

FILED ON Jun. 24, 1976

AT 3:45 P.M.

W.D. BALOGH COUNTY RECORDER

BY Harold C. Beale

FEE \$ 7.00

NO 90876

FILED BY City clerk

SUBDN. GITEE Safe Co.

ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S. COUNTY OF RIVERSIDE } ON THIS 9th DAY OF June, 1976, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED John J. Hayes AND Lois N. Wright KNOWN TO ME TO BE THE Asst. Vice Pres. AND THE Asst. Secy. RESPECTIVELY OF SAFECO TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE, 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 HEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO THE BY-LAWS OR A RESOLUTION OF THE CORPORATION'S BOARD OF DIRECTORS. WITNESS MY HAND AND OFFICIAL SEAL.

Brian W. Henckels NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES 4-22-79

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 7006

BEING A SUBDIVISION OF A PORTION OF LOT 4, BLOCK 22, OF ARLINGTON HEIGHTS PER MAP BOOK 11, PAGES 20-21, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS RIVERSIDE CALIFORNIA

JANUARY 1976

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 MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE COLORED BORDER LINE, AND WE HEREBY OFFER FOR DEDICATION TO PUBLIC USE, FOR STREET PURPOSES LOTS "A" AND "B", AND FURTHER, THE UNDERSIGNED OWNERS, OUR SUCCESSORS AND ASSIGNS INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOTS 1, 12 AND 13 AS SHOWN ON THE ANNEXED MAP ON, OVER AND ACROSS LINCOLN AVENUE, ADJOINING SAID LOTS 1, 12 AND 13; WE FURTHER OFFER FOR DEDICATION FOR PUBLIC USE FOR CONSTRUCTION AND MAINTENANCE OF A PEDESTRIAN WAY, WATER LINE AND SEWER PURPOSES, LOT "C" AND FOR CONSTRUCTION AND MAINTENANCE OF WATER LINE FACILITIES THE AREA DESIGNATED AS "10' WATER LINE EASEMENT, AND FOR CONSTRUCTION AND MAINTENANCE OF UNDERGROUND ELECTRICAL PUBLIC UTILITY FACILITIES THE AREA DESIGNATED AS 5' X 50' P.U.E. AND 5' P.U.E.

HUNTLEY HOMES, LTD., A LIMITED PARTNERSHIP BY: HUNTLEY HOUSING CORPORATION, GENERAL PARTNER

Bruce S. Huntley PRESIDENT EQUITABLE TRUST COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE SAFECO TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE John J. Hayes ASST. VICE PRES. Lois N. Wright ASST. SECY.

ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S. COUNTY OF RIVERSIDE } ON THIS 7th DAY OF June, 1976, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED Bruce S. Huntley KNOWN TO ME TO BE THE PRESIDENT OF HUNTLEY HOUSING CORP THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, SAID CORPORATION BEING KNOWN TO ME TO BE ONE OF THE PARTNERS OF HUNTLEY HOMES, LTD. 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.

Brian W. Henckels NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES April 22, 1979

ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S. COUNTY OF RIVERSIDE } ON THIS 14th DAY OF June, 1976, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED C.J. Lynch AND C.S. Albright KNOWN TO ME TO BE THE Vice Pres. AND THE Vice Pres. RESPECTIVELY OF EQUITABLE TRUST COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE, 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 HEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO THE BY-LAWS OR A RESOLUTION OF THE CORPORATION'S BOARD OF DIRECTORS. WITNESS MY HAND AND OFFICIAL SEAL.

Margie E. Elmendorf NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES 12-1-77

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 7006, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD SEPTEMBER 4, 1975, 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 THERE TO 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 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 June 16th, 1976 JAMES F. MARTINEK, R.C.E. 8134 DIRECTOR OF PUBLIC WORKS BY: James F. Martinek

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 June 15, 1976 EVERETT C. ROSS DIRECTOR OF PUBLIC UTILITIES BY: Everett C. Ross

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 June 7, 1976 H.E. BREWER, CITY TREASURER BY: H.E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 23rd DAY OF DECEMBER, 1975, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY PIONEER CONSULTANTS.

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 7006 AND THE STREETS AND EASEMENTS AND PEDESTRIAN WAY ARE HEREBY ACCEPTED AS PUBLIC STREETS & EASEMENTS & PEDESTRIAN WAY, 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 June, 1976.

ALICE A. HAZE CITY CLERK OF THE CITY OF RIVERSIDE BY: Alice A. Haze

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 \$ 70.00.

DATED June 7th, 1976 DONNA BOUER BABCOCK COUNTY TAX COLLECTOR BY: Kenneth C. Kivon

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM \$ 970.00 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 June 22, 1976 DONALD D. SULLIVAN COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS BY: Nancy Romero

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 NOVEMBER 1975, 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 Jan 13th, 1976 ERNEST N. WEBB, R.C.E. 9876 BY: Ernest N. Webb

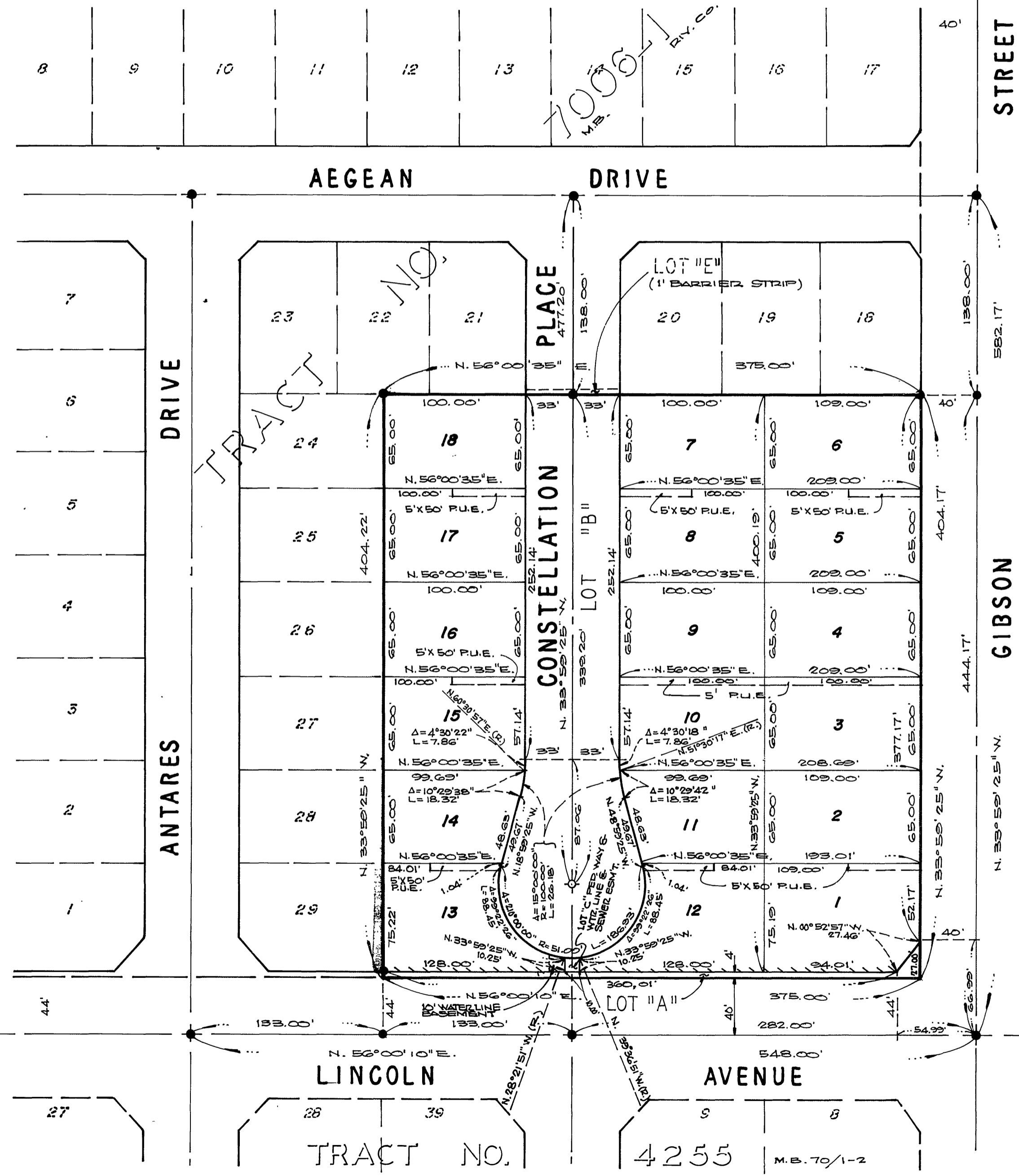
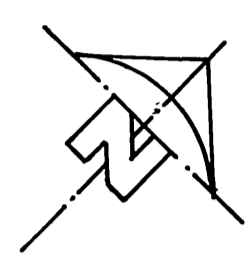
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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

JANUARY 1976

SCALE: 1" = 60'



ENGINEER'S NOTES

1. BASIS OF BEARING IS THE CENTERLINE OF LINCOLN AVE. TAKEN AS N. 56° 00' 10" E. AS SHOWN ON MAP OF TRACT NO. 4255 RECORDED IN BOOK 70 OF MAPS, AT PAGES 1 AND 2 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND 1" IRON PIPE, TAGGED R.C.E. 9876, FLUSH, PER TRACT NO. 7006-1, M.B. SHOWN THIS ●, UNLESS OTHERWISE NOTED.
3. SET 1" IRON PIPE TAGGED R.C.E. 9876 AT ALL POINTS SHOWN THIS ○ UNLESS OTHERWISE NOTED.
4. SET 1" IRON PIPE TAGGED R.C.E. 9876 AT ALL REAR LOT CORNERS, ANGLE POINTS IN SIDE LOT LINE, AND B.C.'S AND E.C.'S IN FRONT LOT LINES.
5. SET "SURE-FIRE" STUDS IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. INDICATES WAIVER OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS.
7. THIS TRACT CONTAINS 3.48 ACRES.

M.B. 85/87

TR 7006 M.B. 85/87

M.B. 85/87

TR 7006

M.B. 85/87

M.B. 85/87