

SIGNATURE OMISSION

In accordance with Section 66436 (1) of the Subdivision Map Act, the signature of the following easement holder has been omitted: The Pacific Telephone and Telegraph Company by easement deed recorded June 30, 1959, as Instr. No. 56540 of Official records of Riv. Co., Calif.

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, LOT "A", "B" AND "C", AND WE HEREBY FURTHER OFFER FOR DEDICATION, FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES FACILITIES, WATERLINE FACILITIES, STORM DRAIN FACILITIES, AND SANITARY SEWER FACILITIES, EASEMENTS IN, UNDER, UPON, OVER, AND ALONG LOT 35, RESERVING, HOWEVER, TO THE UNDERSIGNED OWNERS, OUR SUCCESSORS AND ASSIGNS IN INTEREST, THE RIGHT TO CONSTRUCT IMPROVEMENTS ON LOT 35, INCLUDING PRIVATE STREETS AND RECREATIONAL FACILITIES AND AREAS; PROVIDED HOWEVER THAT SUCH EASEMENTS SHALL NOT INTERFERE WITH THE USE AND ENJOYMENT OF LOT 35 AND THE IMPROVEMENTS THEREON; BY HOMEOWNERS IN SAID SUBDIVISION; AND PROVIDED FURTHER, HOWEVER, THAT NO SUCH IMPROVEMENTS SHALL BE CONSTRUCTED UPON SAID LOT 35, 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 ELECTRICAL UNDERGROUND FACILITIES THOSE PUBLIC UTILITY EASEMENTS DESIGNATED AS G. 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 1 THROUGH 12 AND ALL VEHICULAR ACCESS RIGHTS APPURTENANT TO LOT 35, AS SHOWN ON THE ANNEXED MAP ON, OVER, AND ACROSS ARLINGTON AVENUE, LINCOLN AVENUE, AND VICTORIA AVENUE ADJOINING SAID LOTS,

CHEVRON CONSTRUCTION CO., A GENERAL PARTNERSHIP BY CHEVRON CONSTRUCTION CO., INC., A CALIFORNIA CORPORATION, GENERAL PARTNER.

BY R.E. Glikberg R.E. GLIKBERG PRESIDENT BY Amy P. Glikberg AMY P. GLIKBERG SECRETARY

CRISMAR DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION, A GENERAL PARTNER.

BY Mario Mory MARIO MORY PRESIDENT BY Clarissa Mory CLARISSA MORY SECRETARY

UNITED CALIFORNIA BANK, a California Corporation

ACKNOWLEDGEMENTS B.L. Poetz Vice Pres. Gregory Kelsey Assist. Sec.

ON THIS 1ST DAY OF MARCH, 1976, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED R.E. GLIKBERG AND AMY P. GLIKBERG, KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY RESPECTIVELY OF CHEVRON CONSTRUCTION CO., INC., THE CORPORATION THAT 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. Notary Public in and for said County & State My Commission Expires SEPT. 19, 1979

STATE OF CALIFORNIA COUNTY OF LOS ANGELES } ss.

ON THIS 1ST DAY OF MARCH, 1976, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARIO MORY AND CLARISSA MORY, KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY RESPECTIVELY OF CRISMAR 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. Notary Public in and for said County & State My Commission Expires SEPT. 19, 1979

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 5311

BEING A SUBDIVISION OF PORTIONS OF LOT 1 BLOCK 81, AND LOTS 2 & 3 BLOCK 82, & LINCOLN AVENUE (VACATED) OF ARLINGTON HEIGHTS, AS SHOWN BY MAP RECORDED IN BOOK 11 OF MAPS, AT PAGES 20 & 21 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND LOT 3 & A POR. OF LOT 44 OF TRACT NO. 5311-I, AS SHOWN BY MAP RECORDED IN BOOK 79, AT PAGES 78 TO 82 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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

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 are approved; and 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 accordance 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 MARCH 31, 1976 JAMES F. MARTINEK, R.C.E. 8134 Director of Public Works By William D. Gardner, R.C.E. 11405

UTILITIES CERTIFICATE

I hereby certify 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 March 25, 1976 EVERETT C. ROSS Director of Public Utilities By Everett C. Ross

USE OF COMMON AREA

CHEVRON CONSTRUCTION COMPANY IS RECORDING THIS PLAT OF THE SUBDIVISION SHOWN ON THE ANNEXED MAP AND DOES HEREBY DESIGNATE COMMON LOT 35, 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.

NOTARY ACKNOWLEDGEMENT

State of California County of ss. On this 24 day of March, 1976 before me the under signed, a notary public in and for said state personally appeared B.L. Poetz and Gregory Kelsey known to me to be the Vice President and Assist. Secretary respectively of the corporation that executed the within instrument 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 within instrument pursuant to its by-laws of a resolution of its Board of Directors.

WITNESS my hand and official seal. Ellen S. Vitely Notary Public in and for said State My commission expires May 9, 1979

FILED On April 16, 1976

At 4:00 P.M. W.D. Baileigh County Recorder

By Harold C. Beale Deputy

Fee \$7.00 No. 51373 Filed by City Clerk Subdn. G'tee. T.S. & T. Co.

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. 5311, 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 6th day of April, 1976

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 and 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 \$6,000.00

Dated MARCH 8, 1976. DONNA BOUER BABCOCK County Tax Collector By Harold M. Larsen Deputy

TAX BOND

I hereby certify that a bond in the sum of \$6,000.00 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 13, 1976. DONALD D. SULLIVAN County Clerk and ex-officio Clerk of the Board of Supervisors. By Nancy Romero 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 2 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 Sept. 3, 1974. ERNEST N. WEBB, R.C.E. 9876 By Ernest N. Webb

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 March 26, 1976. 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 Gallagher and Bovey.

M.B.84/99 TR5311 M.B.84/99

MB 84/99

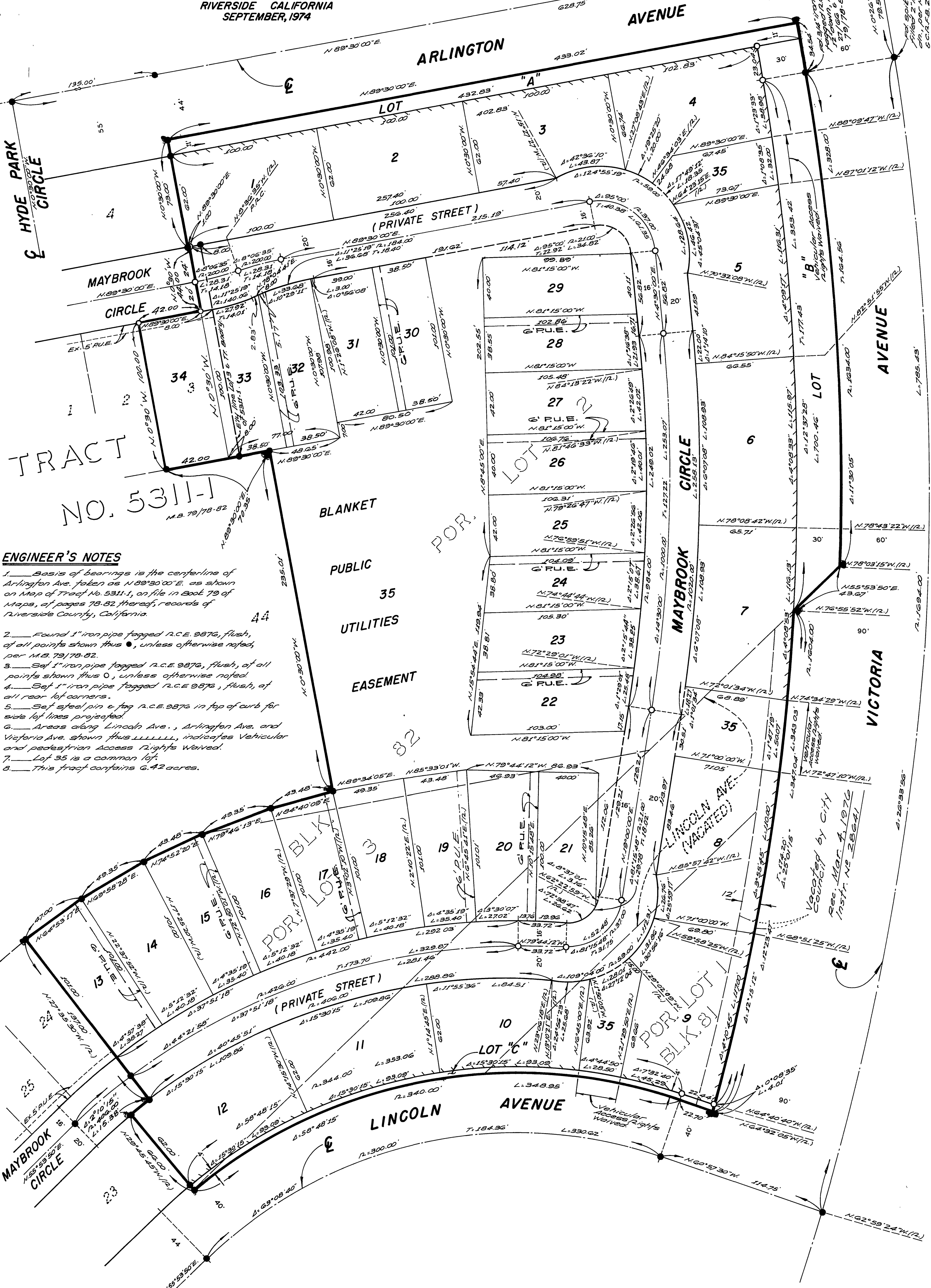
# TRACT NO. 5311

BEING A SUBDIVISION OF PORTIONS OF LOT 1 BLOCK 81, AND LOTS 2 & 3 BLOCK 82, & LINCOLN AVENUE (VACATED) OF ARLINGTON HEIGHTS, AS SHOWN BY MAP RECORDED IN BOOK 11 OF MAPS, AT PAGES 20 & 21 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, & LOT 3 & A POR. OF LOT 44 OF TR. NO. 5311-1, AS SHOWN BY MAP RECORDED IN BOOK 79, AT PAGES 78 TO 82 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA  
SEPTEMBER, 1974

SCALE 1" = 40'

Set nail & tin set in patch with conc. nail cross ties, flush, per M.B. 79/78-82 & C.R.F.B. 923/42.  
Set 2" iron pipe, 28" dia., per M.B. 79/78-82 & C.R.F.B. 255/76.



### ENGINEER'S NOTES

1. Basis of bearings is the centerline of Arlington Ave. taken as N 89° 30' 00" E, as shown on Map of Tract No. 5311-1, on file in Book 79 of Maps, of pages 78-82 thereof, records of Riverside County, California.
2. Found 1" iron pipe flagged R.C.E. 0876, flush, of all points shown thus ●, unless otherwise noted, per M.B. 79/78-82.
3. Set 1" iron pipe flagged R.C.E. 0876, flush, of all points shown thus ○, unless otherwise noted.
4. Set 1" iron pipe flagged R.C.E. 0876, flush, of all rear lot corners.
5. Set steel pin & tag R.C.E. 0876 in top of curb for side lot lines projected.
6. Areas along Lincoln Ave., Arlington Ave. and Victoria Ave. shown thus LLLLLL, indicates Vehicular and pedestrian Access Rights Waived.
7. Lot 35 is a common lot.
8. This tract contains 6.42 acres.

MB 84/100