

M.B. 87/18

TR 5486-2

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IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 5486-2
 BEING A SUBDIVISION OF PORTIONS OF LOTS 2, 4 & 6 IN BLOCK 28 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

COPY 87
 SHEET 1 OF 2 SHEETS

FILED
 ON Nov. 4, 1976

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

BY: David C. Beale-Deputy

FEE \$7.00

NO 169916

FILED BY City Clerk

SUB'DN G'TEE F.A.T. Cr.

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 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 14 THROUGH 20 AS SHOWN ON THE ANNEXED MAP, ON, OVER, AND ACROSS JACKSON STREET ADJOINING SAID LOTS; AND WE ALSO HEREBY OFFER FOR DEDICATION FOR CONSTRUCTION AND MAINTENANCE OF UNDERGROUND ELECTRICAL DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS EX'GO' P.U.E. AND FURTHER, WE HEREBY OFFER FOR DEDICATION FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES THE EASEMENTS DESIGNATED AS "12' STORM DRAIN EASEMENT" AND "SPECIAL STORM DRAIN EASEMENT". WE FURTHER HEREBY OFFER FOR DEDICATION THE EASEMENTS DESIGNATED AS "4' TREE PLANTING AND PUBLIC UTILITIES EASEMENT".

BRATTAIN CONTRACTORS, INC., A CALIFORNIA CORPORATION

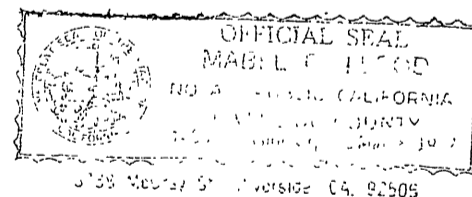
Edwin E. Brattain
 PRESIDENT

ACKNOWLEDGEMENT

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

ON THIS 20th DAY OF OCTOBER, 1976, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED EDWIN E. BRATTAIN 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.



Mabel C. Flood
 NOTARY PUBLIC IN AND FOR SAID STATE
 MY COMMISSION EXPIRES Mar 8, 1977

SIGNATURE OMISSION

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

- 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. JULY 31, 1914 IN BOOK 399/309 OF DEEDS, RIV. CO. RECORDS.
- 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. RIV. CO. CALIF. FOR CONDUITS AND STRUCTURES. ALSO AN EASEMENT FOR INGRESS AND EGRESS CONVEYED TO METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA BY DEED RECORDED APRIL 9, 1976 AS INSTR. NO. 47638 O.R. RIV. CO.

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 5486, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD AUG. 9, 1973 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; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT THE PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOOD HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENT 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 THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENT AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATED Oct. 27, 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 October 21, 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. 22, 1976

H. E. BREWER, CITY TREASURER

BY: H. E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 30th DAY OF NOVEMBER, 1972, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY PACIFIC FOUNDATIONS 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 5486-2, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT "F" WHICH IS ACCEPTED AS "BARRIER STRIP" TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "B", 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 2nd DAY OF November, 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 THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$_____.

DATED October 22, 1976

DONNA BOUER BABCOCK
 COUNTY TAX COLLECTOR

BY: Donna Bauer Babcock
 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 D. 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 10th, 1976

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

BY: Ernest N. Webb

1027/88

76-90

MB 87/18

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IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

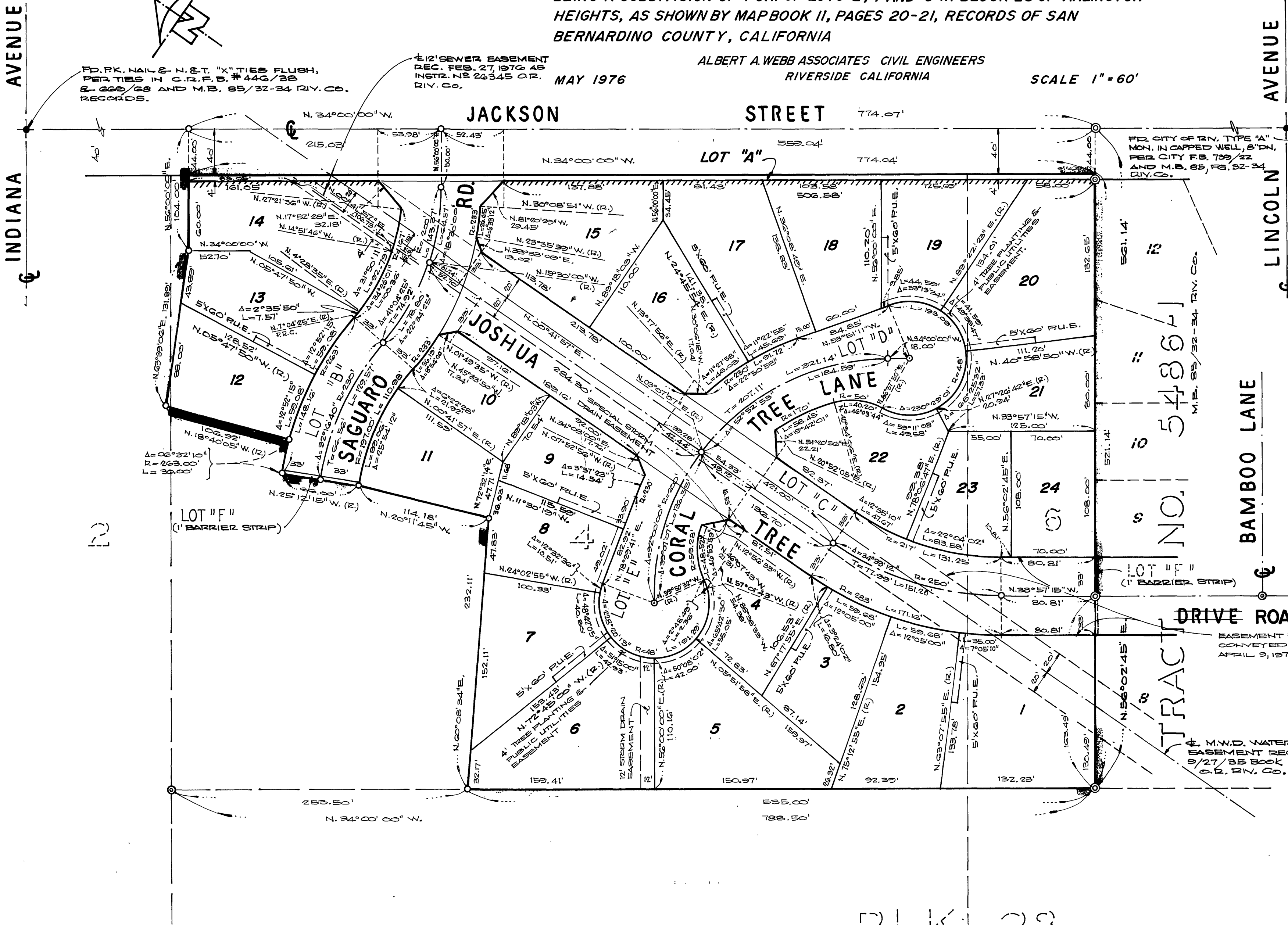
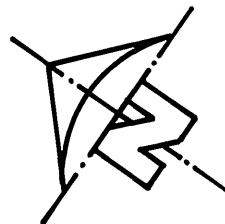
TRACT NO. 5486-2

BEING A SUBDIVISION OF POR. OF LOTS 2, 4 AND 6 IN BLOCK 28 OF ARLINGTON HEIGHTS, AS SHOWN BY MAPBOOK II, PAGES 20-21, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

SCALE 1" = 60'

MAY 1976



ENGINEER'S NOTE'S

1. BASIS OF BEARINGS IS THE CENTERLINE OF JACKSON STREET TAKEN AS N. 34° 00' 00" W. AS SHOWN BY MAP OF TRACT NO. 5486-1 ON FILE IN BOOK 85 OF MAPS AT PAGES 32-34 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 7.74 ACRES.
7. ROUND 1" IRON PIPE, TAGGED R.C.E. 9876 FLUSH, AT ALL POINTS SHOWN THUS ⊙ PER M.B. 85/32-34, R.V. CO. RECORDS.
8. INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED.

Certificate of Correction: C.C.-10 Inst. 195322 Dec. 20, 1976

EASEMENT FOR INGRESS & EGRESS CONVEYED TO M.N.D. BY DEED RECORDED APRIL 9, 1976 AS INSTR. NO. 47698, O.R. R.V. CO.

M.N.D. WATERLINE EASEMENT RECORDED 9/27/85 BOOK 252/522 O.R. R.V. CO.

BLK. 28