

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 5459

BEING A SUBDIVISION OF LOT 4 IN BLOCK 73 OF ARLINGTON HEIGHTS, AS SHOWN BY MAP RECORDED IN BOOK II OF MAPS, AT PAGES 20 & 21 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

SHEET 1 OF 2 SHEETS

FILED
on Oct. 10, 1975

At 2:35 P.M.
W.D. Balogh
County Recorder
By Harold C. Peale
Deputy
Fee \$7.00
No. 125067
Filed by City Clerk
Subst. Gif. T.I & T. Co.

TR. 5459

M.B. 83/61

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

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 "D", inclusive, FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES THE EASEMENTS DESIGNATED AS 5' X 60' P.U.E. EASEMENT 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, 10, 11, 12, 21, 22 AND 23 AS SHOWN ON THE ANNEXED MAP, ON, OVER AND ACROSS VICTORIA AVENUE ADJOINING SAID LOTS.

TRENDLINE HOMES, A JOINT VENTURE COMPOSED OF 21ST CENTURY BUILDERS, INC., A CALIFORNIA CORPORATION, AND TREND DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION.

By George Hallaran SR. VICE PRESIDENT
By Ivar Lovret PRESIDENT
By Gerald E. Morton EXECUTIVE VICE PRESIDENT-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 No. 5459, which was approved by the Riverside City Planning Commission of its meeting held August 9, 1973, and any approved alterations thereto; 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 sewer 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 October 2, 1975
James F. Martinek, R.C.E. 8194
Director of Public Works
By J. Martinek

CITY CLERK'S CERTIFICATE

RESOLVED: that this map consisting of 2 sheets be and the same is hereby accepted as the final map of Tract No. 5459, 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 7th day of October, 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, except taxes and special assessments collected as taxes and a lien but not yet payable, which are estimated to be \$_____.

Dated September 10th, 1975
Donna Bauer Babcock
County Tax Collector
By Kenneth C. Kirwin

ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } S.S.
ON THIS 10th DAY OF SEPTEMBER, 1975, BE FOR ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GEORGE R. HALLARAN AND GERALD E. MORTON KNOWN TO ME TO BE THEIR VICE PRESIDENT AND EXEC. V.P. & SECRETARY OF 21ST CENTURY BUILDERS INC., AND IVAR LOVRET KNOWN TO ME TO BE THE PRESIDENT OF TREND DEVELOPMENT CORP., THE CORPORATIONS THAT EXECUTED THE WITHIN INSTRUMENT, SAID PERSONS BEING KNOWN BY ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID RESPECTIVE CORPORATIONS, SAID CORPORATIONS BEING KNOWN BY ME TO BE TWO OF THE JOINT VENTURERS OF THE JOINT VENTURE THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME, BOTH INDIVIDUALLY AND AS JOINT VENTURERS OF SAID JOINT VENTURE AND THAT SAID JOINT VENTURE ALSO EXECUTED THE SAME.
WITNESS MY HAND AND OFFICIAL SEAL.

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 Everett C. Ross

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 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 _____, 1974
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

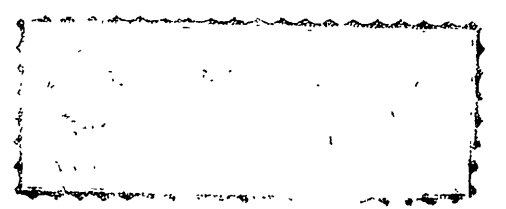
I hereby certify that I am a Registered Civil Engineer of the State of California, and that this map consisting of 2 sheets correctly represents a true and complete survey made under my supervision during July, 1974, that all monuments of the checker and location shown hereon are in place or will be 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 Sept. 16, 1974
Ernest N. Webb, R.C.E. 9876
By Ernest N. Webb

SOIL REPORT

A preliminary soil report was prepared on the 21st day of APRIL, 1975, as required by the Health and Safety Code of California, Section 17953, by C.H.J. Materials Laboratory, Inc.

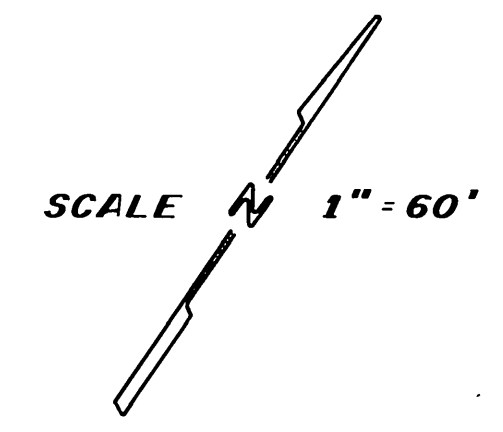
Mary J. Lawson
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 4/8/77



TR 5459
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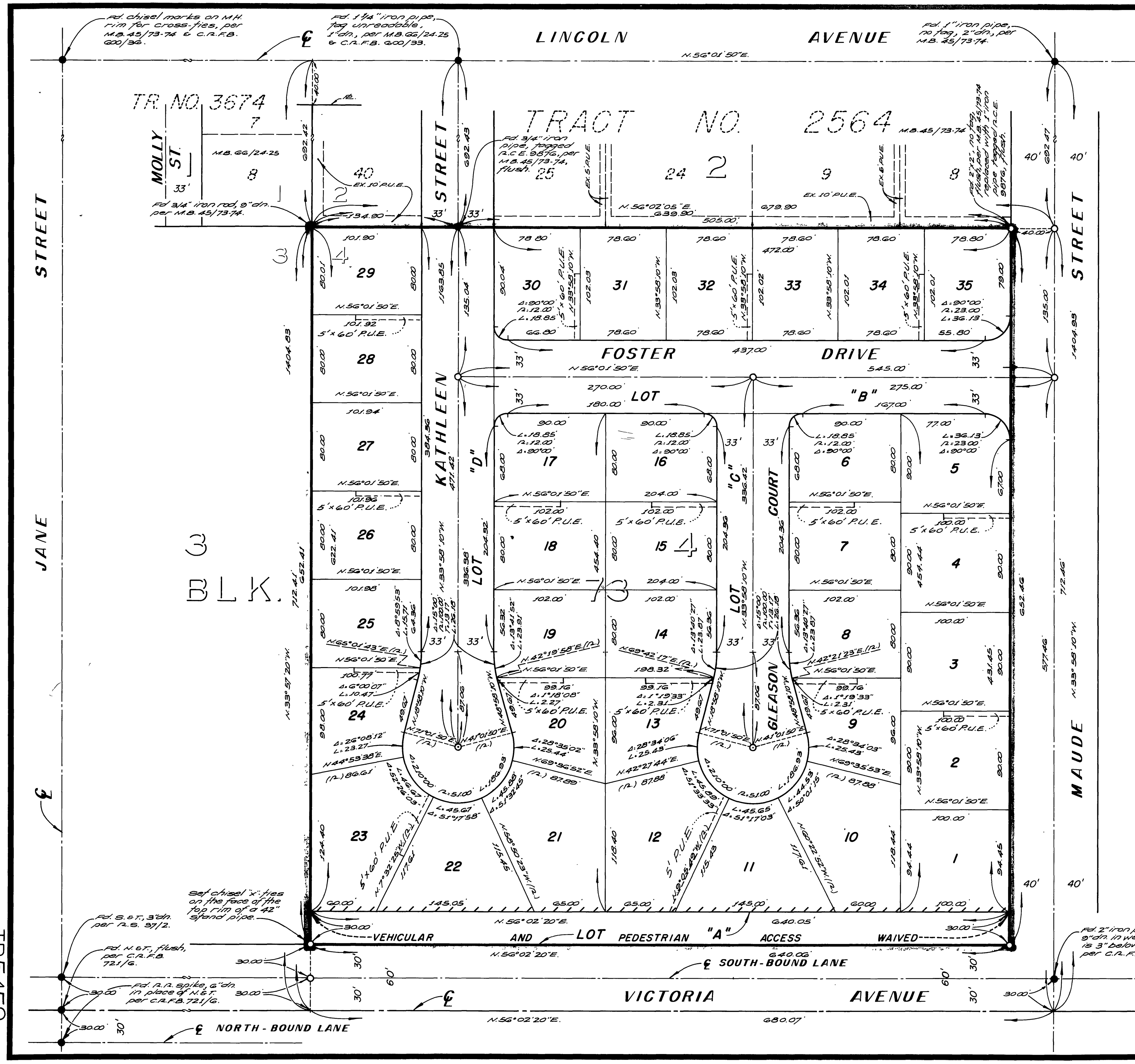
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 5459
BEING A SUBDIVISION OF LOT 4, BLOCK 73 OF ARLINGTON HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, AT PAGES 20 & 21 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, IN SECTION 2, T.3 S., R.5 W., S.B.M.

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



ENGINEER'S NOTES

1. Basis of bearings is the centerline of Maude Street taken as N.33°58'10"W, as shown on map of Tract No. 2564, on file in Book 45 of maps, of pages 73 & 74 thereof, records of Riverside County, California.
2. Found monuments as noted of all points shown thus ●.
3. Set 1" iron pipe flagged r.c.e. 9876, flush, of all points shown thus O, unless otherwise noted.
4. Set 1" iron pipe flagged r.c.e. 9876, flush, of all rear lot corners.
5. Set steel pin & tag r.c.e. 9876 in top of curb for side lot lines projected.
6. This tract contains 9.585 acres.



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