

MB. 88/37

TR. 7873

MB. 88/37

ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE

ON THIS 21st DAY OF December, 1976, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED C. D. ALBRIGHT AND W. C. BLACKMAN KNOWN TO ME TO BE THE VICE PRESIDENT AND VICE PRESIDENT 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.



Margie E. Ekmlund
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES

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 1, 17, 18, 31, 32, 43, 44, 50, 51 & 54 AS SHOWN ON THE ANNEXED MAP, ON, OVER, AND ACROSS LINCOLN AVENUE.

WE FURTHER OFFER FOR DEDICATION FOR PUBLIC USE FOR CONSTRUCTION AND MAINTENANCE OF UNDERGROUND ELECTRICAL PUBLIC UTILITY FACILITIES THE AREAS DESIGNATED AS 5' X 50' P.U.E. AND 5' P.U.E.

WOODHAVEN DEVELOPERS, INC.

BY: David D. Miller, PRES.

EQUITABLE DEED COMPANY, A CALIFORNIA CORP., AS TRUSTEE.

C. D. Albright, VICE PRESIDENT
W. C. Blackman, VICE PRES.

ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE

ON THIS 15 DAY OF DECEMBER, 1976, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID D. MILLER, KNOWN TO ME TO BE THE PRESIDENT OF THE CORPORATION THAT 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.



John L. Neal
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 1-9-78

SIGNATURE OMISSION

IN ACCORDANCE WITH SECTION 66436 (b) (1) OF THE SUBDIVISION MAPACT 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 AN EASEMENT RESERVED BY THE RIVERSIDE TRUST COMPANY, LIMITED, IN DEED REC. MAR. 16, 1891 IN BOOK 128 PAGE 74 OF DEEDS, S.B. Co. RECORDS.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 7873

BEING A SUBDIVISION OF LOT 1 AND PORTION OF LOT 2 IN BLOCK 36 AND A PORTION OF GRATTON STREET OF ARLINGTON HEIGHTS PER MAP BOOK 11/20-21 RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

JULY 1976

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 7873, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD MAY 20, 1976, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAPACT (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 SAID MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN SAID SUBDIVISION FROM FLOOD 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 Jan. 12th, 1977

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

BY: J. 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 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 Jan. 4, 1977

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 Jan 5, 1977

H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 9th DAY OF APRIL 1976, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY PACIFIC FOUNDATION ENGINEERS INC.

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 7873, 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 FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 18th DAY OF January, 1977

ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Karen E. Nabby
Assistant City Clerk

TAX COLLECTOR

I HEREBY CERTIFY 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 JANUARY 5, 1977

DONNA BOUER BABCOCK
COUNTY TAX COLLECTOR

BY: Harold M. Jensen
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 _____, 197

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

BY: _____
DEPUTY

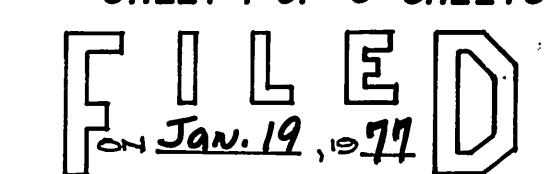
ENGINEER'S CERTIFICATE

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 JUNE, 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 JULY 16, 1976

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

BY: Ernest N. Webb



AT 2:30 P. M.

W.D. BALOGH
COUNTY RECORDER

BY: Harold C. Beale

FEE: \$9.00

NO. 10017

FILED BY: City Clerk

SUBD'N. GTEE Calif. Land

MB. 88/37

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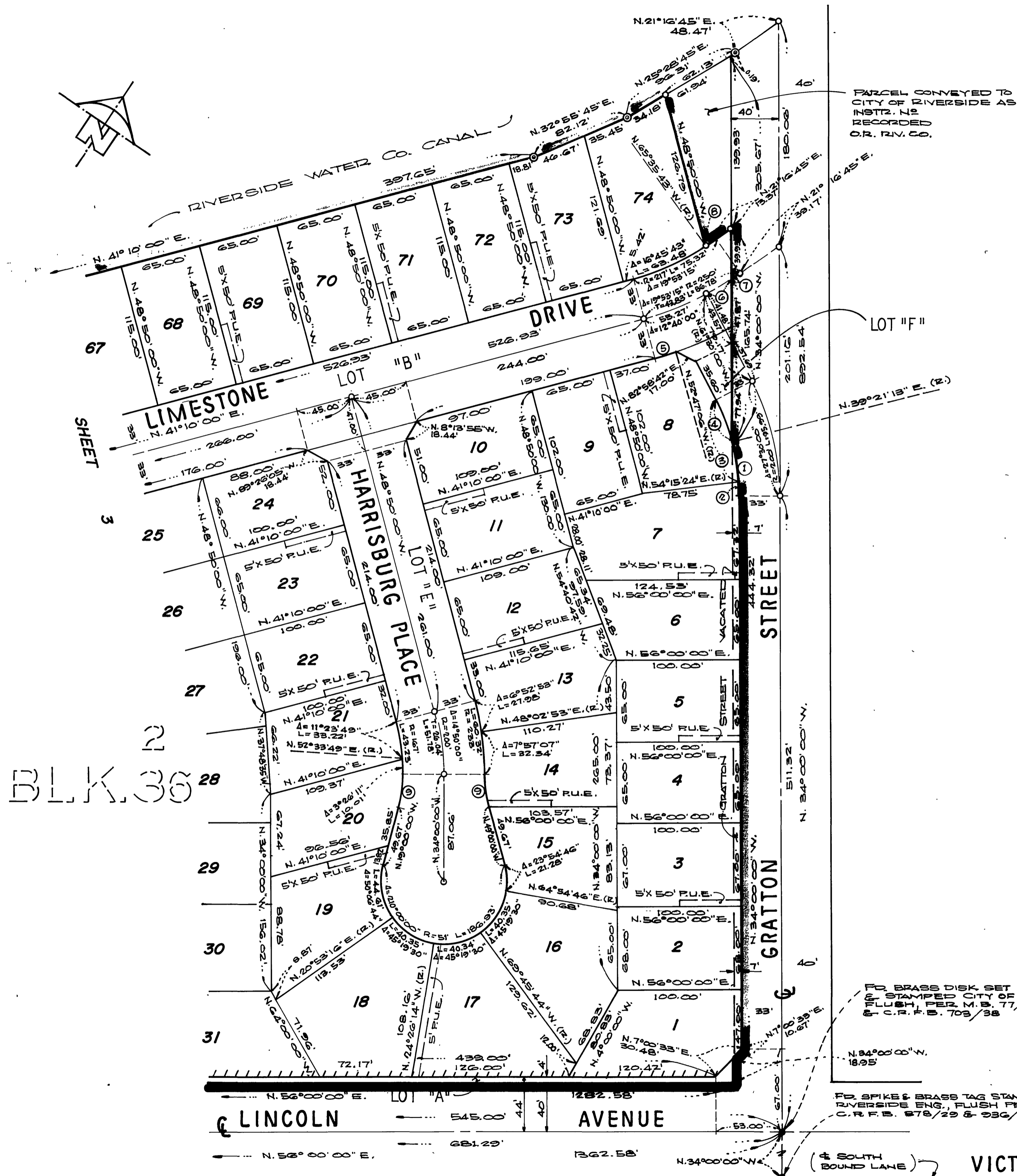
TRACT NO. 7873

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
BEING A SUBDIVISION OF LOT 1 AND PORTION OF LOT 2 IN BLOCK 36 AND A PORTION OF GRATTON STREET OF ARLINGTON HEIGHTS PER MAP BOOK 11/20-21 RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

JULY 1976

SCALE: 1"=60'



PARCEL CONVEYED TO CITY OF RIVERSIDE AS TRACT NO. 7873 RECORDED O.R. R.V. CO.

FD BRASS DISK SET IN CONC. STAMPED CITY OF RIVERSIDE, FLUSH, PER M.B. 77/82 & 83 & C.R.F.B. 709/38

FD SPIKE & BRASS TAG STAMPED RIVERSIDE ENG., FLUSH PER C.R.F.B. 878/29 & 236/43.

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF LINCOLN AVENUE TAKEN AS N. 56°00'00" E. AS SHOWN ON MAP OF TRACT NO. 4763-1 ON FILE IN BOOK 77 OF MAPS, AT PAGES 82 AND 83 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ● . .
3. FOUND 1 1/2" BRASS DISK SET IN CONC., STAMPED RIVERSIDE WATER CO., P.E. 1229, NO REF, 12" DOWN, AT ALL POINTS SHOWN THUS ⊙, ACCEPTED AS N.W. LY. BOUNDARY LINE OF LOTS 1 & 2 IN BLOCK 36 OF ARLINGTON HEIGHTS.
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, AND ANGLE POINTS IN SIDE LOT LINES.
6. SET "SURE FIRE" STUDS TAGGED R.C.E. 9876 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
7. AREAS ALONG LINCOLN AVENUE SHOWN THUS // // // // // INDICATES - VEHICULAR AND PEDESTRIAN ACCESS WAIVED.
8. THIS TRACT CONTAINS 16.82 ACRES.

CURVE DATA

| No | Δ | R | T | L |
|----|-----------|---------|--------|--------|
| ① | 16°38'47" | 167.00' | - | 48.52' |
| ② | 1°44'36" | 167.00' | - | 5.08' |
| ③ | 25°45'24" | 167.00' | - | 75.07' |
| ④ | 10°51'13" | 167.00' | - | 31.63' |
| ⑤ | 3°57'02" | 283.00' | - | 19.52' |
| ⑥ | 5°04'20" | 250.00' | - | 22.13' |
| ⑦ | 2°08'55" | 250.00' | - | 9.38' |
| ⑧ | 2°07'32" | 217.00' | - | 11.84' |
| ⑨ | 15°00'00" | 100.00' | 13.17' | 26.18' |

CURVE DATA

| No. | Δ | R | T | L |
|-----|-----------|---------|--------|--------|
| ① | 15°00'00" | 103.00' | 13.56' | 26.26' |
| ② | 5°30'32" | 170.00' | - | 16.34' |
| ③ | 2°17'28" | 230.00' | - | 9.19' |

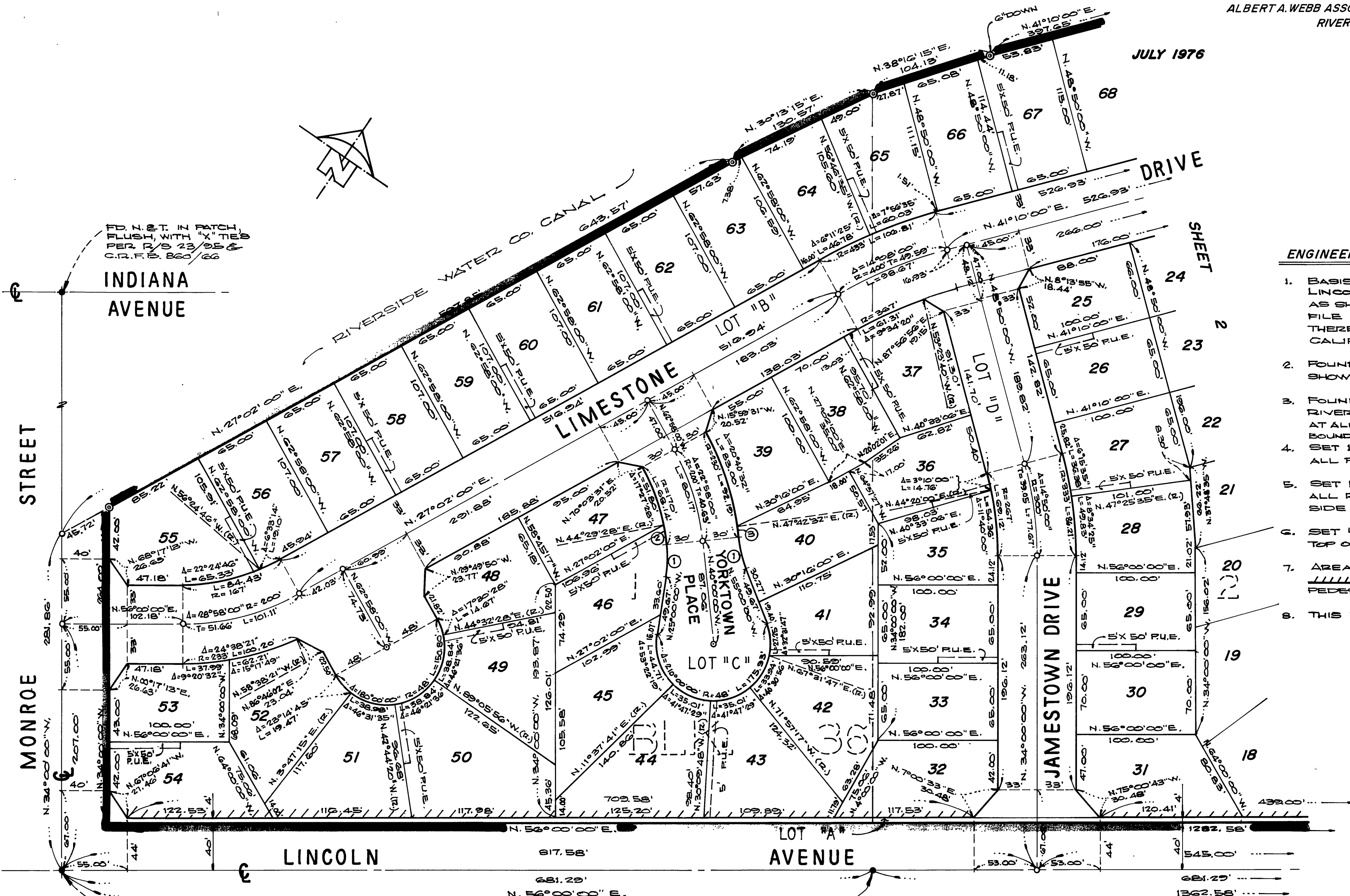
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 RIVERSIDE CALIFORNIA

JULY 1976

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3. FOUND 1 1/2" BRASS DISK SET IN CONG., STAMPED RIVERSIDE WATER CO., R.E. 1229, NO REF., 12" DOWN, AT ALL POINTS SHOWN THIS ⊙, ACCEPTED AS N.W.C. BOUNDARY LINE OF LOTS 1 & 2 IN BLK. 36 OF ARLINGTON HEIGHTS.
4. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THIS ○.
5. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS, AND ANGLE POINTS IN SIDE LOT LINES.
6. SET "SURE FIRE" STUDS TAGGED R.C.E. 9876 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
7. AREAS ALONG LINCOLN AVENUE SHOWN THIS INDICATES - VEHICULAR AND PEDESTRIAN ACCESS WAIVED.
8. THIS TRACT CONTAINS 16.82 ACRES.

FD. 1" I.P. TAGGED R.C.E. 9872, FLUSH, NO REF., IN PLACE OF N. 81° T. PER M.B. 77/82 & 83, & C.P. R.F. 690/65.

FD. 1" I.P. TAGGED R.C.E. 9876, FLUSH, PER M.B. 77/82-83