

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 7174
 BEING A SUBDIVISION OF A PORTION OF THE S.E. 1/4 OF SECTION 35, T.2S., R.5W., S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
 RIVERSIDE CALIFORNIA

MARCH 1976

FILED
 ON July 1, 1976

AT 2:40 P.M.
 W.D. BALOGH
 COUNTY RECORDER

BY: Hazel C. Beale

FEE \$7.00

NO 95698

FILED BY city clerk

SUBD'N. G'TEE. SAFE Co.

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 MAPS SHOWN WITHIN THE COLORED BORDER LINE AND WE HEREBY OFFER FOR DEDICATION, FOR STREET PURPOSES LOTS "A" THROUGH "E", INCLUSIVE, 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 28 AND 29 AS SHOWN ON THE ANNEXED MAP, ON, OVER, AND ACROSS ARLINGTON AVENUE ADJOINING SAID LOTS; AND WE ALSO HEREBY OFFER FOR DEDICATION FOR CONSTRUCTION AND MAINTENANCE OF UNDERGROUND ELECTRICAL DISTRIBUTION FACILITIES THE EASEMENTS DESIGNED AS S'X'SB' R.U.E. AND G' R.U.E.

KENT LAND COMPANY, A CALIFORNIA CORPORATION.

[Signature] PRESIDENT
[Signature] ASSISTANT SECRETARY

SAFECO TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE

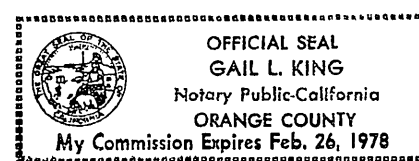
[Signature] ASST. V.P.
[Signature] ASST. SECY.

NOTARY ACKNOWLEDGEMENTS

STATE OF CALIFORNIA } S.S.
 COUNTY OF RIVERSIDE }

ON THIS 28th DAY OF MAY, 1976, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Richard A. Barber AND Bruce Tripp 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.

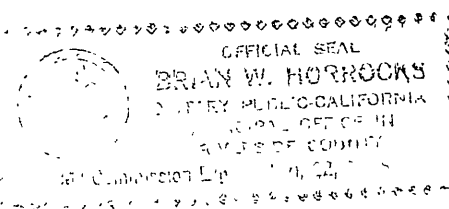


[Signature]
 NOTARY PUBLIC IN AND FOR SAID STATE
 MY COMMISSION EXPIRES FEB. 26th 1978

STATE OF CALIFORNIA } S.S.
 COUNTY OF RIVERSIDE }

ON THIS 24th DAY OF May, 1976, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Stephen G. Miller AND Lois N. Wright KNOWN TO ME TO BE THE ASST. VICE PRESIDENT AND ASST. 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, AS TRUSTEE.

WITNESS MY HAND AND OFFICIAL SEAL.



[Signature]
 NOTARY PUBLIC IN AND FOR SAID STATE
 MY COMMISSION EXPIRES April 28, 1979

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. 7174, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD DEC. 4, 1975, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF CHAPTER 12B (SUBDIVISION MAP ACT) STATUTES OF CALIFORNIA, 1943, AND ALL OF THE 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 June 22, 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 REQUIRIZED 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 3, 1976

EVERETT C. ROSS
 DIRECTOR OF PUBLIC UTILITIES
 BY: [Signature]

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 2, 1976

H.E. BREWER, CITY TREASURER
 BY: [Signature]

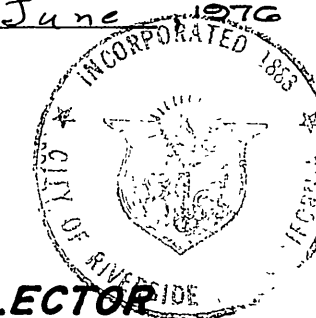
SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 19th DAY OF JANUARY, 1976, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION, 17053: BY ASSOCIATED SOILS ENGINEERING INC.

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. 7174, 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 FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 29th DAY OF June, 1976



ALICE A. HAZE
 CITY CLERK OF THE CITY OF RIVERSIDE
 BY: [Signature]

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 THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 8,800.00.

DATED June 2nd, 1976

DONNA BOUER BABCOCK
 COUNTY TAX COLLECTOR

BY: [Signature]
 DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 8,800.00 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 29, 1976

DONALD D. SULLIVAN
 COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS.

BY: [Signature] 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 TWO (2) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING FEBRUARY 1976, THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN (1) YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED Mar. 15th, 1976

ERNEST N. WEBB, R.C.E. 9876
 BY: [Signature]

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 7174

BEING A SUBDIVISION OF A PORTION OF THE S.E. 1/4 OF SECTION 35,
T.2S., R.5W., S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS

MARCH 1976

SCALE: 1" = 60'

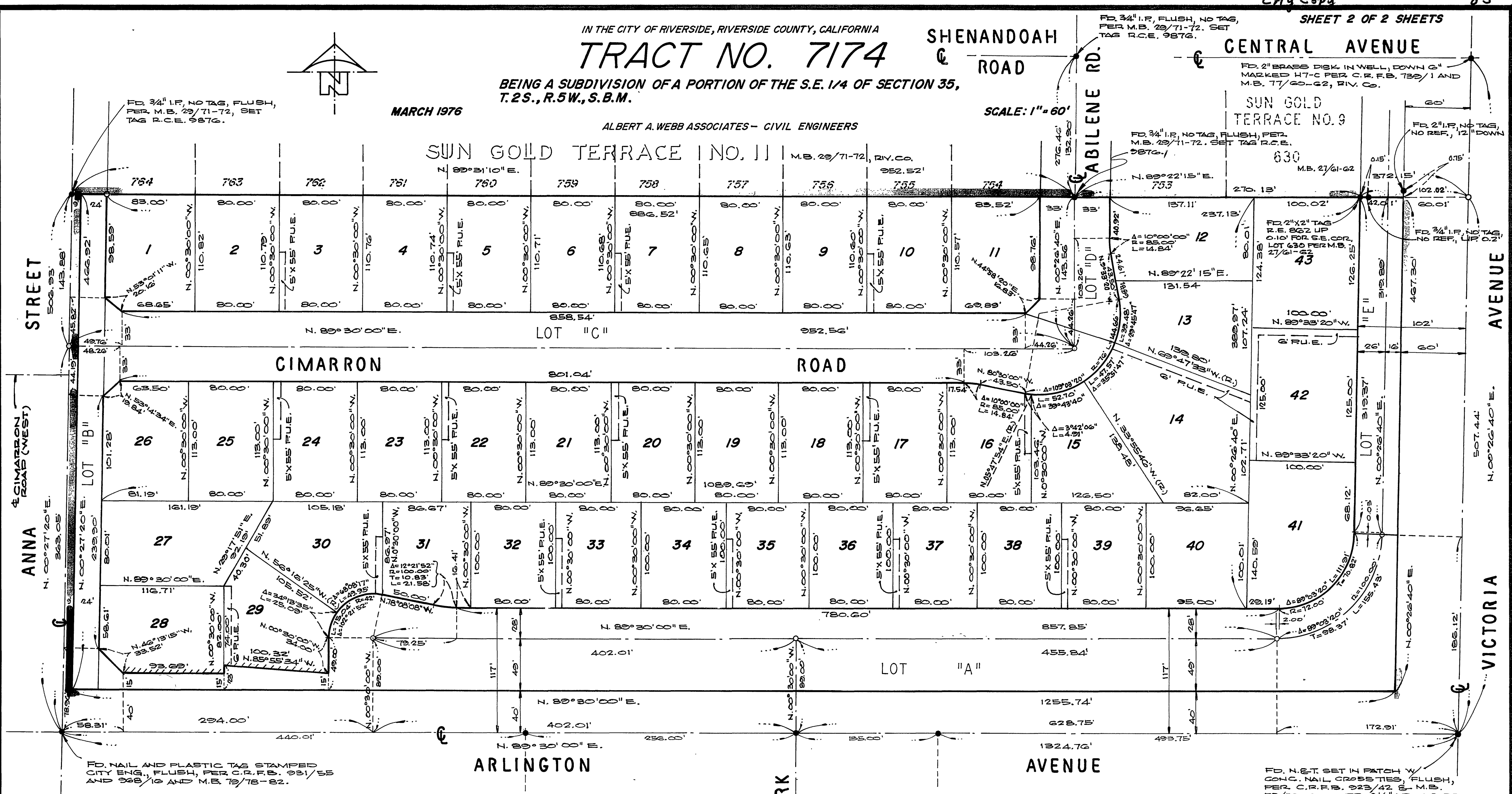
SHEET 2 OF 2 SHEETS

M.B. 85/93

M.B. 85/93 Tr. 7174

M.B. 85/93 Tr. 7174

M.B. 85/93



ENGINEER'S NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF ARLINGTON AVENUE TAKEN AS N. 89° 30' 00" E. AS SHOWN ON MAP OF TRACT NO. 5311-I ON FILE IN BOOK 79 OF MAPS, AT PAGES 78-82 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. [Symbol] INDICATES WAIVER OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS.
3. FOUND 1" IRON PIPE, FLUSH, TAGGED R.C.E. 9876, AT ALL POINTS SHOWN THUS ●, PER M.B. 79/78-82 UNLESS OTHERWISE NOTED.
4. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ○.
5. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS.
6. SET STEEL PIN AND TAG R.C.E. 9876, IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
7. THIS TRACT CONTAINS 13.45 ACRES.

TRACT NO. 5311-I TRACT NO. 5311

M. 79/78-82, RIV. CO. REC. M.B. 84/89-100, RIV. CO. REC.

FD. N.E.T. SET IN PATCH W/ CONC. NAIL CROSS TIES, FLUSH, PER C.R.F.B. 923/42 & M.B. 79/78-82, OVER 2 1/2" I.P. IN CAPPED WELL, DOWN 0.40', PER C.R.F.B. 805/42.