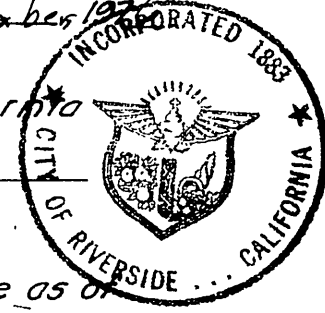


FILED  
On Dec. 9, 1976  
At 2:40 P.M.

W.D. BALOGH  
County Recorder  
By Harold C. Beale  
Deputy  
Fee \$9.00  
No. 189563  
Filed by city clerk  
Sub'dn. G'ees SAPEGO

M.B. 87/72  
TR 7675-1



**PUBLIC UTILITY EASEMENTS**

The City of Riverside, being the owner of the below described easements, hereby consents to the making and filing of the annexed map.

A right of entry upon and a right of way over and through said land for the construction and maintenance of all water ditches that may be required for irrigation and other purposes of the Riverside Land and Irrigating Company, which right is expressly reserved to said Company and the Riverside Canal Company, their successor's and assigns, as provided in agreement recorded June 10, 1887 in Book "H", Page 93 of Agreements, and in deeds recorded in Book 24, Page 14, Book 22, Page 486 and Book 24, Page 46, all of Deeds, San Bernardino County Records.

Said easements are not locatable by the public record.

Dated Nov. 30, 1976

EVERETT C. ROSS  
Director of Public Utilities

By Edward C. Ross

**OWNERSHIP**

We hereby certify that we are the owners of or have some 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; that we hereby consent to the making and filing of said map and subdivision as shown within the colored border line, and that we hereby offer for dedication for public use for street purposes Lots "A" through "E" inclusive. Further, we hereby offer for dedication those easements designated as "16' Sewer and Drainage Easement" and "5' x 50' P.U.E."

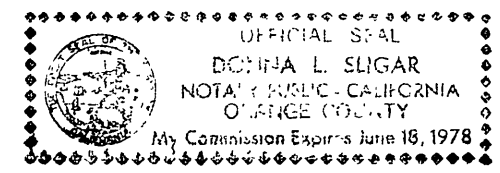
KENT LAND COMPANY, a California Corporation

James A. Hantz  
President

Wm. D. Flint  
Asst. Secretary

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }  
On this 1st day of December 1976, before me the undersigned a Notary Public in and for said County and State, personally appeared James A. Hantz, known to me to be the President and Wm. D. Flint, known to me to be the Assistant Secy of KENT LAND COMPANY, the corporation that executed the within instrument, 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 within instrument pursuant to its by-laws or a resolution of its board of directors.  
Witness my hand and official seal.  
My Commission expires \_\_\_\_\_  
Donna L. Sligar  
Notary Public in and for said County & State



IN THE CITY OF RIVERSIDE  
**TRACT NO. 7675-1**

BEING A SUBDIVISION OF A PORTION OF LOT 9, LOT 10 AND LOT 16 OF BLOCK 31 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 OF MAPS, SAN BERNARDINO COUNTY RECORDS.

JULY 1976

J. F. DAVIDSON ASSOCIATES

RIVERSIDE, CALIFORNIA

**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 7675-1, which was approved by the Riverside City Planning Commission at its meeting held April 8, 1976, 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 easements for sewers and drainage facilities 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 or 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 accordance 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 Dec. 2, 1976. JAMES F. MARTINEK, P.C.E. 8134  
Director of Public Works  
By William D. Hardier

**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 utilities 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 Nov. 30, 1976. EVERETT C. ROSS  
Director of Public Utilities  
By Edward 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 Dec 1, 1976. H.E. BREWER  
City Treasurer  
By H.E. Brewer

**SOIL REPORT**

A preliminary soil report was prepared on the 26<sup>th</sup> day of May 1976 as required by the Health and Safety Code of California, Section 17953 by: Associated Soils Engineering, Inc., 1751 Third St, Riverside, California.

**CITY CLERK'S CERTIFICATE**

RESOLVED: That this map consisting of three (3) sheets be, and the same is hereby accepted as the final map of TRACT NO. 7675-1 and the streets and easements are hereby accepted as public streets and easements, except Lot "E" which is accepted as a 10 foot barrier strip to deny access to adjacent private property 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 1st day of December, 1976.

ALICE A. HAME  
City Clerk of the City of Riverside, California

By Alice A. Hame

**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 and special assessments collected as taxes.

Dated DECEMBER 1, 1976. DONNA BOJER BABCOCK  
County Tax Collector  
By Harold M. Larson 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 three (3) sheets correctly represents a true and complete survey made under my supervision during April of 1976, that all monuments of the character and locations 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 DEC. 1, 1976. J. F. Davidson  
J.F. Davidson, P.C.E. 862

CENTERLINE OF R.R. R/W WAS TAKEN TO BE THE SPLIT OF THE EXISTING RAILS.

FOUND CITY ENGINEER'S TAG WITH "X" TIES IN PATCH PER C/JR FB 995/5.

INDIANA AVE

FOUND CITY ENGINEER'S TAG WITH "X" TIES IN PATCH (3/4" I.P. DOWN 11") PER C/JR FB 995/5, ACCEPTED AS BEING ON THE N/4 R/W LINE OF R.R. PER M.B. 26/70.

BLOCK HEIGHTS 32 M.B. 26/70

ENGINEER'S NOTES

- 1. BASIS OF BEARINGS IS THE CENTERLINE OF MONROE STREET TAKEN AS N.34°00'00"W AS SHOWN BY MAP OF ARLINGTON HEIGHTS PER MAP BOOK 11, PAGES 20 AND 21, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
- 2. —●— INDICATES SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED R.C.E. 862, FLUSH, UNLESS OTHERWISE NOTED.
- 3. ⊙ INDICATES FOUND MONUMENT AS NOTED.

CENTERLINE OF R.R. R/W TAKEN TO BE PARALLEL TO AND 0.18' N/4 OF SPLIT OF RAILS AND 50.00' S/4 OF MON. AT & MONROE STREET.

RAILWAY

RIVERSIDE

TRACT BLK. 31

TRACT 9

NO. 7675-1

R. L. & J. CO. M.B. 1/70 S.B. 84

BLK. 29

BLK. 35

ARLINGTON

HEIGHTS M.B. 11/20-21 S.B. CO.

COMPANY

7675

CANAL

LINCOLN AVE.

STREET

MONROE

AVE.

IN THE CITY OF RIVERSIDE TRACT NO. 7675-1

BEING A SUBDIVISION OF A PORTION OF LOT 9, LOT 10 AND LOT 16 OF BLOCK 31 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70 OF MAPS, SAN BERNARDINO COUNTY RECORDS.

JULY 1976

SCALE: 1" = 100'

J.F. DAVIDSON ASSOCIATES RIVERSIDE, CALIFORNIA

FOUND 3/4" IRON PIPE, FLUSH, PER CITY TIES IN C/JR FB 969/75, SET R.C.E. 002 1749.

# IN THE CITY OF RIVERSIDE TRACT NO. 7675-1

BEING A SUBDIVISION OF A PORTION OF LOT 9, LOT 10 AND LOT 16 OF BLOCK 31 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70 OF MAPS, SAN BERNARDINO COUNTY RECORDS.

JULY 1976 SCALE: 1"=50'

J.F. DAVIDSON ASSOCIATES  
RIVERSIDE, CALIFORNIA

### ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF MONROE STREET TAKEN AS N34°00'00"W AS SHOWN BY MAP OF ARLINGTON HEIGHTS PER MAP BOOK 11, PAGES 20 & 21, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
2. INDICATES FOUND MONUMENT AS NOTED.
3. INDICATES SET 3/4" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 862, FLUSH.
4. SET NAIL AND R.C.E. 862 TAG IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
5. SET 2"x2" REDWOOD STAKE, PAINTED YELLOW, AND TAGGED P.G.E. 862, FLUSH, AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
6. THIS SUBDIVISION CONTAINS 10.28 ACRES.

M.B. 87/74

TR 7675-1

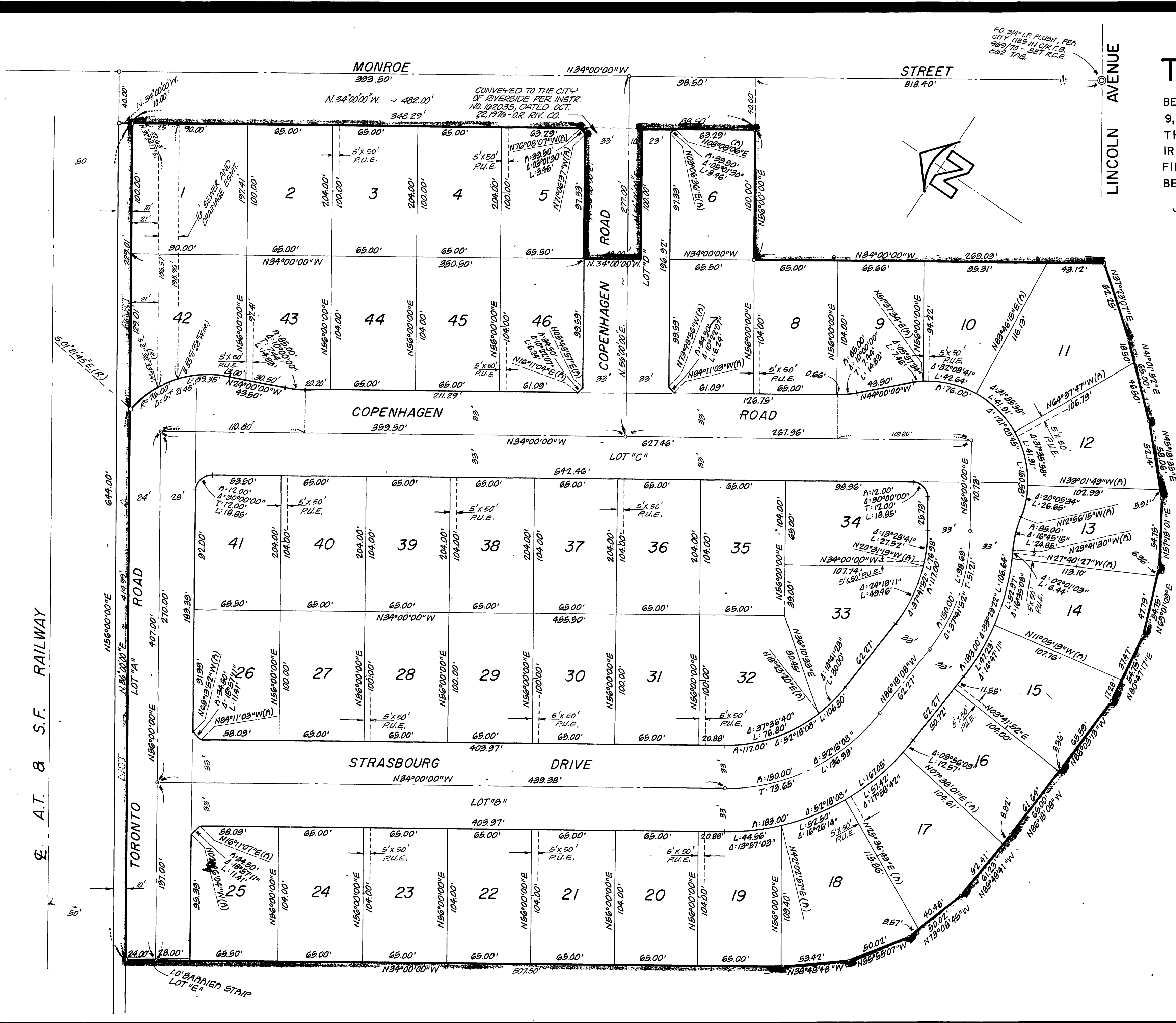
M.B. 87/74

M.B. 87/74

TR 7675-1

M.B. 87/74

MB 87/74



AT & S.F. RAILWAY