

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA
TRACT NO. 8327

BEING A SUBDIVISION OF A PORTION OF BLOCK 65 OF ARLINGTON HEIGHTS, MAP BOOK 11, PAGES 20 AND 21, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

NOVEMBER 1976
HAWKINS, ROBERTSON & ASSOCIATES
ENGINEERS • SURVEYORS
RIVERSIDE, CALIFORNIA

SHEET 1 OF 2
FILED
ON March 28, 1977
AT 3:35 P.M.
W.D. BALOGH
COUNTY RECORDER
BY Lucretia C. Beals
DEPUTY
FEE: \$ 7.00
NO. 51705
FILED BY: City Clerk
SUB DIV'N G'TEE: F.A.T.C.

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF, OR HAVE SOME 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 DEDICATE TO THE PUBLIC USE FOR STREET PURPOSES LOTS A THRU D INCLUSIVE. WE ALSO HEREBY DEDICATE TO THE CITY OF RIVERSIDE THAT EASEMENT DESIGNATED AS "10' SEWER EASEMENT" FOR SEWER PURPOSES AND FURTHER, THE UNDER SIGNED 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, 2, 3 AS SHOWN ON THE ANNEXED MAP ON, OVER AND ACROSS VICTORIA AVENUE ADJOINING SAID LOTS.

THE HOMESTEAD COMPANY, INC. A CALIFORNIA CORPORATION, INC.
J. C. Cashman PRESIDENT
E. H. Roslman SECRETARY

INDEPENDENT ENCUMBRANCE SERVICE, A CORPORATION
AS TRUSTEE:
William E. Rubin VICE PRESIDENT
Lucinda M. Gruber Secretary

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } ss San Bernardino
ON THIS 2 DAY OF March, 1977, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED William E. Rubin KNOWN TO ME TO BE THE VICE PRESIDENT AND Lucinda M. Gruber KNOWN TO ME TO BE THE SECRETARY OF **INDEPENDENT ENCUMBRANCE SERVICE, A CORPORATION**, 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 6, 1981
Frank J. Nelson
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

SIGNATURE OMISSIONS

IN ACCORDANCE WITH SECTION 66436 (C)(1) OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CAN NOT RIPEN INTO FEE.
1) GAGE CANAL COMPANY, A CALIFORNIA CORPORATION, PRESENT HOLDER OF EASEMENTS, ITS SUCCESSORS OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES, AND APPARATUS FOR THE PURPOSE OF IRRIGATION AND DOMESTIC USE, THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.
2) AN EASEMENT TO THE CITY OF RIVERSIDE FOR SANITARY SEWER FACILITIES RECORDED AS INSTRUMENT NO. 44181.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } ss
ON THIS DAY OF March, 1977, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED J. C. Cashman KNOWN TO ME TO BE THE PRESIDENT AND E. H. Roslman KNOWN TO ME TO BE THE SECRETARY OF **THE HOMESTEAD COMPANY, INC.**, A CALIFORNIA 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 5/21/77
Ruby Lombard
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

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. 8327 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON AUGUST 19, 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: March 21, 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 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: 3, 11, 1977
EVERETT ROSS
DIRECTOR OF PUBLIC UTILITIES
BY: Everett Ross

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$2900.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF 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: March 10, 1977
DONALD D. SULLIVAN
COUNTY CLERK AND EX-OFFICIO
CLERK OF THE BOARD OF SUPERVISORS
BY: D. Fitzpatrick DEPUTY

SOIL REPORT

ASSOCIATED SOILS
A PRELIMINARY SOIL REPORT WAS PREPARED BY ENGINEERING, INC. ON AUGUST 20, 1976 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP, CONSISTING OF 2 SHEETS, CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING JUNE 1976, AND THAT ALL MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN ONE (1) YEAR FROM RECORDING DATE OF THIS MAP, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: MAR. 7, 1977
(SIGNED AND SEALED) Curtis E. Hawkins
LICENSED LAND SURVEYOR NO. 1013

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. 8327, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS ~~1, 2, 3 WHICH ARE ACCEPTED AS 1 FOOT BARRIER STRIPS TO GAIN ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT D~~ 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 22nd DAY OF March, 1977.

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

CITY TREASURER'S CERTIFICATE

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: Mar. 8, 1977
H.E. BREWER
CITY TREASURER
BY: H. E. Brewer

TAX COLLECTOR'S CERTIFICATE

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 \$ 2900.00.

DATED: MARCH 10, 1977
DONNA BOUER BABCOCK
COUNTY TAX COLLECTOR
BY: Kenneth C. Koenig DEPUTY

M.B. 89/29

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE

TRACT NO. 8327

BEING A SUBDIVISION OF A PORTION OF BLOCK 65 OF ARLINGTON HEIGHTS, M. B. 11, PAGES 20 & 21, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

NOV. 1976

SCALE: 1" = 80'

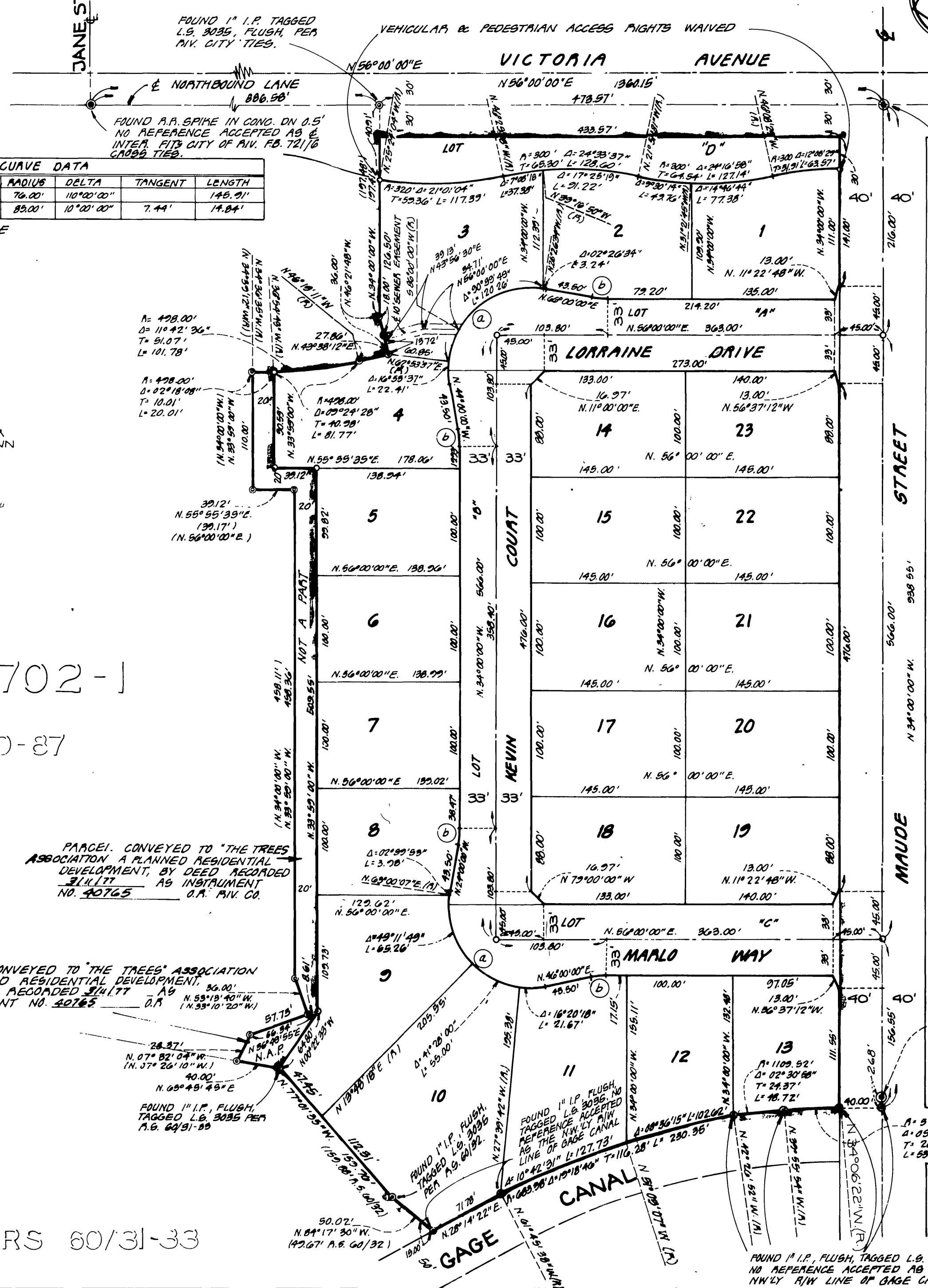
HAWKINS, ROBEATSON & ASSOC.

ENGINEERS - SURVEYORS
RIVERSIDE, CALIFORNIA

CURVE DATA			
RADIUS	DELTA	TANGENT	LENGTH
a. 76.00'	110°00'00"	146.91'	146.91'
b. 83.00'	10°00'00"	7.44'	14.84'

SURVEYORS NOTES

- BASIS OF BEARINGS**
THE CENTERLINE OF VICTORIA AVENUE BEING, N56°00'00"E PER MAP BOOK 75/80-87, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- ⊙ INDICATES 1" I.P. FLUSH, TAGGED L.S. 3035 PER M.B. 75/84-87 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.
- () INDICATES RECORD DATA PER M.B. 75/80-87
THIS TRACT CONTAINS 10.640 ACRES.
- AN EASEMENT TO THE CITY OF RIVERSIDE FOR SANITARY SEWER FACILITIES RECORDED AS INSTRUMENT NO. 44151 IS NOT SHOWN GRAPHICALLY HEREON.



TRACT 4702-1

M.B. 75/80-87

PARCEL CONVEYED TO THE TREES ASSOCIATION A PLANNED RESIDENTIAL DEVELOPMENT, BY DEED RECORDED 3/11/77 AS INSTRUMENT NO. 40765 O.R. RIV. CO.

PARCEL CONVEYED TO THE TREES ASSOCIATION A PLANNED RESIDENTIAL DEVELOPMENT, BY DEED RECORDED 3/11/77 AS INSTRUMENT NO. 40765 O.R. RIV. CO.

RS 60/31-33

FOUND 1" I.P. TAGGED L.S. 3035, FLUSH, NO REFERENCE ACCEPTED AS CENTER LINE INTERSECTION - FIB CITY OF RIVERSIDE F.B. 936/40 CROSS-TIES.

STREET MAUDE

BLOCK 74

P.M. 13/77