

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA. TRACT NO. 5486-1

BEING A SUBDIVISION OF A PORTION OF LOT 6 IN BLOCK 28 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 17, T.35., R.5W., S.B.M.

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE CALIFORNIA. SEPTEMBER, 1975

FILED ON May 6, 1976 AT 1:40 P.M. W.D. BALOGH COUNTY RECORDER BY Harold C. Beale DEPUTY FEE \$9.00 NO. 62115 FILED BY city Clerk SUB. G'TEE. F.A.T.C.

MB 85/32

OWNERSHIP CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF, OR HAVE SOME 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 BORDERLINE, AND WE HEREBY DEDICATE TO THE PUBLIC USE FOR STREET PURPOSES LOTS "A" THROUGH "F"; INCLUSIVE, AND FURTHER THE UNDERSIGNED OWNERS, OUR SUCCESSORS AND ASSIGNS IN INTEREST, HEREBY RELEASE AND DELINQUISH TO THE CITY OF RIVERSIDE ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOTS 1, 12, 13, 14, AND 21 THROUGH 26, INCLUSIVE, AS SHOWN ON THE ANNEXED MAP, ON, OVER, AND ACROSS JACKSON STREET AND LINCOLN AVENUE, ADJOINING SAID LOTS 1, 12, 13, 14 AND 21 THROUGH 26 INCLUSIVE. WE FURTHER HEREBY OFFER, FOR DEDICATION TO PUBLIC USE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL UNDERGROUND FACILITIES, THE AREAS DESIGNATED AS 5' X 60' P.U.E. AND 5' P.U.E.

BRATTAIN CONTRACTORS, INC., A CALIFORNIA CORPORATION.

Edwin E. Brattain 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 5486, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD AUGUST 9, 1973, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT 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 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 SAME.

DATED April 27 1976 JAMES F. MARTINEK R.C.E. 8134 DIRECTOR OF PUBLIC WORKS BY [Signature]

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 27, 1976 EVERETT C. ROSS DIRECTOR OF PUBLIC UTILITIES BY [Signature]

CITY TREASURER'S CERTIFICATE

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 AGAINST SAID PROPERTY.

DATED April 27 1976 H.E. BREWER CITY TREASURER BY H.E. Brewer

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. 5486-1, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT "F" WHICH IS ACCEPTED AS A FOOT BARRIER STRIP TO DENY ACCESS TO ADJACENT PRIVATE PROPERTY, 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 14th DAY OF May 1976. ALICE A. HARE CITY CLERK OF THE CITY OF RIVERSIDE BY Alice A. Hare

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF THREE (3) SHEETS, CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING JANUARY, 1973; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN ONE (1) YEAR FROM RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED Oct. 6th 1975. ERNEST N. WEBB R.C.E. 9876 BY Ernest N. Webb

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$1,700.00 HAS BEEN FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CONDITIONED ON 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 May 4 1976. DONALD D. SULLIVAN COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS BY Nancy Romero DEPUTY.

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 THAT ARE NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE 1,700.00.

DATED APRIL 28th 1976. DONNA BOUER BABCOCK COUNTY TAX COLLECTOR BY Kenneth C. Kinnin DEPUTY

ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S. COUNTY OF RIVERSIDE } ON THIS 22 DAY OF April 1976, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Edwin E. Brattain AND [Signature] KNOWN TO ME TO BE THE President AND [Signature] MEMBER 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 OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL. Margaret Isaw NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE MY COMMISSION EXPIRES 11/6/78

STATE OF CALIFORNIA } S.S. COUNTY OF RIVERSIDE } ALL THIS DAY OF [blank], 197[blank], BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED [blank] AND [blank] KNOWN TO ME TO BE THE [blank] AND [blank] 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 OR A RESOLUTION OF ITS BOARD OF DIRECTORS AS TRUSTEE. WITNESS MY HAND AND OFFICIAL SEAL. NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE MY COMMISSION EXPIRES [blank]

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66496 (b) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS ARE OMITTED SINCE THEIR INTEREST CANNOT RISE INTO FEE. (1) GAGE CANAL CO. SUCCESSORS TO EASEMENTS AND RIGHTS OF WAY AS ARE SPECIFIED UPON THE MAP OF ARLINGTON HEIGHTS ON FILE IN BOOK 11, PAGES 20 AND 21 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, CANNOT BE LOCATED FROM RECORD. (2) AN EASEMENT 40' IN WIDTH IN FAVOR OF THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA BY DEED RECORDED SEPT. 27, 1935 IN BOOK 252 / 522 O.R. OF RIV. Co. CALIF.

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY PACIFIC FOUNDATIONS ENGINEERING INC. ON NOV. 30, 1972, AS REQUIRED BY THE HEALTH AND SAFETY CODE, SECTION 17953.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

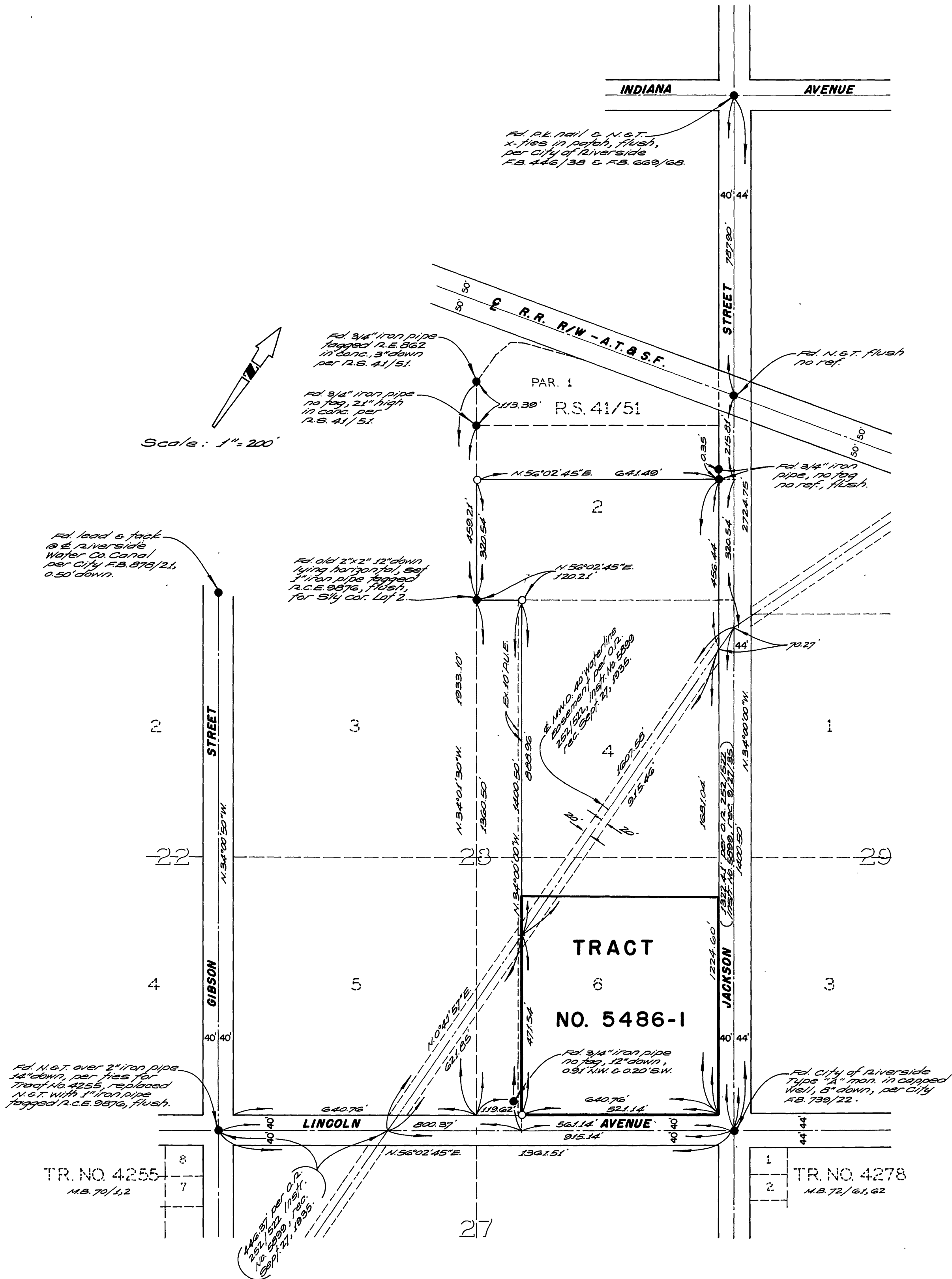
TRACT NO. 5486-1

BEING A SUBDIVISION OF A PORTION OF LOT 6 IN BLOCK 28 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 17, T.3S., R.5W., S.B.M.

ALBERT A. WEBB ASSOCIATES --- CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

SEPTEMBER, 1975

MB 85/33



ENGINEER'S NOTES

1. Basis of bearings is the centerline of Jackson Street taken as N.34°00'W as shown by map of Arlington Heights per Map Book 11, pages 20 & 21, records of San Bernardino 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. This tract contains 6.84 acres.
5. Set STEEL PIN AND flagged R.C.E. 9876 on top of curb, of all side lot lines projected.

7. Areas along Lincoln Ave and Jackson St. shown thus LLLL indicates - Vehicular and Pedestrian Access Rights Waived.

8. Set 1" iron pipe flagged R.C.E. 9876, flush, of all rear lot corners.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

SHEET 3 OF 3 SHEETS

TRACT NO. 5486-1

BEING A SUBDIVISION OF A PORTION OF LOT 6 IN BLOCK 28 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 17, T.35., R.5W., S.B.M.

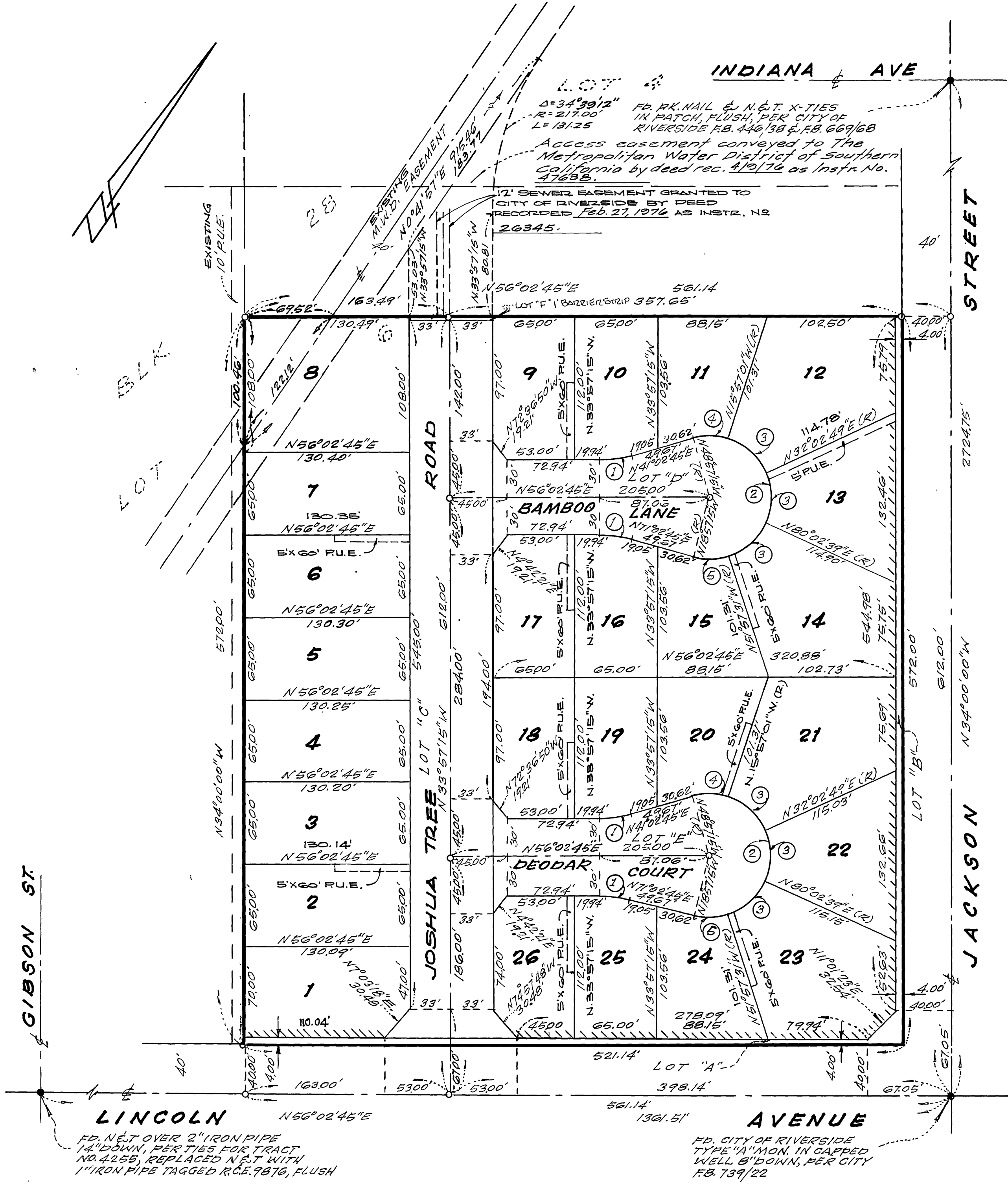
ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

SCALE: 1" = 60'

SEPTEMBER 1975

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF JACKSON STREET TAKEN AS N34°00'00"W AS SHOWN BY MAP OF ARLINGTON HEIGHTS PER MAP BOOK 11, PAGES 20 & 21, RECORDS OF SAN BERNARDINO 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 ○, UNLESS OTHERWISE NOTED.
4. THIS TRACT CONTAINS 6.84 ACRES.
5. SET STEEL PIN AND TAG R.C.E. 9876 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. AREAS ALONG LINCOLN AVE. AND JACKSON ST. SHOWN THUS LLLLLL INDICATES - VEHICULAR AND PEDESTRIAN ACCESS WAIVED.
7. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS.



CURVE DATA

Δ	R	T	L
① 15°00'00"	103.00'	1356'	26.97'
② 210°00'00"	48.00'	—	175.93'
③ 47°59'50"	48.00'	—	40.21'
④ 33°00'14"	48.00'	—	27.65'
⑤ 33°00'16"	48.00'	—	27.65'