

TRACT NO. 5487

BEING A SUBDIVISION OF LOTS 1 AND 3 IN BLOCK 79 OF ARLINGTON HEIGHTS, AS SHOWN BY MAP RECORDED IN BOOK 11 OF MAPS, AT PAGES 20 & 21 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

FILED
on May 6, 1975

At 2:25 P.M.
W.D. Balogh
County Recorder
by Harold C. Beale
Deputy
Fee \$ 9.00
No. 52203
Filed by City Clerk
Sub. Gtee Safe Co.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA
NOVEMBER, 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" to "E", inclusive, for pedestrian ways, Lot "F", 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, 12, 13, 30, 31, 40, 41, 42, 43, 44, and 54, as shown on the annexed map, on, over and across Lincoln Avenue and Victoria Avenue adjoining said Lots.

KENT LAND COMPANY, a California Corporation

[Signature]
Vice-President

[Signature]
Secretary

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. 5487, which was approved by the Riverside City Planning Commission at its meeting held Aug. 9, 1973, and any approved alterations thereof; that all provisions of Chapter 125 (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 APRIL 17, 1975

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

By [Signature] P.C.E. 11405

CITY CLERK'S CERTIFICATE

RESOLVED: that this map consisting of three (3) sheets be and the same is hereby accepted as the final map of Tract No. 5487, 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.
I hereby certify that the foregoing resolution was accepted by the Mayor and Council of the City of Riverside this 22nd day of April, 1975.

Alice A. Hare
City Clerk of the City of Riverside
By [Signature]

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 \$ 5,200.00.

Dated APRIL 16th, 1975

Donna Bauer Babcock
County Tax Collector

By [Signature]
Deputy

ACKNOWLEDGEMENT

State of California }
County of Orange }

On this 16th day of April, 1975, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard A. Barber and Stephen B. Havens 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 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

[Signature]
Notary Public in and for said State



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 April 16, 1975

Everett C. Ross
Director of Public Utilities

By [Signature]

TAX BOND

I hereby certify that a bond in the sum of \$ 5,200.00 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 APRIL 29, 1975

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

By [Signature]
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 bonds of which have not become a lien upon said property.

Dated April 16, 1975

H.E. Brewer, City Treasurer

By [Signature]

ENGINEER'S CERTIFICATE

I hereby certify that I am a Registered Civil Engineer of the State of California, and that this map consisting of three (3) sheets correctly represents a true and complete survey made under my supervision during November, 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 January 3, 1974

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

By [Signature]

SIGNATURE OMISSIONS

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 its interest cannot ripen into fee: Gage Canal Company, successors in interest to Riverside Trust Company, Ltd., by deed recorded September 10, 1962 in Book 158 of Deeds, page 335 thereof, Records of San Bernardino County, California.

SOIL REPORT

A preliminary soil report was prepared on the 16th day of April, 1975, as required by the Health and Safety Code of California, Section 17953: by Associated Soils Engineering, Inc.

M.B. 82/22

M.B. 82/22

Tr. 5487

Tr. 5487
M.B. 82/22

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

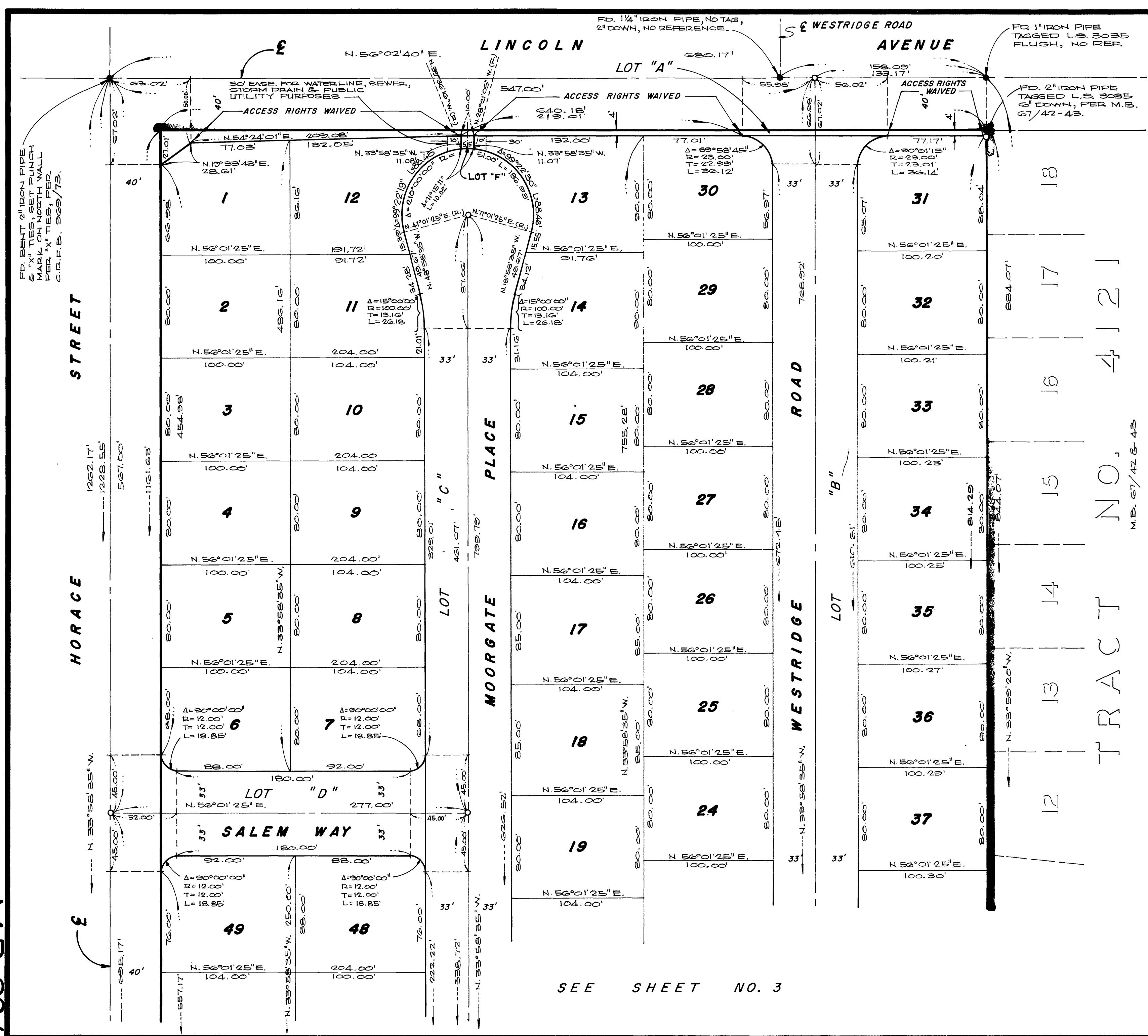
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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

NOVEMBER 1973

M.B. 82/23



TRACT NO. 4121

SCALE : 1" = 50'

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF THE SOUTH BOUND LANE OF VICTORIA AVENUE TAKEN AS N. 29° 11' 10" E. AS SHOWN ON MAP OF TRACT NO. 4809 ON FILE IN BOOK 77 OF MAPS, AT PAGES 48 THRU 51 THEREOF, RECORDS OF RIVERSIDE 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.
5. SET "SURE FIRE" STUDS TAGGED R.C.E. 9876 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 14.783 ACRES.

SEE SHEET NO. 3

M.B. 82/23
Tr. 5487

M.B. 82/23

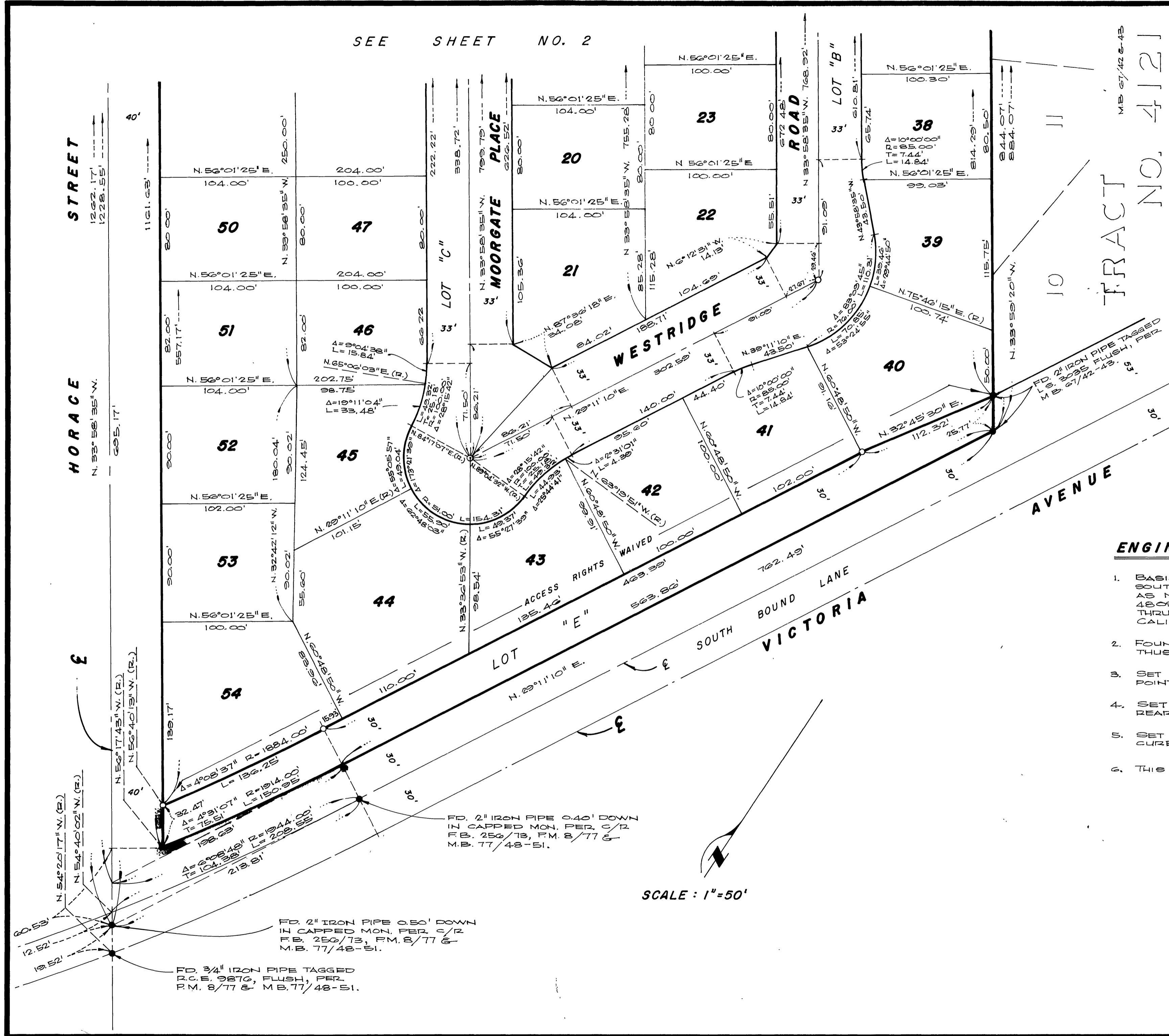
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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

NOVEMBER 1973



ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF THE SOUTH BOUND LANE OF VICTORIA AVENUE TAKEN AS N. 29°11'10" E. AS SHOWN ON MAP OF TRACT NO. 4800 ON FILE IN BOOK 77 OF MAPS, AT PAGES 48 THRU 51 THEREOF, RECORDS OF RIVERSIDE 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 ○.
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SCALE : 1" = 50'

FD. NAIL & PLASTIC TAG AT E ANNA ST. & SOUTH BOUND LANE OF VICTORIA AVE. STAMPED CITY ENG., FLUSH, PER C/R FB. 968/16.

M.B. 82/24 Tr. 5487

M.B. 82/24 Tr. 5487

MR 82/24