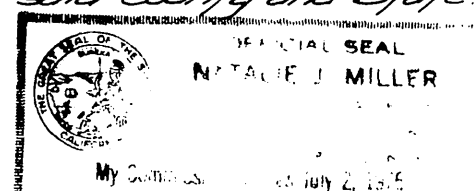
State of California }  
County of San Diego } s.s.

On this 5th day of November, 1973, before me, the undersigned, a Notary Public in and for said State, personally appeared Alexander P. Fleming, Errol E. Fleming, and Ewendolyn I. Fleming, 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 Nov. 14, 1976 Janice Phillips  
Notary Public in and for said County and State.



State of California }  
County of Los Angeles } s.s.



On this 11th day of November, 1973, before me, the undersigned, a Notary Public in and for said State, personally appeared MARLENE L. and CARISSA MURPHY, known to me to be the President and Secretary respectively of Crismer Development Corporation, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the partners of Chevron Construction Company, the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

WITNESS my hand and official seal.  
My commission expires July 2, 1976 Natalie J. Miller  
Notary Public in and for said County and State.

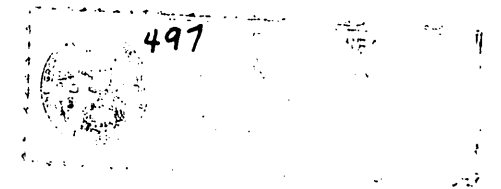
Title Insurance and Trust, a Corporation, Trustee under Deed of Trust recorded October 18, 1973 as Instrument No. 136181 Official Records.

By: Robert C. Wright  
Assistant Secretary

State of California }  
County of Riverside } s.s.

On NOVEMBER 20, 1973, before me, the undersigned, a Notary Public in and for said State, personally appeared ROBERT C. WRIGHT, known to me to be the Assistant Secretary of the corporation that executed the within Instrument, known to me to be the person 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 a resolution of its board of directors.

WITNESS my hand and official seal.  
Signature D. Carl Roberts  
Name (Typed or Printed)



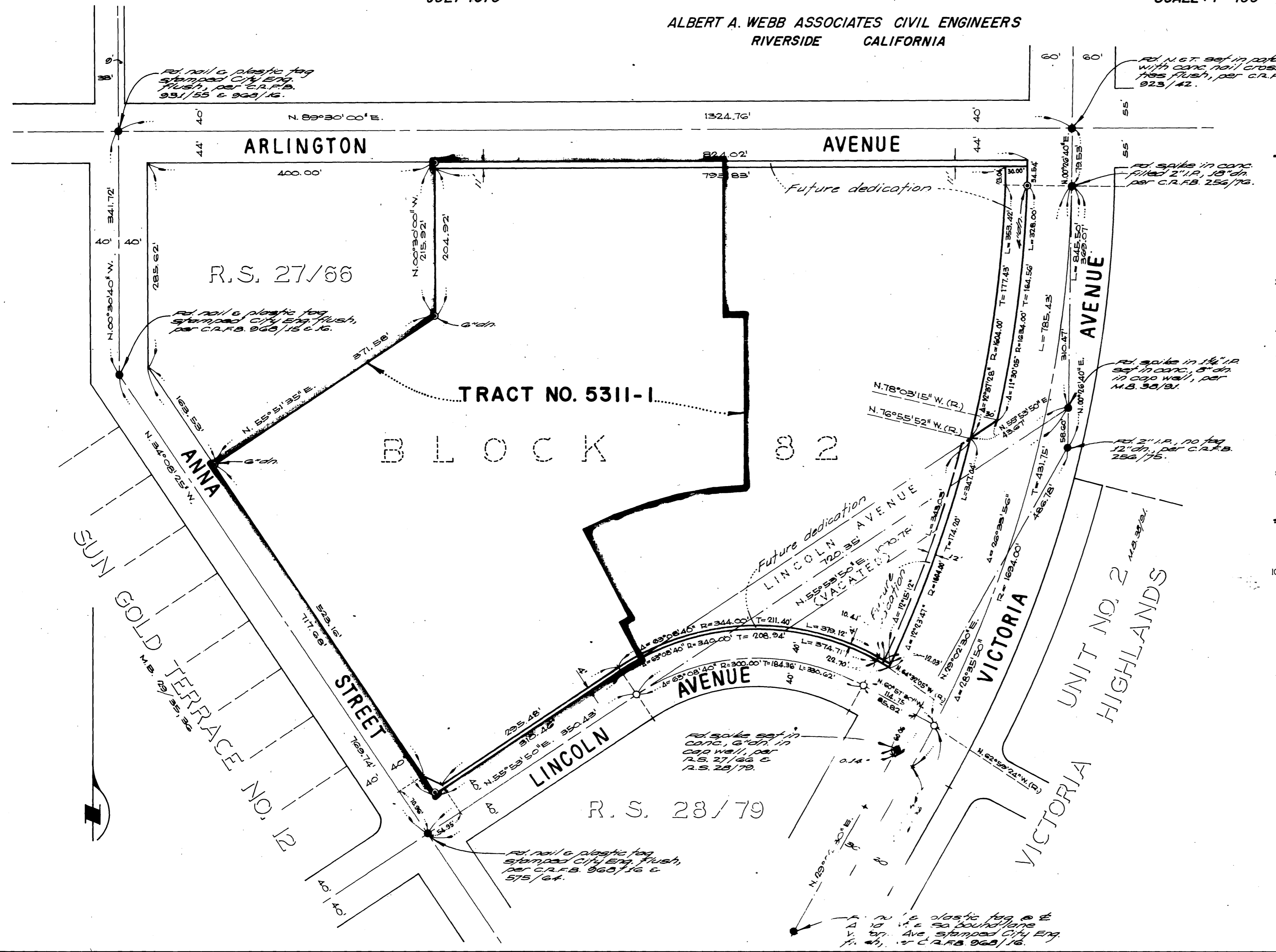
# TRACT NO. 5311-1

BEING A SUBDIVISION OF A PORTION OF BLOCK 82 OF ARLINGTON HEIGHTS AND A PORTION OF LINCOLN AVENUE (VACATED) AS SHOWN BY MAP RECORDED IN BOOK 11 OF MAPS AT PAGES 20 & 21 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

JULY 1973

SCALE: 1"=100'

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA



### ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF ARLINGTON AVENUE TAKEN AS N. 89°30'00" E. AS SHOWN BY BOOK 27, OF RECORD OF SURVEYS, PAGE 66, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ○ .
3. SET 1" IRON PIPE TAGGED R.C.E. 987G FLUSH, AT ALL POINTS SHOWN THUS ○ , UNLESS OTHERWISE NOTED.
4. THIS TRACT CONTAINS 8.62 ACRES.
5. LOT 44 IS A COMMON LOT.
6. AREAS ALONG LINCOLN AVE., ARLINGTON AVE & ANNA STREET SHOWN THUS LLLLLL INDICATES - VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED.
7. SET 1" IRON PIPE TAGGED R.C.E. 987G FLUSH, AT ALL REAR LOT CORNERS.
8. SET "SURE FIRE" STUDS TAGGED R.C.E. 987G 1" IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
9. FOUND 3/4" I.P. TAGGED R.C.E. 987G, 12" DOWN AT ALL POINTS SHOWN THUS ⊙ PER R.S. 27/66 UNLESS OTHERWISE NOTED.
10. \* C.C.-31 CERTIFICATE OF CORRECTION

TR. 5311-1  
MR 79/80

TR. 5311-1  
M.B. 79/80

# MB 79/80

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

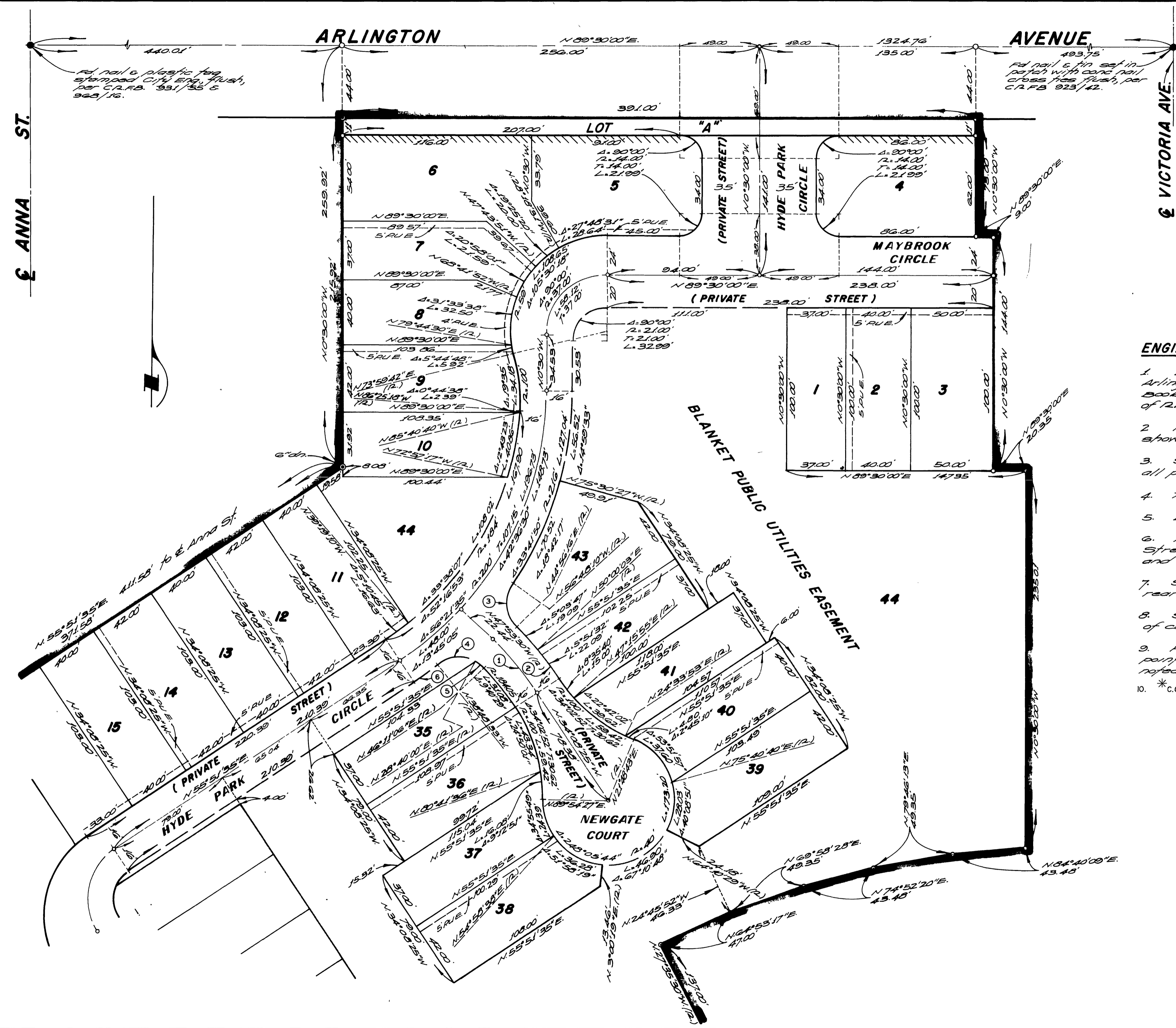
# TRACT NO. 5311-1

BEING A SUBDIVISION OF A PORTION OF BLOCK 82 OF ARLINGTON HEIGHTS AND A PORTION OF LINCOLN AVE. (VACATED) AS SHOWN BY MAP RECORDED IN BOOK 11 OF MAPS, AT PAGES 20 & 21 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

JULY 1973

SCALE: 1" = 40'



### ENGINEER'S NOTES

1. Basis of bearings is the centerline of Arlington Ave. taken as N. 89° 30' 00" E. as shown by Book 27, of Record of Surveys, page 66, Records of Riverside County, California.
2. Found monuments as noted at all points shown thus ●.
3. Set 1" iron pipe flagged R.C.E. 9876 flush, of all points shown thus ○, unless otherwise noted.
4. This tract contains 862 acres.
5. Lot 44 is a common lot.
6. Areas along Lincoln Ave, Arlington Ave & Anna Street shown thus LLLLLL, indicates Vehicular and Pedestrian Access Rights Waived.
7. Set 1" iron pipe flagged R.C.E. 9876 flush, of all rear lot corners.
8. Set "sure fire" studs flagged R.C.E. 9876 in top of curb for side lot lines projected.
9. Found 3/4" I.P. flagged R.C.E. 9876 12" down, of all points shown thus ⊙, per R.S. 27/66, unless otherwise noted.
10. \*C.C-31 CERTIFICATE OF CORRECTION

### CURVE DATA

NO.	Δ	R	T	L
1	13° 45' 05"	200.05'	24.12'	48.01'
2	10° 55' 19"	216.05'	—	41.18'
3	78° 15' 34"	21.00'	17.00'	28.68'
4	84° 59' 39"	21.00'	19.24'	31.15'
5	17° 31' 06"	21.00'	—	6.42'
6	4° 40' 08"	216.00'	—	17.60'

MB 79/81

TR. 5311-1  
M.B. 79/81

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

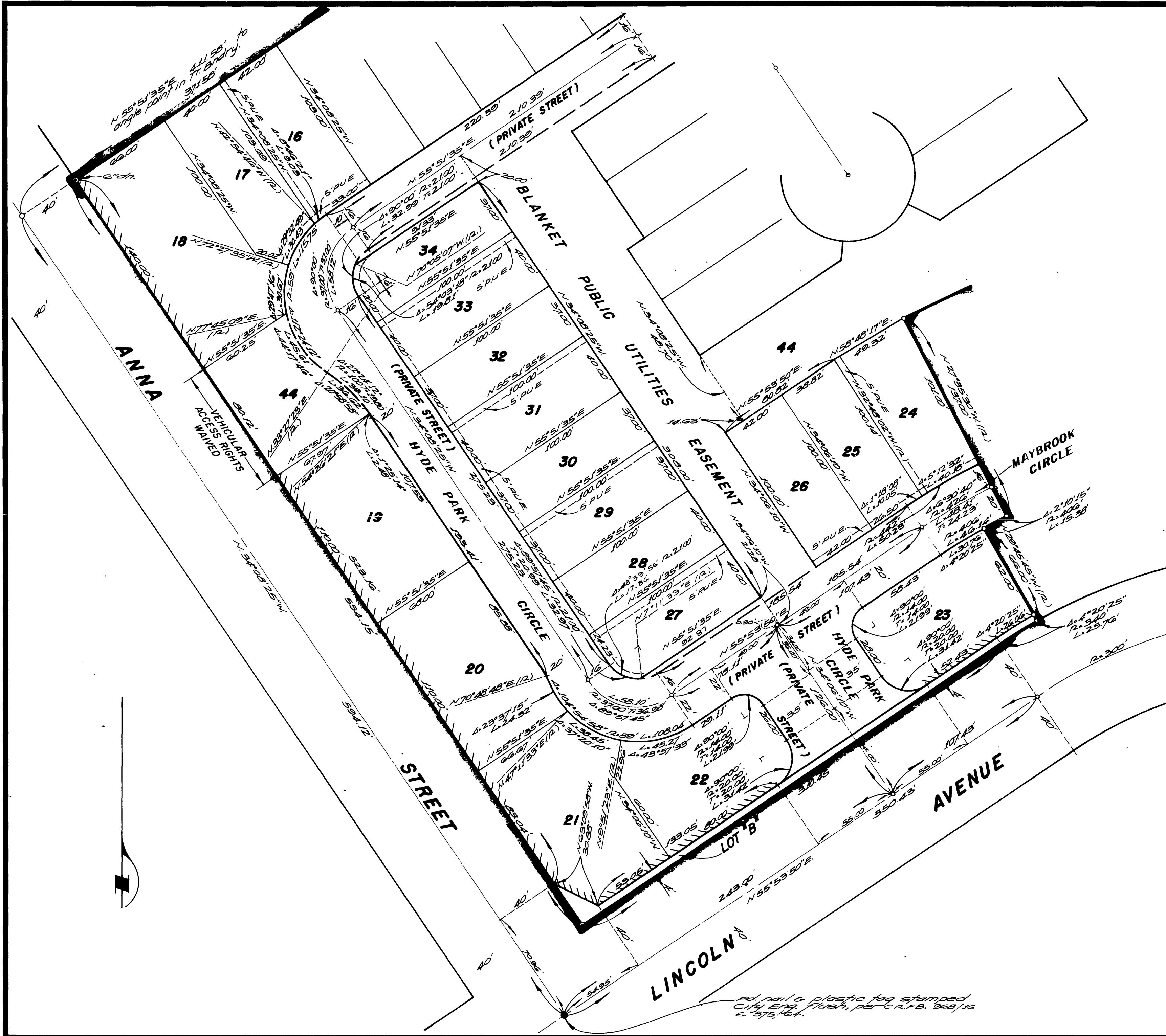
# TRACT NO. 5311-1

BEING A SUBDIVISION OF A PORTION OF BLOCK 82 OF ARLINGTON HEIGHTS AND A PORTION OF LINCOLN AVE. (VACATED) AS SHOWN BY MAP RECORDED IN BOOK 11 OF MAPS, AT PAGES 20 & 21 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

JULY 1973

SCALE: 1" = 40'



### ENGINEER'S NOTES

1. Basis of bearings is the centerline of Arlington Ave. taken as N. 55° 30' 00" E. as shown by Book 27, of Record of Surveys, page 66, Records of Riverside County, California.
2. Found monuments as noted at all points shown thus ●.
3. Set 1" iron pipe flagged R.C.E. 9876 flush, at all points shown thus ○, unless otherwise noted.
4. This tract contains 8.62 acres.
5. Lot 44 is a common lot.
6. Areas along Lincoln Ave., Arlington Ave. & Anna Street shown thus LLLLL, indicates Vehicular and Pedestrian Access Rights Waived.
7. Set 1" iron pipe flagged R.C.E. 9876 flush, at all rear lot corners.
8. Set "sure fire" studs flagged R.C.E. 9876 in top of curb for side lot lines projected.
9. Found 3/4" I.D. flagged R.C.E. 9876 12" down, at all points shown thus ⊙, per R.S. 27/66, unless otherwise noted.
10. \* C.C.-31 CERTIFICATE OF CORRECTION

TR. 5311-1  
M.B. 79/82

TR. 5311-1  
M.B. 79/82

# MB79/82