

**SIGNATURE OMISSION**

IN ACCORDANCE WITH SECTION 66430 (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 OPEN INTO FEE.

1. GAGE CANAL COMPANY, A CALIFORNIA CORPORATION, PRESENT HOLDER OF EASEMENTS RECEIVED BY THE MAP OF ARLINGTON HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS AT PAGES 20 AND 21 RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA.
2. AN EASEMENT FOR PIPELINES, FLUMES AND CONDUITS IN FAVOR OF B. ADAIR MAXWELL AND ISABEL MAXWELL IN INSTRUMENT RECORDED JANUARY 4, 1972, IN BOOK 343, PAGE 201 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA**

**TRACT NO. 7850**

BEING A SUBDIVISION OF LOTS 2 AND 4 OF BLOCK 63 OF ARLINGTON HEIGHTS, M.B. 11/20-21 RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. LOCATED IN PORTIONS OF SECTION 3 AND 10, T35, R5W S.B.D.M.

OCTOBER 1976

**HAWKINS, ROBERTSON & ASSOC.**

ENGINEERS - SURVEYORS  
3756 ELIZABETH ST. RIVERSIDE, CALIFORNIA 92500

**CITY ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 7850, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON MAY 20, 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; 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 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 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 THE 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 Mar. 7, 1977  
BY: William D. Gardner RCE 11405  
for JAMES F. MARTINEK, R.C.E. 8134  
DIRECTOR OF PUBLIC UTILITIES

**DIRECTOR OF PUBLIC UTILITIES**

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 THIS 4<sup>th</sup> DAY OF March, 1977.  
BY: Everett C. Ross  
EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES

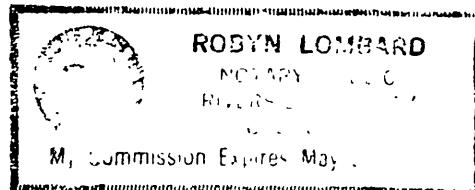
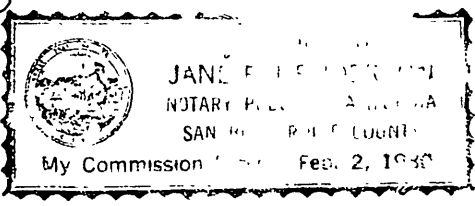
**TAX BOND**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$5,500.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CONDITIONED ON 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 THIS 15<sup>th</sup> DAY OF March, 1977  
DONALD D. SULLIVAN  
COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS  
BY: J. Gutpatrick  
DEPUTY

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE }  
ON THIS 4<sup>th</sup> DAY OF March, 1977, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Roderick W. Jensen KNOWN TO ME TO BE THE Asst. U.P. AND Sandy Hoelke KNOWN TO ME TO BE THE Asst. Sec. OF FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE, 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 SAID 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 5/2/77

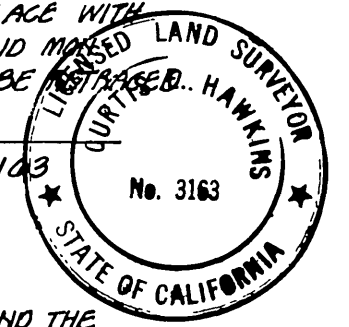


**FILED**  
ON March 18, 1977  
AT 3:25 P. M.

W.D. BALOGH  
COUNTY RECORDER  
BY: Harold C. Beal  
DEPUTY  
FEE: \$7.00  
NO. 45942  
FILED BY: City Clerk  
SUB'D IN G'TEE F.A.T.G.

**SURVEYOR'S CERTIFICATE**

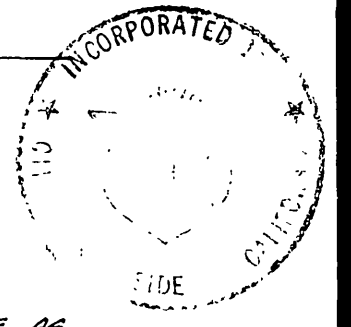
I, CURTIS E. HAWKINS HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, NO. 3163 OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS, AND THE TRUE AND COMPLETE SURVEY MADE IN JULY, 1976, WHICH IT CORRECTLY REPRESENTS, WERE BOTH MADE BY ME OR UNDER MY DIRECTIONS, THAT THE BOUNDARY MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THE INTERIOR MONUMENTS WILL BE SET IN SUCH POSITIONS INDICATED, AND THAT SAID MONUMENTS WILL BE IN PLACE WITHIN ONE (1) YEAR FROM RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.  
DATED: OCT. 29, 1976  
BY: Curtis E. Hawkins  
CURTIS E. HAWKINS, L.S. 3163



**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 7850, 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 THEREON AS CITY CLERK OF RIVERSIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THEREON. I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 2<sup>nd</sup> DAY OF March, 1977.

BY: Alice A. Hare  
ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE



**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 AGAINST SAID PROPERTY.

DATED THIS 4<sup>th</sup> DAY OF March, 1977  
BY: H.E. Brewer  
H.E. BREWER  
CITY TREASURER OF THE CITY OF RIVERSIDE

**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 NOT YET PAYABLE WHICH ARE ESTIMATED TO BE \$5,500.

DATED THIS 7<sup>th</sup> DAY OF March, 1977.  
DONNA BOUVA BABCOCK  
COUNTY TAX COLLECTOR  
BY: Norothy M. Kippel  
DEPUTY

**SOIL REPORT**

A PRELIMINARY SOIL REPORT WAS PREPARED BY ASSOCIATED SOILS ENGINEERING ON AUG. 12, 1976, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

**OWNER'S CERTIFICATE**

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 AND WE CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE COLORED BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET PURPOSES LOTS "A" "B" "C" "D" AND "E". WE ALSO OFFER FOR DEDICATION FOR PUBLIC USE FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN AND SANITARY SEWER FACILITIES A 10' EASEMENT IN LOT 6 DESIGNATED AS DRAINAGE AND SEWER EASEMENTS, AND FURTHER, THE UNDERSIGNED OWNERS, OUR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOTS 1 THROUGH 6 AND LOTS 22 THROUGH 31 AS SHOWN ON THE ANNEXED MAP, ON OVER AND ACROSS VICTORIA AVENUE AND MARY STREET ADJOINING SAID LOTS.

**EL DORADO ESTATES,**

A LIMITED PARTNERSHIP  
BY:  
William R. Dalton PRESIDENT  
M.P. SECRETARY  
**EL DORADO PROPERTIES, INC.** A CALIFORNIA CORPORATION  
GENERAL PARTNER

**INDEPENDENT ENCUMBRANCE** A CORPORATION

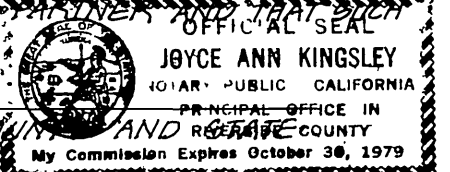
AS TRUSTEE:  
Fran J. Daly Vice President  
Luinda M. Acker Secretary

**FIRST AMERICAN TITLE INSURANCE COMPANY**

AS TRUSTEE:  
Sandy Hoelke Asst. Sec.

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE }  
ON THIS 3 DAY OF MARCH 1977 BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WILLIAM R. DALTON KNOWN TO ME TO BE THE PRESIDENT AND M.P. BURNS KNOWN TO ME TO BE THE SECRETARY OF EL DORADO PROPERTIES, INC. A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, SAID CORPORATION BEING KNOWN TO ME TO BE A GENERAL PARTNER OF EL DORADO ESTATES A LIMITED PARTNERSHIP, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AS SUCH PARTNER. OFFICIAL SEAL  
WITNESS MY HAND AND OFFICIAL SEAL  
JOYCE ANN KINGSLEY  
NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA  
PRINCIPAL OFFICE IN RIVERSIDE, CALIFORNIA  
MY COMMISSION EXPIRES October 26, 1979



**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE }  
ON THIS 2 DAY OF MARCH 1977, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Fran J. Daly KNOWN TO ME TO BE THE Vice Pres AND Luinda M. Acker KNOWN TO ME TO BE THE Secretary OF INDEPENDENT ENCUMBRANCE A CORPORATION, AS TRUSTEE, 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 SAID 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 Feb. 2, 1980

BY: Jane J. Henderson  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 7850**

BEING A SUBDIVISION OF LOTS 2 AND 4 OF BLOCK 63 OF  
ARLINGTON HEIGHTS, M.B. 11/20-21 RECORDS OF SAN BERNARDINO  
COUNTY, CALIFORNIA. LOCATED IN PORTIONS OF SECTION 3 AND  
10, T35, R35W S.B.B.M.

OCTOBER 1976

SCALE: 1" = 80'

**HAWKINS, ROBERTSON & ASSOCIATES**  
ENGINEERS - SURVEYORS  
3796 ELIZABETH STREET - RIVERSIDE, CALIFORNIA 92506

**SURVEYOR'S NOTES**  
BEARINGS ARE BASED ON THE CENTERLINE OF MARY ST.  
BEING: N. 34° 00' 00" W. AS SHOWN ON MAP OF TRACT  
4859-1, M.B. 77/85-87 RECORDS OF RIVERSIDE COUNTY,  
CALIFORNIA.

⊙ INDICATES MONUMENTS FOUND AS NOTED.  
⊙ INDICATES SET 3/4" I.P. FLUSH, TAGGED L.S. 3163, UNLESS  
OTHERWISE NOTED.

NOTE: SET 3/4" I.P. (TAGGED L.S. 3163) AT ALL REAR LOT  
CORNERS AND SET NAIL & TAG (L.S. 3163) IN TOP  
OF CURB AT ALL SIDE LOT LINE PROLONGATIONS.

THIS TRACT CONTAINS 19.17 ACRES.

CITY OF RIVERSIDE RESERVOIR

CURVE DATA			
	RADIUS	DELTA	TANGENT LENGTH
A	85.00'	10° 00' 00"	7.44'
B	76.00'	10° 00' 00"	145.91'
C	267.00'	10° 50' 00"	25.32'
D	267.00'	07° 34' 31"	17.68'
E	34.50'	47° 32' 05"	15.19'
F	34.50'	54° 16' 31"	17.68'
G	34.50'	61° 51' 16"	20.67'

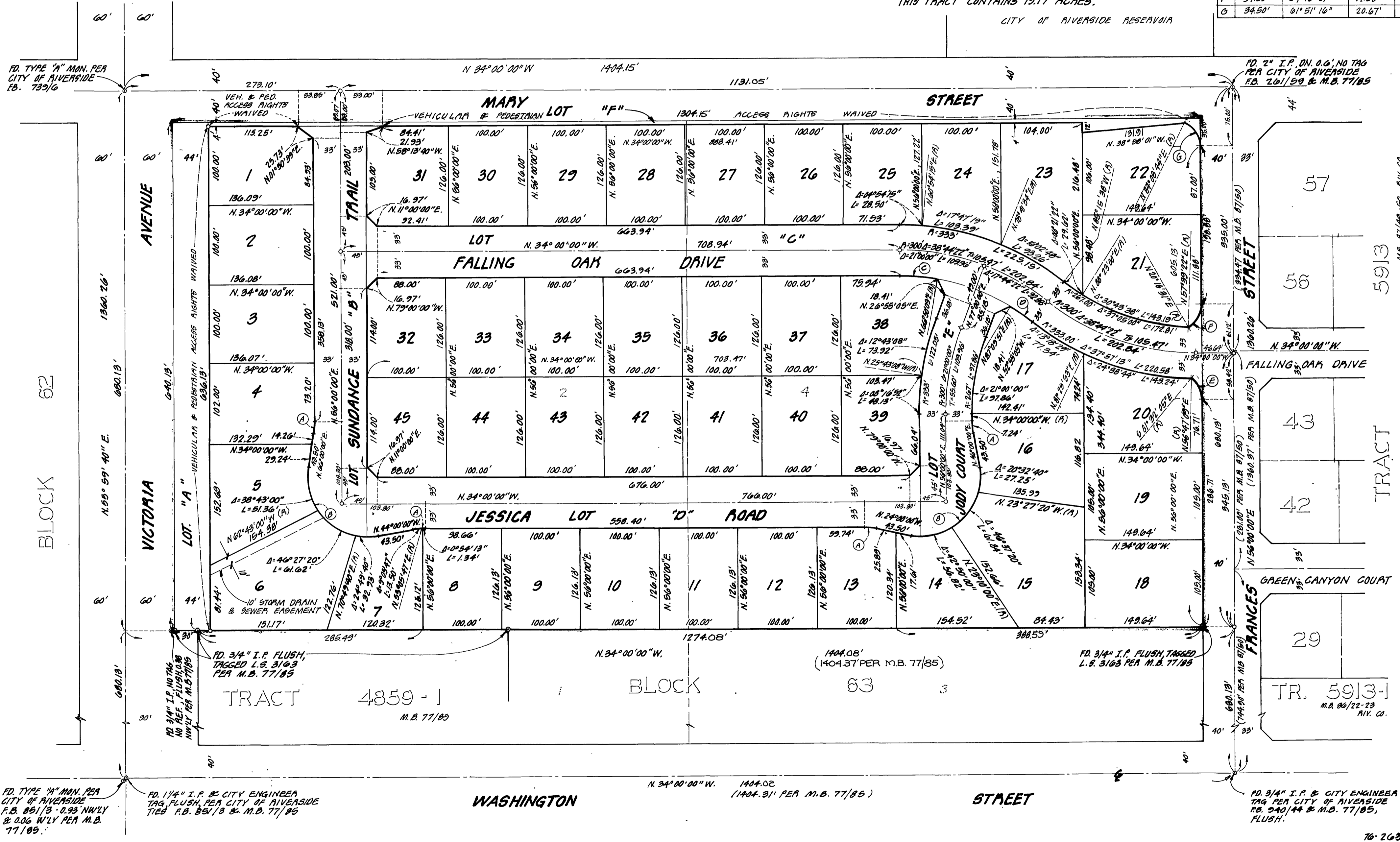
FD. TYPE "A" MAN. PER  
CITY OF RIVERSIDE  
F.B. 739/6

FD. 2" I.P. ON 0.6" NO TAG  
PER CITY OF RIVERSIDE  
F.B. 261/59 & M.B. 77/85

TR 7850

M.B. 89/9

M.B. 89/9  
TR. 7850



5913

TRACT

TR. 5913-1  
M.B. 86/22-23  
M.V. CO.

76-2698

MB 89/9