

M.B. 87/8

TR. 6305

M.B. 87/8

City Copy 87

SHEET 1 OF 2 SHEETS

FILED
ON Oct. 29, 1976

AT 3:00 P.M.

W.D. BALOGH
COUNTY RECORDER

BY: Haved C. Beale

FEE \$ 7.00

NO 166860

FILED BY City Clerk

SUB'D N G'TEE Safe Co.

M.B. 87/8

TR. 6305

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SIGNATURE OMISSION

PURSUANT TO SECTION 66436 (b) OF THE SUBDIVISION MAP ACT, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDERS ARE OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

- (1) GAGE CANAL Co. SUCCESSORS TO EASEMENTS AND RIGHTS OF WAY RESERVED BY THE RIVERSIDE TRUST COMPANY, LTD. FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER, DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSE OF IRRIGATION & DOMESTIC USE IN DEED REC. DEC. 17, 1910 IN BOOK 314/261 OF DEEDS, RIV. CO. RECORDS.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 6305

BEING A SUBDIVISION OF A PORTION OF LOT 3 IN BLOCK 37 OF ARLINGTON HEIGHTS, AS SHOWN BY MAP BOOK 11, PAGES 20-21, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

MAY 1976

OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS 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 LOTS "A" THROUGH "F" 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 13, 14, 23, 24 AND 32 AS SHOWN ON THE ANNEXED MAP, ON, OVER, AND ACROSS VICTORIA AVENUE ADJOINING SAID LOTS, AND WE ALSO HEREBY OFFER FOR DEDICATION FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UNDERGROUND ELECTRICAL DISTRIBUTION FACILITIES THE BASEMENTS DESIGNATED AS 5'X50' P.U.E. AND 5' P.U.E., AND FOR CONSTRUCTION AND MAINTENANCE OF SEWER FACILITIES THE ARE DESIGNATED AS 12' SEWER BASEMENT!

KENT LAND COMPANY, A CALIFORNIA CORPORATION.

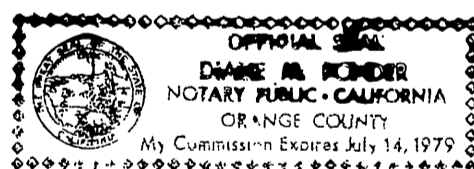
James A. Hintz PRESIDENT
Stephen B. Havens SECRETARY

ACKNOWLEDGEMENT

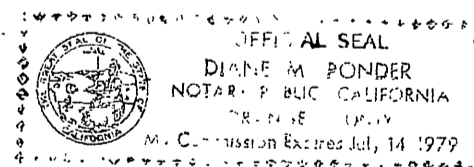
STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } S.S.

ON THIS 15th DAY OF October, 1976, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED James A. Hintz AND Stephen B. Havens 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.



Diane M. Ponder
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES



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 6305, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD JAN. 9, 1975, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE, APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT; THAT THE BASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON SAID MAP HAVE BEEN APPROVED, THAT THE PLANS AND SPECIFICATIONS FOR DRAINS, SEWERS AND DRAINAGE WORKS SUFFICIENT TO PROTECT ALL LOTS IN SAID SUBDIVISION FROM FLOOD OF OVERFLOW HAVE BEEN APPROVED; 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; 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 OCT. 20, 1976

JAMES F. MARTINEK, R.C.E. 8134
DIRECTOR OF PUBLIC WORKS

BY: William D. Hardner, RCE 11405

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 BASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED 10-19, 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 Oct. 18, 1976

H.E. BREWER, CITY TREASURER

BY: A. B. O'Connor

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 5th DAY OF MAY, 1976, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY S.E. MEDALL & ASSOC. INC.

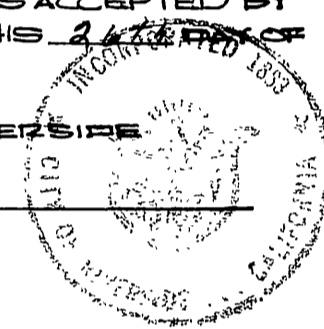
CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO 6305, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS "E" & "F" WHICH ARE ACCEPTED AS "1' BARRIER STRIPS" TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOTS "A" & "B", & 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 24th DAY OF October, 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.

DATED Oct. 15, 1976

DONNA BOHER BABCOCK
COUNTY TAX COLLECTOR

BY: Dorothy M. Klappal
DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ 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 _____, 1976

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

BY: _____
DEPUTY

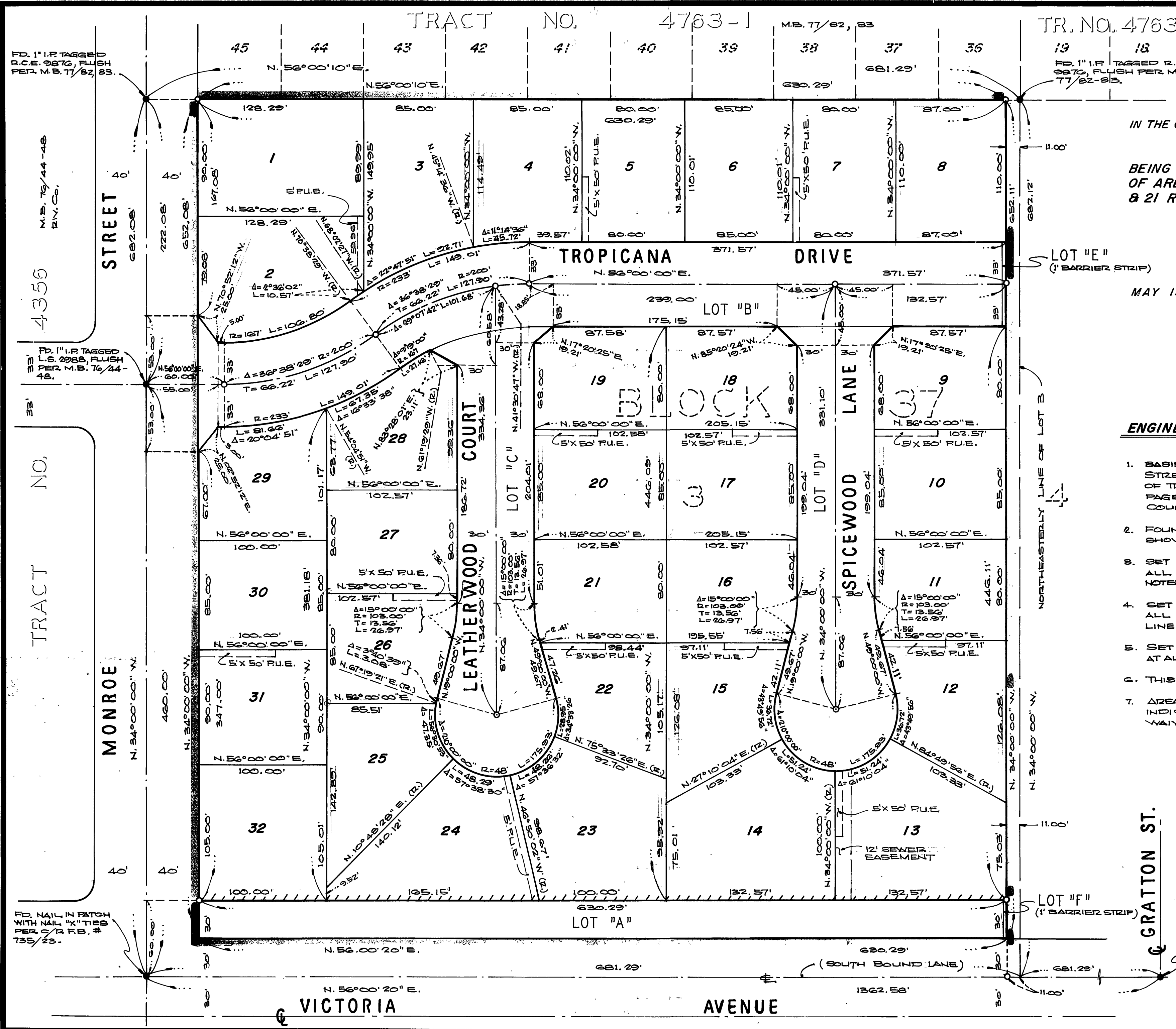
ENGINEER'S CERTIFICATE

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 MAY 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 May 24th, 1976

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

BY: Ernest N. Webb

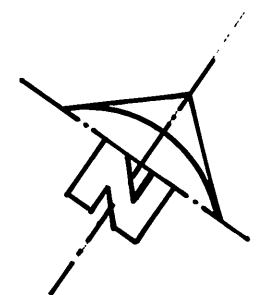


IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 6305
 BEING A SUBDIVISION OF A PORTION LOT 3, BLOCK 37
 OF ARLINGTON HEIGHTS PER MAP BOOK 11 PAGES 20
 & 21 RECORDS OF SAN BERNARDINO CO., CALIF.

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS

MAY 1976

SCALE 1" = 50'



ENGINEER'S NOTE'S

1. BASIS OF BEARINGS IS THE CENTERLINE OF MONROE STREET TAKEN AS N. 34° 00' 00" W. AS SHOWN BY MAP OF TRACT N84763-1 ON FILE IN BOOK 77 OF MAPS AT PAGES 82-83 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 ○, UNLESS OTHERWISE NOTED.
4. SET 1" IRON PIPE, TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES.
5. SET STEEL PIN AND TAG R.C.E. 9876 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 2.44 ACRES
7. AREA ALONG VICTORIA AVENUE SHOWN THUS ||||| INDICATED - VEHICULAR AND PEDESTRIAN ACCESS WAIVED.