

M.B. 86/13

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IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 6466

BEING A SUBDIVISION OF PORTIONS OF LOTS 1, 3 AND 4 IN BLOCK 75 OF ARLINGTON HEIGHTS AS SHOWN BY MAP RECORDED IN BOOK 11 OF MAPS, AT PAGES 20 AND 21 THEREOF RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

NOVEMBER 1975

Copy 86/13

SHEET 1 OF 2 SHEETS

FILED  
ON July 21, 1976

AT 3:00 P.M.  
W.D. BALOGH  
COUNTY RECORDER

BY: Harold G. Beale

FEE \$ 7.00

NO 106320

FILED BY City Clerk

SUBDN, STEE F.I.T.CO.

TR. 6466  
M.B. 86/13

### OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE RIGHT TITLE OR INTEREST IN THE LAND INCLUDED WITH 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 "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 12, 13, 14 AND 23 AS SHOWN ON THE ANNEXED MAP, ON, OVER, AND ACROSS VICTORIA AVENUE ADJOINING SAID LOTS. WE ALSO OFFER FOR DEDICATION TO PUBLIC USE, FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL UNDERGROUND FACILITIES, THE AREAS DESIGNATED AS 5' X 50' P.U.E. AND 5' P.U.E. We also offer for dedication to public use for construction and maintenance of water line facilities, the area designated as 10' Water line easement.

TREND DEVELOPMENT CORPORATION a California Corporation

Ivar Lovret  
President

### NOTARY ACKNOWLEDGEMENT

State of California } s.s.  
County of Riverside }  
On this 1st day of July, 1976, before me, the undersigned a Notary Public in and for said State, personally appeared Ivar Lovret known to me to be the President of the corporation that executed the within instrument, known to me to be the person 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.

Alice A. Flodine  
Notary Public in and for said State  
My Commission Expires 9/16/76

### SIGNATURE OMISSION

IN ACCORDANCE WITH SECTION 66436 (b) (1) OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

GAGE CANAL COMPANY, A CALIFORNIA CORPORATION, PRESENT HOLDER OF EASEMENTS RESERVED BY THE RIVERSIDE TRUST COMPANY, LIMITED, IN DEEDS RECORDED MAY 2, 1933 AS INSTRUMENT NO 7, SAN BERNARDINO COUNTY RECORDS, JUNE 2, 1936 IN BOOK 30, PAGE 206 OF DEEDS, RIVERSIDE COUNTY RECORDS, APRIL 12, 1900 IN BOOK 30, PAGE 223 OF DEEDS, RIVERSIDE COUNTY RECORDS, AND OCTOBER 15, 1901 IN BOOK 30, PAGE 227 OF DEEDS, RIVERSIDE COUNTY RECORDS.

### 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 6466, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD FEBRUARY 20, 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 THEREOF 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 HAVE 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 AND AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATE July 2nd, 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 July 1, 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 July 2, 1976

H.E. BREWER, CITY TREASURER

BY H.E. Brewer

### SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 15TH DAY OF DECEMBER, 1975, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17053: BY C.H.J. MATERIALS LABORATORY, 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 6466, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS "D" & "E" WHICH ARE ACCEPTED AS "BARRIER STRIPS" TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "A" & "B" & THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERE TO 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 July, 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 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 \$ 3060.00.

DATED JULY 2, 1976

DONNA BOUER BABCOCK  
COUNTY TAX COLLECTOR

BY Harold M. Larsen

### TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 3060.00 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 JULY 20, 1976

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

BY Alma Hughes  
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 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 NOV. 10th, 1975

ERNEST N. WEBB, R.C.E. 9876

BY Ernest N. Webb

MB 86/13

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 6466

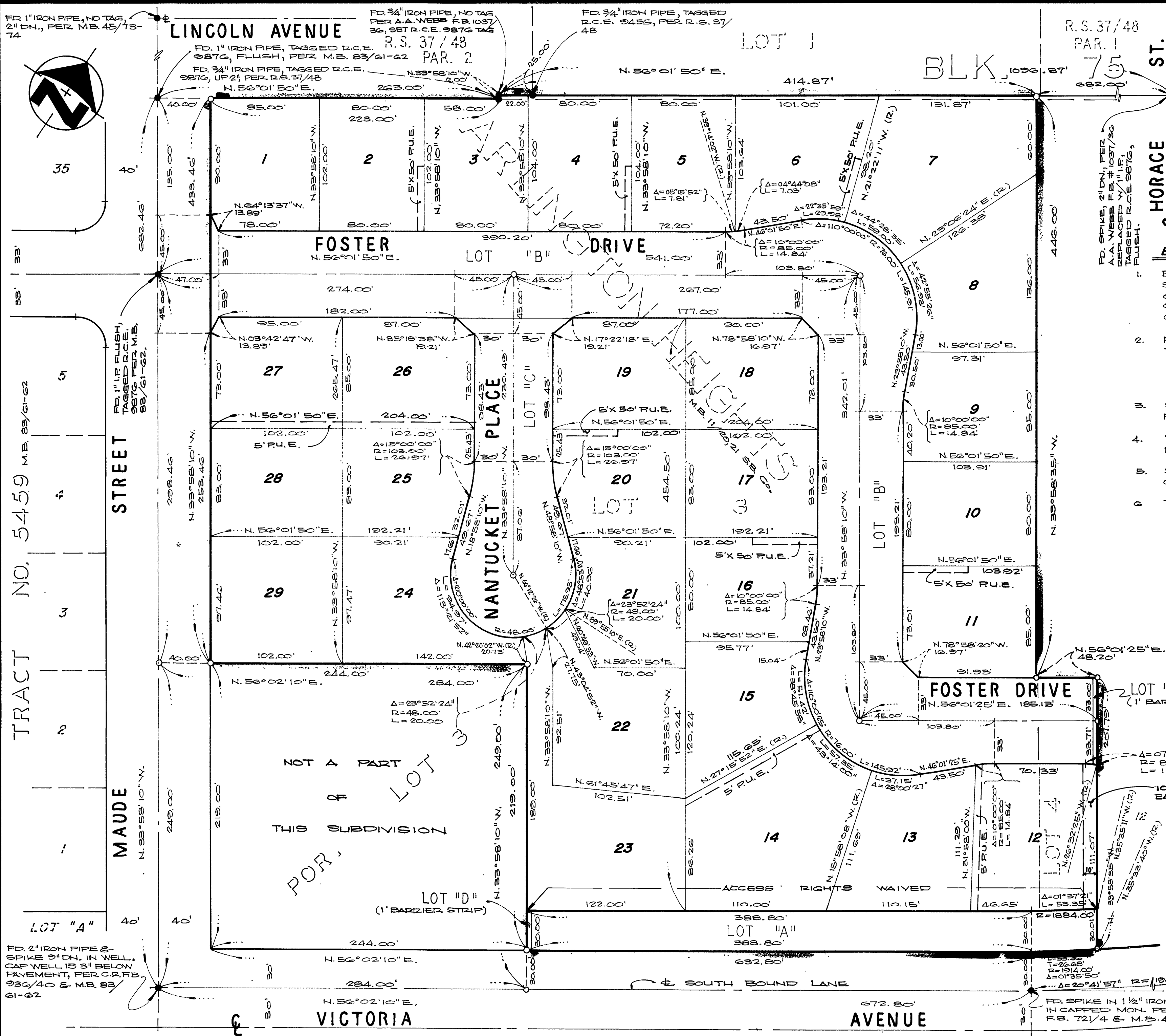
BEING A SUBDIVISION OF PORTIONS OF LOTS 1, 3 AND 4 IN BLOCK 75 OF ARLINGTON HEIGHTS AS SHOWN BY MAP RECORDED IN BOOK 11 OF MAPS, AT PAGES 20 AND 21 THEREOF RECORDS OF SAN BERNARDINO COUNTY, CALIF.

ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

NOVEMBER 1975

SCALE: 1" = 50'

TR 6466  
M.B. 86/14



### 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. 5459 ON FILE BOOK 83 OF MAPS, AT PAGES 61-62 THEREOF, RECORDS OF RIVERSIDE 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 ○.
4. SET 1" IRON PIPE TAGGED R.C.E. 9876 FLUSH, AT ALL REAR LOT CORNERS, AND ANGLE POINTS IN SIDE LOT LINES.
5. SET "GUIZE FIRE" STUDS TAGGED R.C.E. 9876 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 8.58 ACRES.

FD. 2" IRON PIPE & SPIKE 9" DN. IN WELL. CAP WELL 15 3" BELOW PAVEMENT, PER C.P. FB. 930/40 & M.B. 83/61-62.

FD. SPIKE 2" DN. PER A.A. WEBB F.B. 1037/50 REPLACED W/ 1 1/2" IRON PIPE TAGGED R.C.E. 9876 FLUSH.

FD. SPIKE 1 1/2" IRON PIPE 1/2" CAPPED MON. PER C/P. FB. 721/4 & M.B. 48/97-98

FD. 2" IRON PIPE 6" DN. IN CAPPED MON. PER C/P. FB. 250/73, FM. 9/77 & M.B. 77/48-51.

FD. 3/4" IRON PIPE TAGGED R.C.E. 9876 FLUSH, PER RM. 8/77 & M.B. 77/48-51.