

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 8266

BEING A SUBDIVISION OF BLOCK 35 AND A PORTION OF
IRVING STREET VACATED OF ARLINGTON HEIGHTS AS SHOWN
BY M. B. 11 / 20-21, RECORDS OF SAN BERNARDINO COUNTY, CA.

NOVEMBER 1976

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

SHEET 1 OF 3 SHEETS

FILED
On April 6, 1977
At 3:10 P.M.

W.D. BALOGH
County Recorder
By Hazel C. Beale
Deputy
Fee \$ 9.00
No. 58628
Filed by City Clerk
Subdn. & Fee. Calif. Land Title Co.

M.B. 89 / 53

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 borderline and that we hereby offer for dedication for public use for street purposes Lots "A" through "G," 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 39, 40 and 42 through 56 inclusive, as shown on the annexed map, on, over, and across Lincoln Avenue, adjoining said Lots; and we hereby offer for dedication for public use for construction and maintenance of water facilities the area designated as 15' Water Line Easement, and for the construction and maintenance of storm drain and sewer facilities the area designated as "Special Storm Drain & Sewer Easement", and for construction and maintenance of underground electrical public utility facilities the areas designated as "5' X 50' P.U.E.," and "6' P.U.E."

WOODHAVEN DEVELOPERS, INC., a California Corporation

David Dunder

NOTARY ACKNOWLEDGEMENT

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

On this 16 day of MARCH 1977, before me JOHN L. NEAL
a Notary Public in and for said County and State, personally appeared
DAVID D. MILLER known to me to be the
PRES. and _____, known to me to
be the _____ of Woodhaven Developers, Incorporated,
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 within instrument pursuant to its by-laws or a resolution of
its Board of Directors.

WITNESS my hand and official seal _____ My commission expires 1-9-1978
John L. Neal
Notary Public in and for said County and State

SIGNATURE OMISSIONS

In accordance with section 66436 (b)(1) of the Subdivision Map Act
of the State of California, the signature of the following Easement Holder
has been omitted since their interest cannot ripen into fee :

An Easement in favor of the City of Riverside in Instrument No. 126642
Recorded 11/4/71 official records of Riverside County California. said
Easement is for Storm Drain Facilities.

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 8266, which was approved by the Riverside City Planning Commission at its meeting held AUGUST 5, 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 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 March 31, 1977

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 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 March 28, 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 Mar. 28, 1977

H.E. BREWER
City Treasurer
By H.E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 14 day of January
1977 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. 8266 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 5 day of April, 1977.



ALICE A. HARE
City Clerk of the City of Riverside, California
By Karen E. Oakley
Asst. City Clerk

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 now a lien but not yet payable, which are estimated to be. 4,100.00

Dated March 18th, 1977

DONNA BOUER BABCOCK
County Tax Collector
By Kenneth C. Durin

TAX BOND

I hereby certify that a bond in the sum of \$4,100.00 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 March 29, 1977

DONALD D. SULLIVAN
County Clerk and ex-officio
Clerk of the Board of Supervisors
By Nancy Remond Deputy

ENGINEERS 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 October, 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 March, 22, 1977

J. F. Davidson
J. F. DAVIDSON, R.C.E. 862

M.B. 89 / 53

1 MB 89/53

TRACT NO. 8266

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BEING A SUBDIVISION OF BLOCK 35 AND A PORTION
OF IRVING STREET VACATED OF ARLINGTON HEIGHTS, AS
SHOWN BY M.B. 11/20-21, RECORDS OF SAN BERNARDINO
COUNTY, CALIFORNIA.

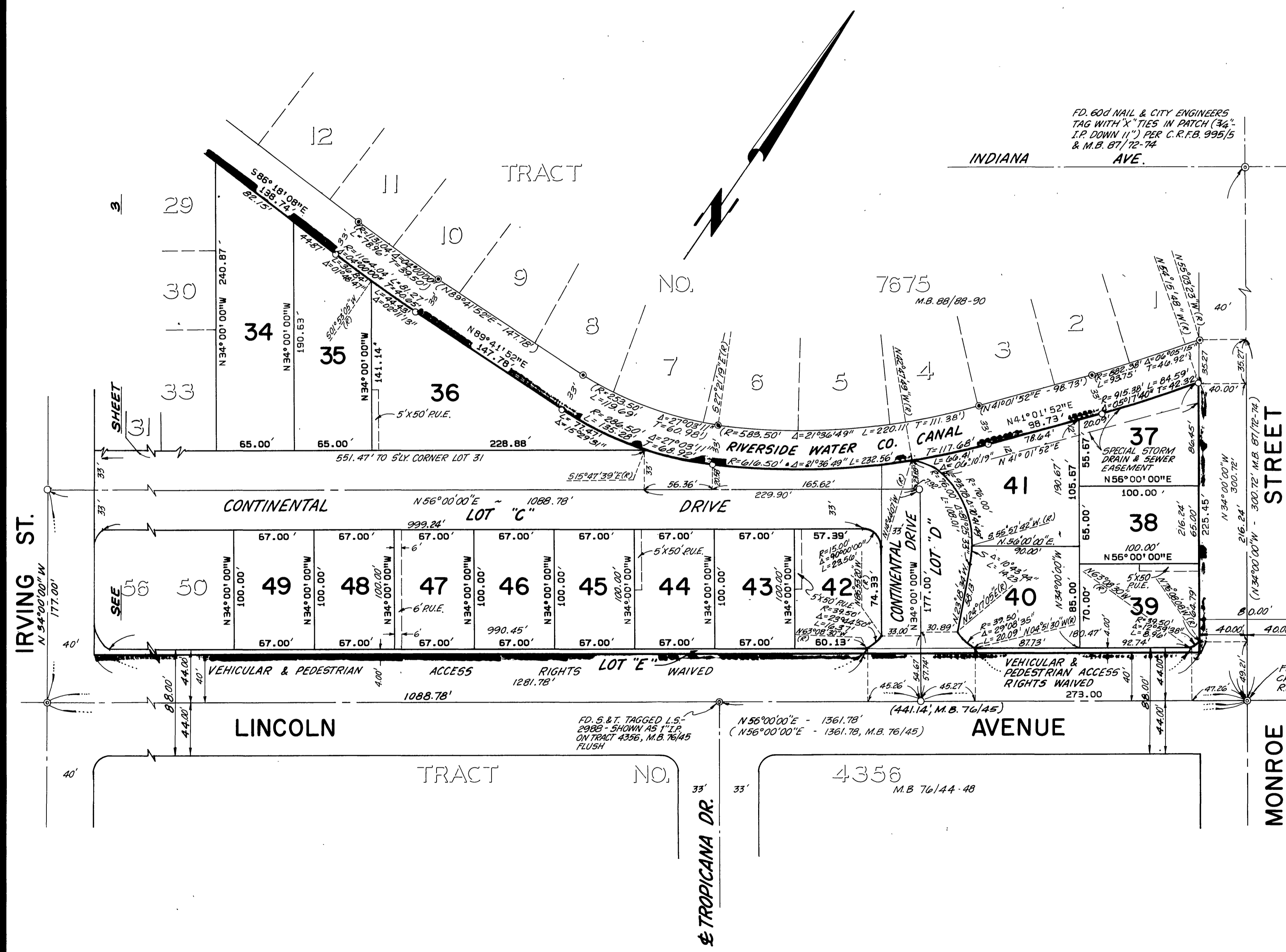
JANUARY 1977

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

SCALE: 1" = 60'

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF LINCOLN AVENUE TAKEN AS BEING N 56°00'00"E, AS SHOWN ON TRACT 4356, M.B. 76/44-48 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ○ INDICATES SET 3/4" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 862, FLUSH, UNLESS OTHERWISE NOTED.
3. ⊙ INDICATES FOUND MONUMENT AS NOTED.
4. (-) INDICATES RECORD BEARING AND DISTANCE PER TRACT 7675, M.B. 88/88-90 EXCEPT AS NOTED.
5. SET 3/4" I.P. WITH PLASTIC PLUG, STAMPED R.C.E. 862 AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES.
6. SET NAIL WITH R.C.E. 862 TAG IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
7. THIS TRACT CONTAINS 13.31 ACRES
8. ⊙ INDICATES FOUND 3/4" I.P. FLUSH, WITH PLASTIC PLUG STAMPED R.C.E. 862, AS SHOWN ON TRACT 7675 PER M.B. 88/88-90 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
9. * C.C.-30 CERTIFICATE OF CORRECTION



M.B. 89 / 54

M.B. 89 / 54

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BEING A SUBDIVISION OF BLOCK 35 AND A PORTION
OF IRVING STREET VACATED OF ARLINGTON HEIGHTS, AS
SHOWN BY M.B. 11/20-21 RECORDS OF SAN BERNARDINO
COUNTY, CALIFORNIA.

JANUARY 1977

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

SCALE: 1" = 60'

ENGINEERS NOTES

1. Basis of Bearings is the centerline of Lincoln Ave. taken as being N 56°00'00"E, as shown on TRACT 4356 M.B. 76/44-48 Records of Riverside County, California.
2. \odot Indicated set 3/4" I.P. with Plastic Plug Stamped R.C.E. 862, Flush, unless otherwise noted.
3. \ominus Indicates found monument as noted
4. (-) Indicates Record Bearing & Distance per Tract 7675 M.B. 88/88-90 Except as noted.
5. Set 3/4" I.P. with plastic plug, stamped R.C.E. 862 at all rear lot corners and angle points inside lot lines.
6. Set nail with R.C.E. 862 tag in top of curb for side lot lines projected.
7. This subdivision contains 13.31 Acres
8. \ominus Indicates Found 3/4" I.P., Flush, with plastic plug stamped R.C.E. 862 as shown on TRACT 7675 per M.B. 88/88-90 Records of Riverside County, California.
9. * C.C.-30 CERTIFICATE OF CORRECTION

30' STORM DRAIN EASEMENT
RESERVED TO THE CITY OF RIVERSIDE
BY INSTRUMENT NO. 126642
RECORDED 11/4/71 O.R. RIV. CO.

FD. S 4T TAGGED
R.C.E. 862
PER J.F.D. F.B.
1099/112

DETAIL
SCALE: 1" = 60'

CURVE DATA

- ① R=29.50'
Δ=56°09'03"
T=15.74'
L=28.91'
- ② R=14.50'
Δ=26°37'59"
T=3.43'
L=6.74'
- ③ R=14.50'
Δ=40°55'58"
T=5.41'
L=10.36'

ARLINGTON HEIGHTS
BLK. 29

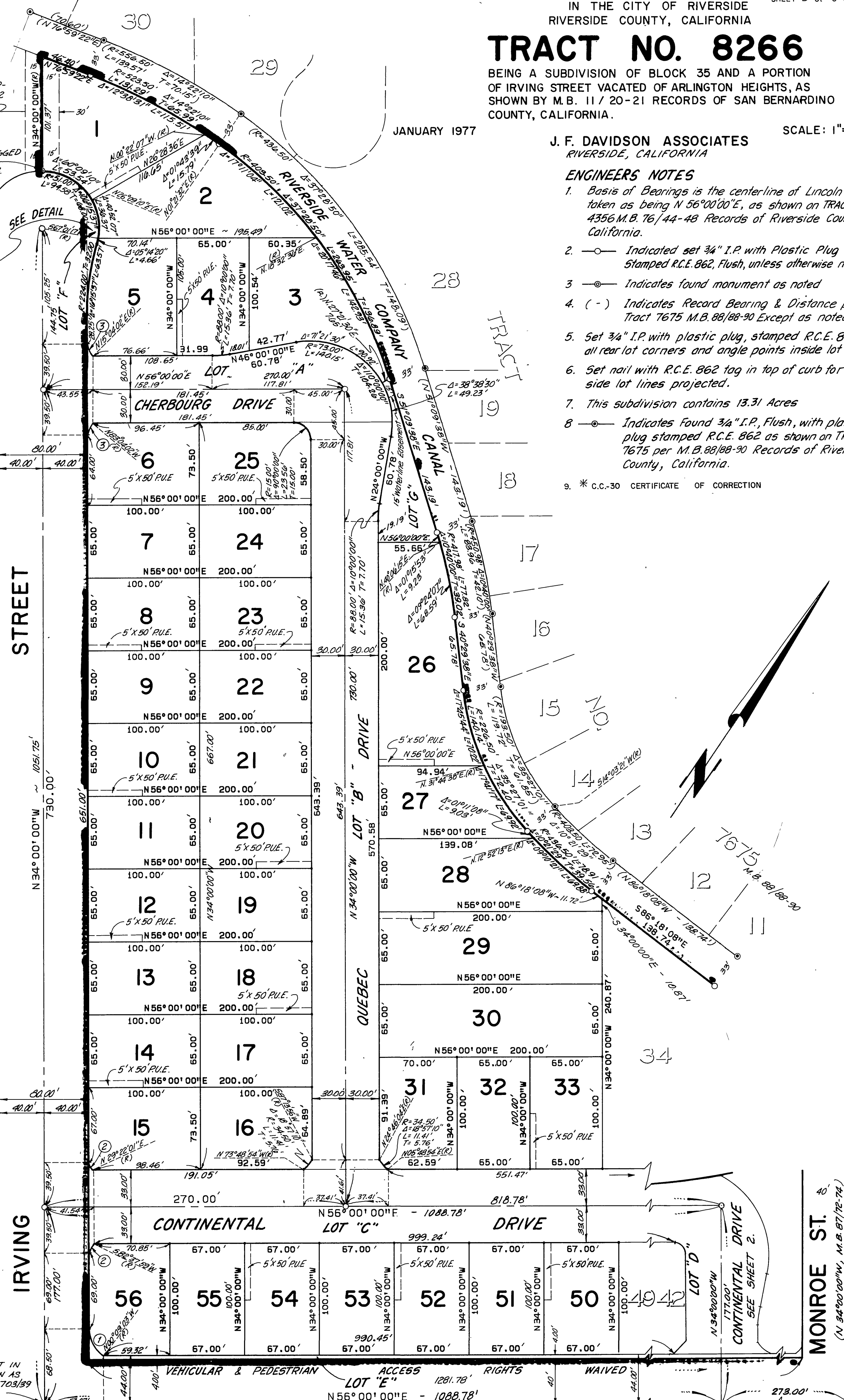
IRVING STREET

QUEBEC DRIVE

CONTINENTAL DRIVE

LINCOLN AVENUE

MONROE ST.



VEHICULAR & PEDESTRIAN ACCESS RIGHTS WAIVED

LOT "E" N 56° 00' 00" E - 1088.78'

LOT "C" N 56° 00' 00" E - 1088.78'

LOT "D" N 56° 00' 00" E - 1361.78', M.B. 76/45

TRACT NO. 4356 M.B. 76/44-48

FD. 3/4" I.P. IN WELL PER C.R.F.B. 852/33

& SOUTHBOUND LANE VICTORIA AVE.

89/55 COPY

MB 89/55