

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 4763

BEING A SUBDIVISION OF LOT 2, BLOCK 37, OF ARLINGTON HEIGHTS PER MAP BOOK 11, PAGES 20 & 21, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA
SEPTEMBER, 1973

FILED
On Sept 17 1975

At 3:05 P.M.
W.D. Balogh
County Recorder
By Harold C. Beale
Deputy
Fee \$ 7.00
No. 114229
Filed by City Clerk
Sub. G Fee F. A. T. Cr.

TR 4763
M.B. 83/32

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" through "D", inclusive, for pedestrian ways, Lot "E", 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 26, 27, 39, 40, 41, 42, and 43 as shown on the annexed map, on, over and across Lincoln Avenue adjoining said Lots 26, 27, 39, 40, 41, 42, and 43. And for construction and maintenance of Sewer and Storm drain facilities the easements designated as 10' Sewer easement and 10' Storm drain easement.

WOODHAVEN DEVELOPERS, INC.
BY: David D. Miller
DAVID D. MILLER, PRESIDENT

CITY ENGINEER'S CERTIFICATE

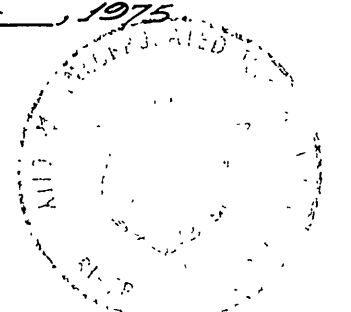
I hereby certify that I have examined the within map; that the subdivision shown hereon is substantially the same as it appeared on the tentative map of Tract No. 4763, which was approved by the Riverside City Planning Commission at its meeting held Aug. 17, 1972, and any approved alterations thereof; that all provisions of Chapter 123 (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 Sept. 11, 1975
James F. Martinez, P.C.E. 8134
Director of Public Works
By William D. Gardner, P.C.E. 11405

CITY CLERK'S CERTIFICATE

RESOLVED: that this map consisting of two (2) sheets be, and the same is hereby accepted as the final map of Tract No. 4763, 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 16th day of September, 1975.
Alice A. Hare
City Clerk of the City of Riverside
By Alice A. Hare



TAX COLLECTOR

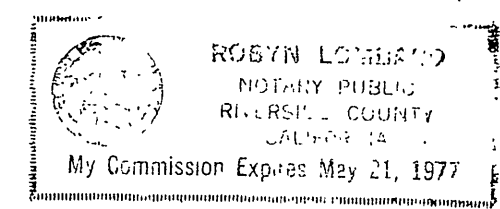
I hereby certify that according to the records of this office as of this date, there are no liens against the real property shown on the annexed map for unpaid State, County, Municipal, or local taxes or special assessments collected as taxes.

Dated SEPT 10th, 1975
Donna Bower Babcock
County Tax Collector
By Kenneth C. Kavin
Deputy

ACKNOWLEDGEMENT

State of California } s.s.
County of Riverside }
On this 10th day of September, 1975, before me, the undersigned, a Notary Public in and for said State, personally appeared David D. Miller, 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 5/21/77
Robyn Lombard
Notary Public in and for said County and 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 Sept. 10, 1975
Everett C. Ross
Director of Public Utilities
By Edward C. Ruel

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 _____, 1975
Donald D. Sullivan
County Clerk and ex-officio Clerk of the Board of Supervisors
By _____
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 Sept. 10, 1975
H.E. Brewer, City Treasurer
By H.E. Brewer

ENGINEER'S CERTIFICATE

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 true and complete survey made under my supervision during March, 1972, 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 30, 1973
Ernest N. Webb, R.C.E. 9876
By Ernest N. Webb

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 interests cannot ripen in fee: The City of Riverside successors 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, water way 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 & 21 of maps, records of San Bernardino County, California.

SOIL REPORT

A preliminary soil report was prepared on the 3rd day of April, 1972, as required by the Health and Safety Code of California, Section 17953, by Pacific Foundation Engineers, Inc.

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LINCOLN AVENUE

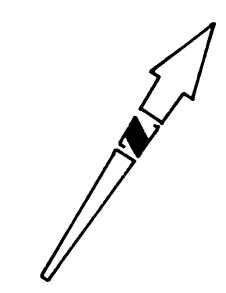
Red brass disk set in conc. stamped City of Riverside flush, per C/P 2 F.B. 703/38 & M.B. 77/82, 83.

IN THE CITY OF RIVERSIDE RIVERSIDE COUNTY, CALIFORNIA TRACT NO. 4763

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SEPTEMBER, 1973

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS RIVERSIDE CALIFORNIA

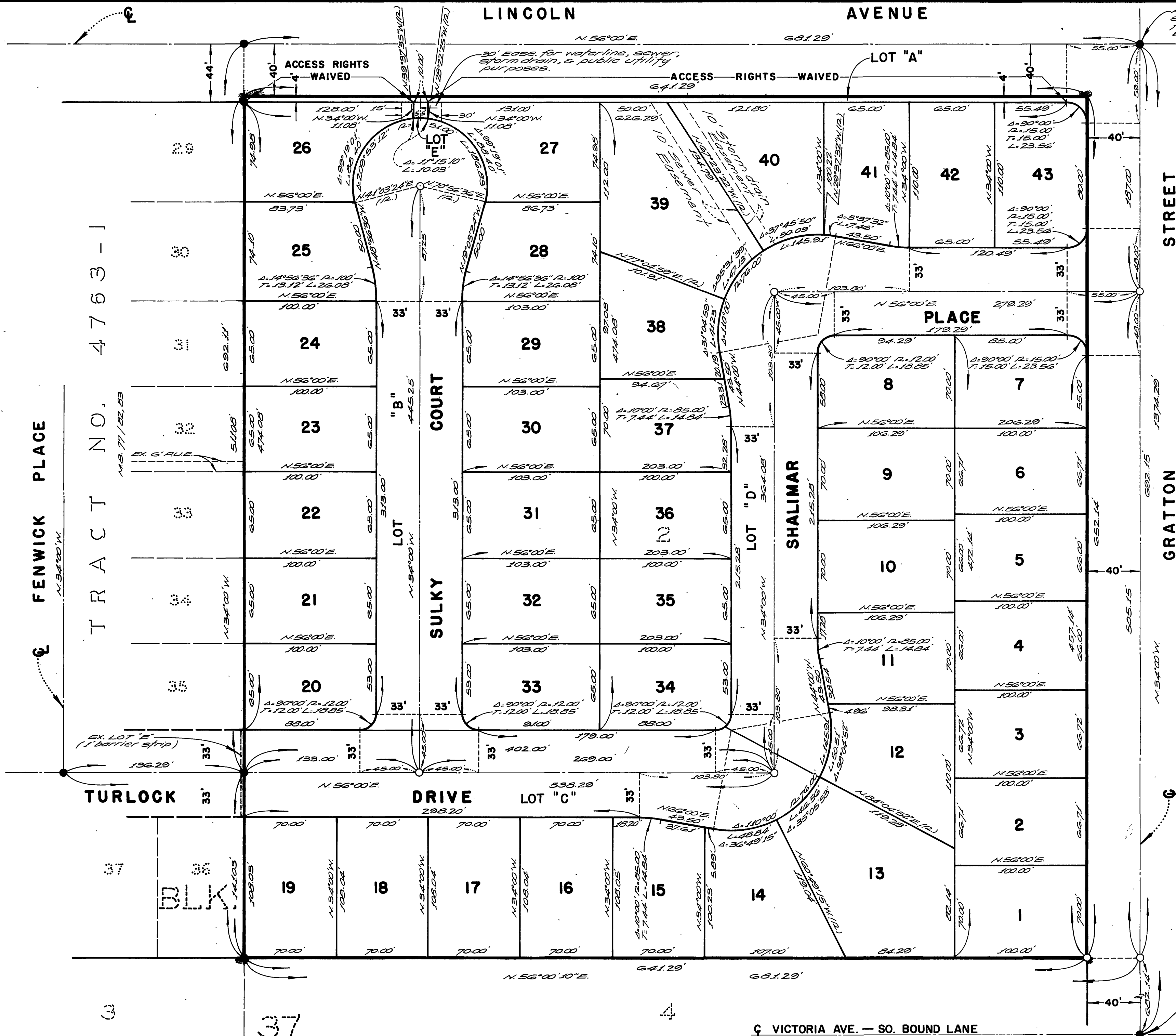


SCALE: 1" = 50'

ENGINEER'S NOTES

1. Basis of bearings is the centerline of Lincoln Avenue taken as N. 56° 00' E. as shown on map of Tract No. 4763-1, recorded in Map Book 77, at pages 82 & 83 thereof, Records of Riverside County, California.
2. Found 1" iron pipe flagged R.C.E. 9876 flush, at all points shown thus ●, unless otherwise noted, per M.B. 77/82, 83.
3. Set 1" iron pipe flagged R.C.E. 9876 flush, at all points shown thus ○.
4. Set 1" iron pipe flagged R.C.E. 9876 flush, at all rear lot corners and angle points in side lot lines.
5. Set "sure fire" studs flagged R.C.E. 9876 in top of curb at all side lot lines projected.
6. This tract contains 9.60 acres.

Red spike & brass tag stamped R.V. Eng. flush, per C/P 2 F.B. 878/39, F.B. 936/43 & M.B. 77/82, 83.



TR 4763 M.B. 83/33

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