

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

SHEET 1 OF 4 SHEETS

TRACT NO. 5513

BEING A SUBDIVISION OF BLOCK 12 AND LOTS 1 AND 2 IN BLOCK 13 OF ARLINGTON HEIGHTS, AS SHOWN BY MAP RECORDED IN BOOK 11 OF MAPS AT PAGES 20 AND 21 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, IN SECTION 18, T.3 S., R.5 W., S.B.M.

ALBERT A. WEBB ASSOCIATES — CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

FEBRUARY, 1974

FILED
On June 28, 1974

At 10:25 A.M.

W.D. Balogh
County Recorder

by Harold C. Beale
Deputy

Fee \$11.00

No. 81115

Filed by City Clerk

Sub. Gtee F.A.T.G.

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" to "E", inclusive, and for construction and maintenance of public utilities, those easements designated as 10' sewer easement, and 10' and 15' storm drain easement.

KENT LAND COMPANY, a California Corporation.

James A. Hutz
President

Bruce E. Karatz
Secretary

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. 5513, and the streets and easements are hereby accepted as public streets and easements, except Lot "E" which is accepted as a "barrier strip" to deny access from adjoining private property to Lot "D", 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 18th day of June, 1974.

Virginia J. Strohecker
City Clerk of the City of Riverside

by Alice 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 \$ 5,600.00.

Dated June 8th, 1974

Danna Bower Babcock
County Tax Collector

by Kenneth C. Kurwin
Deputy

TAX BOND

I hereby certify that a bond in the sum of \$5,600.00 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 of 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 25, 1974

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

by Robert 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 6, 1974

H.E. Brewer
City Treasurer

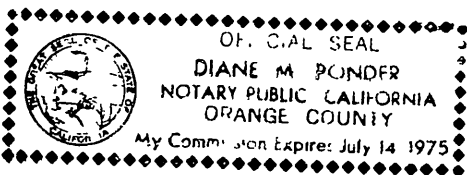
by H.E. Brewer

ACKNOWLEDGEMENT

State of California } ss.
County of Orange }

On this 7th day of June, 1974, before me, the undersigned, a Notary Public in and for said State, personally appeared James A. Hutz and Bruce E. Karatz, known to me to be the 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 within instrument pursuant to its by-laws or a resolution of its board of directors. WITNESS my hand and official seal.

My commission expires July 14, 1975
Diane M. Ponder
Notary Public in and for said County and State



SIGNATURE OMISSION

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 their interest cannot ripen into fee: the City of Riverside, successor to the Riverside Water Company, for the construction and maintenance of all necessary water ditches, pipes, flumes, and apparatus for the purpose of irrigation, and domestic use over Lot 16.

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. 5513, which was approved by the Riverside City Planning Commission at its meeting held AUGUST 23, 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 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 12, 1974

James F. Marshall, P.C.E. 8134
Director of Public Works

by J.F. Marshall

SOIL REPORT

A preliminary soil report was prepared on the 30th day of June, 1973, as required by the Health and Safety Code of California, Section 17953, by Southern California Testing Laboratory.

Dated Feb 5, 1974

Ernest N. Webb, P.C.E. 9876

by Ernest N. Webb

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, 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.

M.B. 80/91

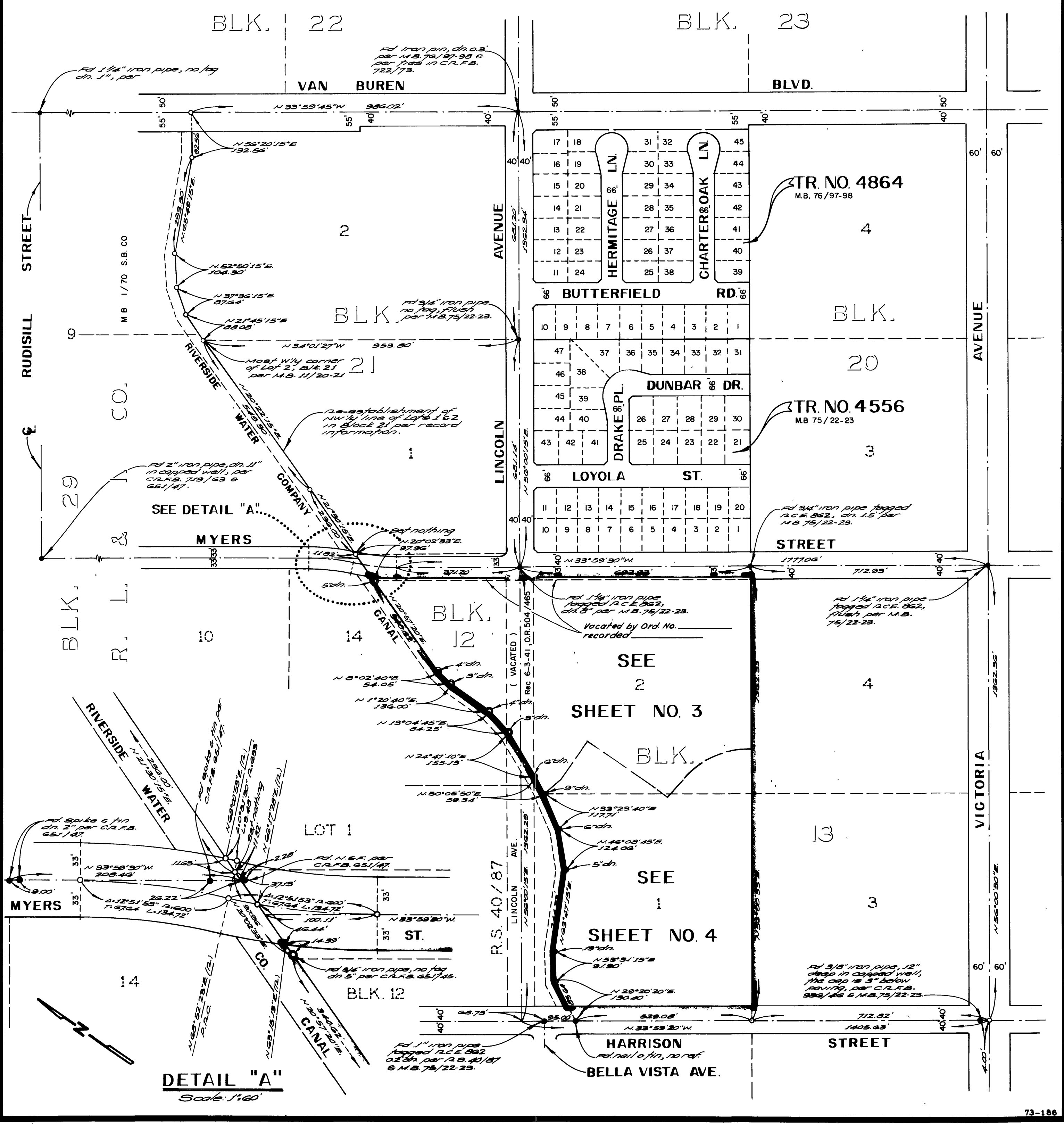
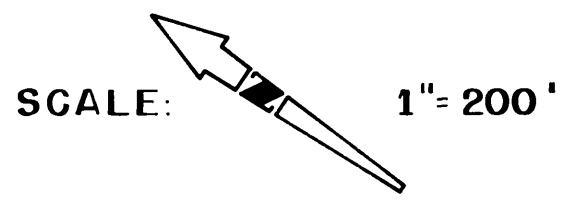
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ALBERT A. WEBB ASSOCIATES—CIVIL ENGINEERS
RIVERSIDE CALIFORNIA
FEBRUARY, 1974

ENGINEER'S NOTES

1. Basis of bearings is the centerline of Lincoln Ave. taken as N.56°00'15"E. as shown by Tract No. 4556 on file in Book 75 of Maps, of pages 22 & 23 thereof, records of Riverside County, California.
2. Found 3/4" iron pipe, no tag, per City of Riverside field book 651/52-55, of all points shown thus ⊙, unless otherwise noted.
3. Set 1" iron pipe tagged R.C.E. 9876, flush, of all points shown thus ○.
4. Set 1" iron pipe tagged R.C.E. 9876, flush, of all rear lot corners.
5. Set "sure fire" studs tagged R.C.E. 9876 in top of curb for side lot lines projected.
6. Found 3/4" iron pipe, no tag, of all points shown thus ●, per R.S. 40/87, records of Riverside County, California, unless otherwise noted.
7. This tract contains 2.159 acres, gross.



DETAIL "A"
Scale: 1" = 60'

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

SHEET 3 OF 4 SHEETS

TRACT NO. 5513

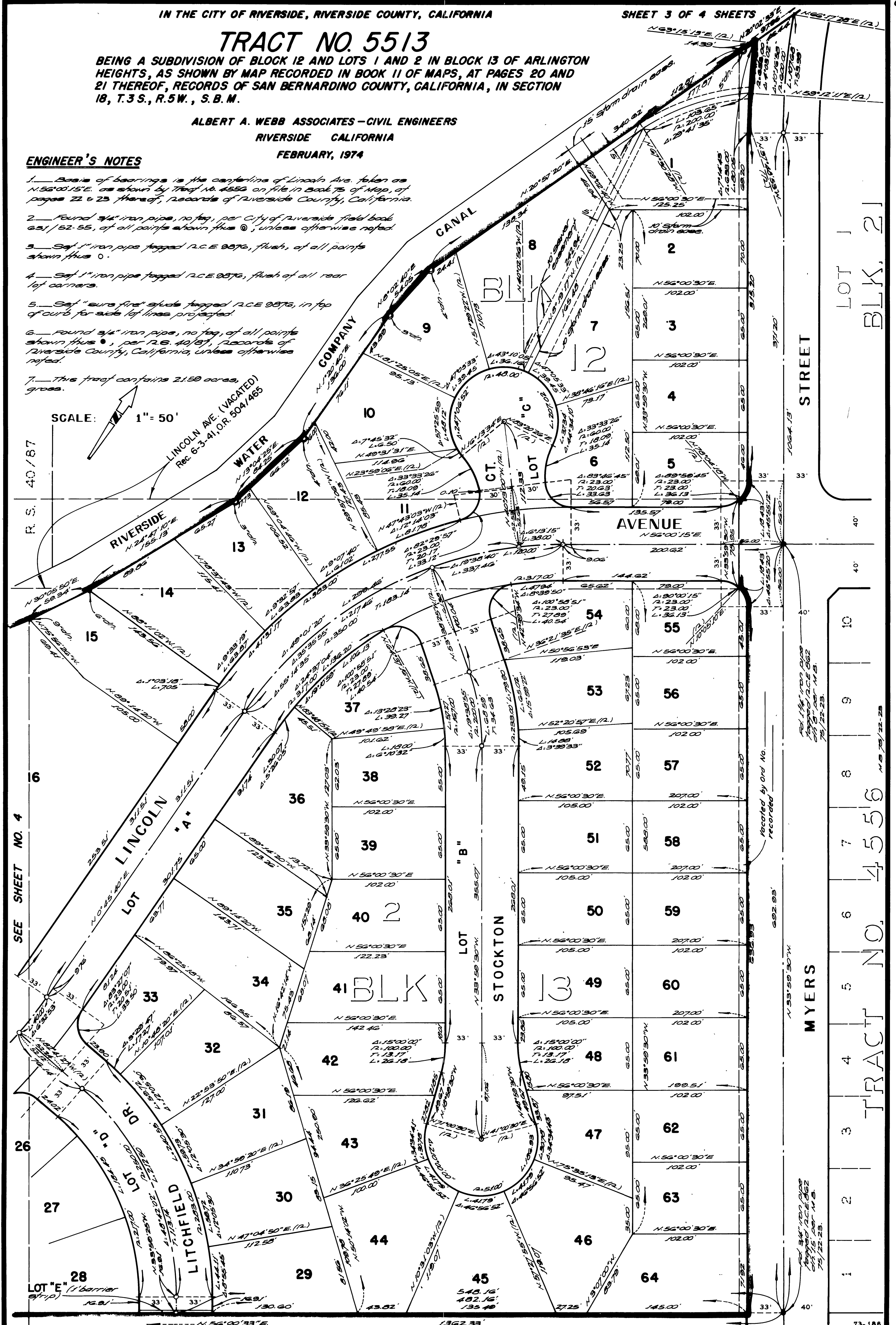
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3. Set 1" iron pipe tagged R.C.E. 0876, flush, at all points shown thus 0.
4. Set 1" iron pipe tagged R.C.E. 0876, flush of all rear lot corners.
5. Set "euro fine" grade tagged R.C.E. 0876, in top of curb for side lot lines projected.
6. Found 3/4" iron pipe, no tag, at all points shown thus •, per R.E. 40/87, records of Riverside County, California, unless otherwise noted.
7. This tract contains 21.50 acres, gross.

SCALE: 1" = 50'



LOT 1
BLK. 21

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

TRACT NO. 4556

MYERS

STOCKTON

BLK 13

BLK 12

BLK 14

BLK 15

BLK 16

BLK 17

BLK 18

BLK 19

BLK 20

BLK 21

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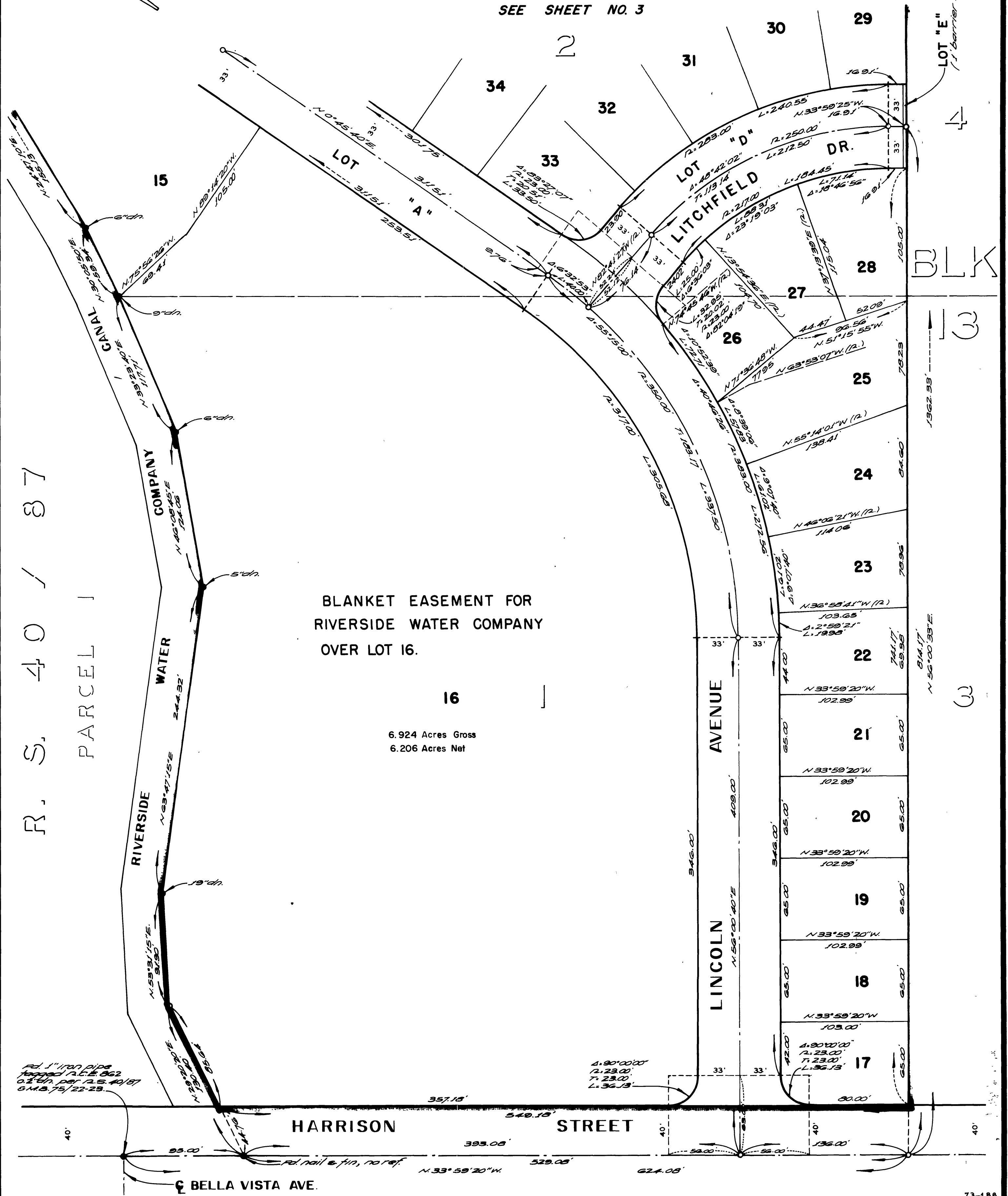
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SCALE: 1" = 50'

SEE SHEET NO. 3



BLANKET EASEMENT FOR
RIVERSIDE WATER COMPANY
OVER LOT 16.

16

6.924 Acres Gross
6.206 Acres Net

R. S. 40 / 87
PARCEL 1

M.B. 80/94