

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 6734-1

BEING A SUBDIVISION OF PORTIONS OF LOTS 1 AND 2 IN BLOCK 61 OF ARLINGTON HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS AT PAGES 20 AND 21 THEREOF RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
SEPTEMBER 1976

SIGNATURE OMISSION

IN ACCORDANCE WITH SECTION 66426 (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 RIPEN INTO FEE.

GAGE CANAL COMPANY, A CALIFORNIA CORPORATION, PRESENT HOLDER OF AN EASEMENT RESERVED BY THE RIVERSIDE TRUST COMPANY, LIMITED, IN DEED REC. 7-31-1974 IN BOOK 399 PAGE 309 OF DEEDS, DIV. CO. RECS., FOR FLUME, PIPES, WATERWAYS, O.D. CONDUITS.

SHEET 1 OF 3 SHEETS

FILED
ON April 13, 1977

AT 4:00 P.M.
W.D. BALOGH
COUNTY RECORDER

BY: Hamed C. Beale

FEE \$9.00

NO 63017

FILED BY City Clerk

SUB'DN G'TEE CAL. LAND TITLE CO.

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 "D", 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 ACCESS RIGHTS APPURTENANT TO LOTS 1 THROUGH 4 INCLUSIVE, EXCEPT BETWEEN POINTS "A" AND "B" AND "C" AND "D", AS SHOWN ON THE ANNEXED MAP, AND FOR CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES THE AREAS DESIGNATED AS 10' WATERLINE EASEMENT AND 15' WATERLINE EASEMENT, AND FOR CONSTRUCTION AND MAINTENANCE OF UNDERGROUND ELECTRICAL PUBLIC UTILITY FACILITIES THE AREAS DESIGNATED AS 5' X 50' R.U.E.

WOODHAVEN DEVELOPERS, INC. A CALIFORNIA CORPORATION.

BY: David D. Miller
DAVID D. MILLER, PRES.

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 6734-1, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD MAY 22, 1975, 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 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 March 30, 1977 JAMES F. MARTINEK, R.C.E. 8134
DIRECTOR OF PUBLIC WORKS

BY: [Signature]

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 6734-1, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT "D" WHICH IS ACCEPTED AS "1' BARRIER STRIP" TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "B", 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 5th DAY OF April, 1977.

ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

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 THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 3,200.00.

DATED MARCH 17, 1977 DONNA BOUER BABCOCK
COUNTY TAX COLLECTOR

BY: Kenneth C. Kinn
DEPUTY

NOTARY ACKNOWLEDGEMENT

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

ON THIS 16 DAY OF MARCH, 1977, 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.

[Signature]
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 1-9-1978

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 March 29, 1977 EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

BY: [Signature]

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. 25, 1977 H.E. BREWER, CITY TREASURER

BY: H. E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 28TH DAY OF OCTOBER 1976, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY ASSOCIATED SOILS ENGINEERS INC.

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 SEPTEMBER, 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 MARCH 14, 1977 ERNEST N. WEBB, R.C.E. 9876

BY: Ernest N. Webb

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 IN BLOCK 61 OF ARLINGTON HEIGHTS, AS SHOWN BY MAP
 ON FILE IN BOOK 11 OF MAPS AT PAGES 20 AND 21 THERE-
 OF RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

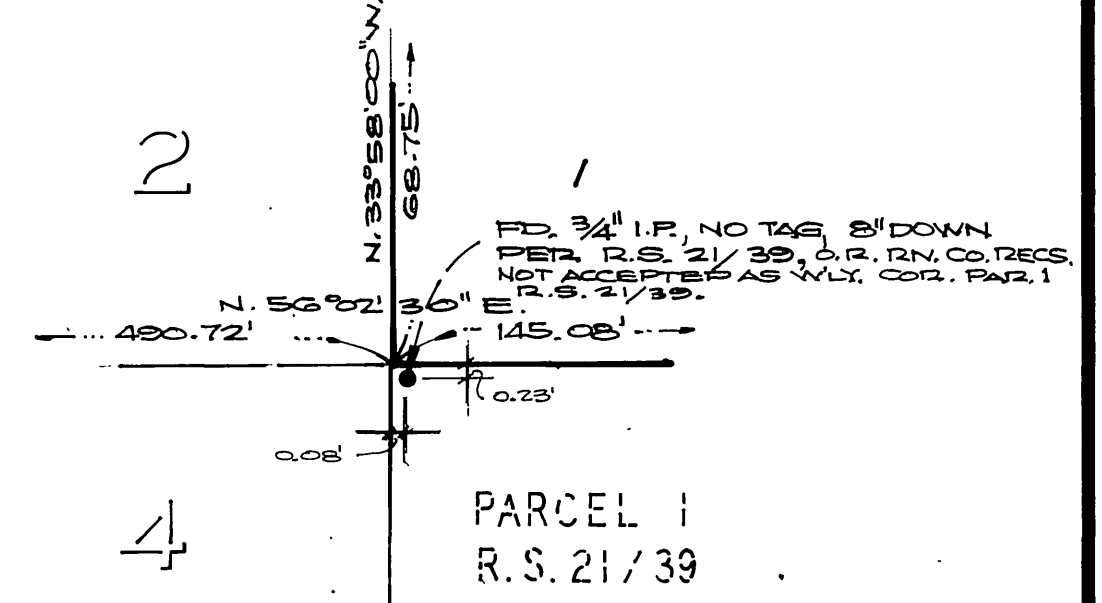
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
 RIVERSIDE CALIFORNIA

SEPTEMBER 1976

SCALE: 1" = 50'

ENGINEER'S NOTES

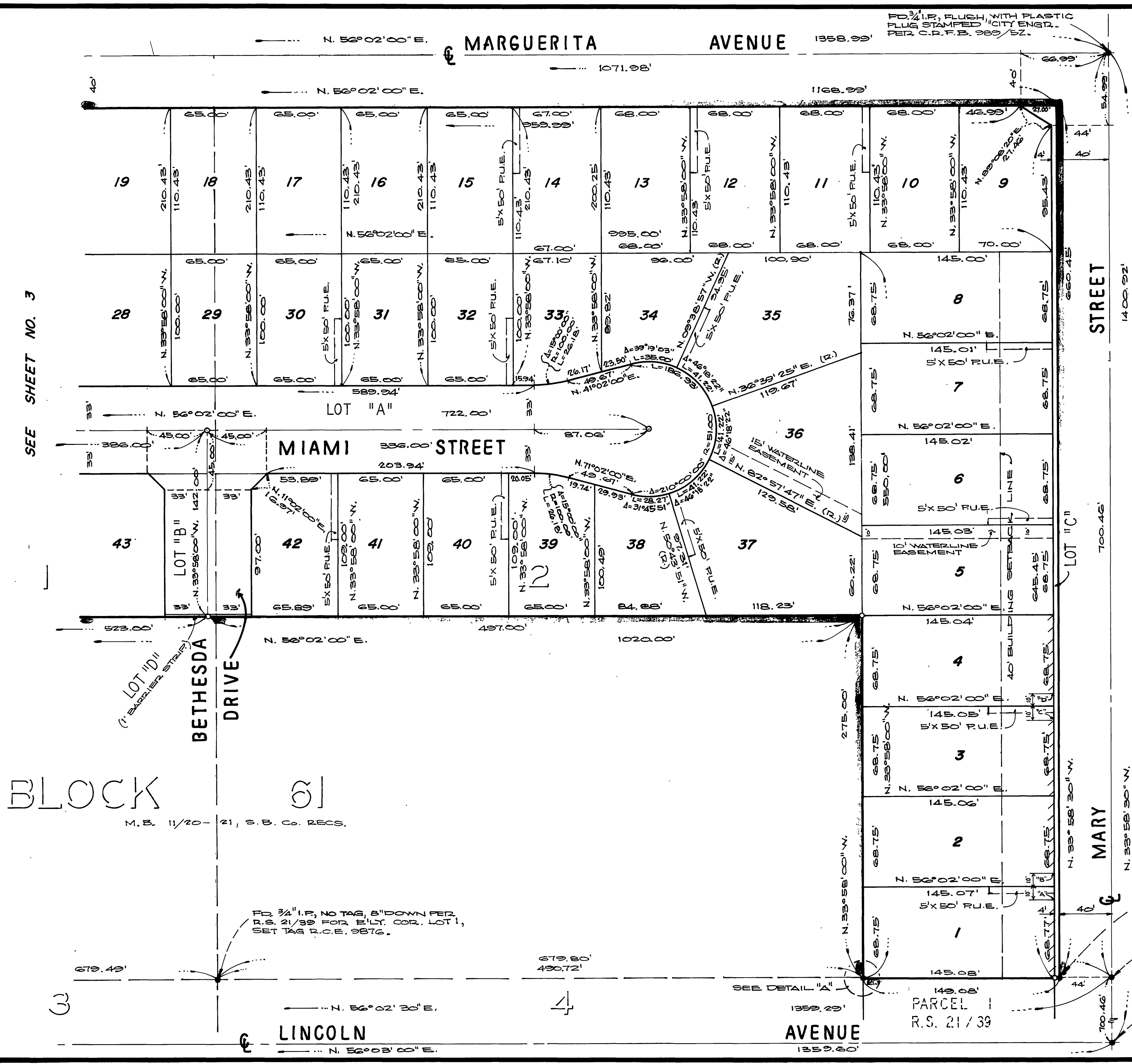
1. BASIS OF BEARINGS IS THE CENTERLINE OF LINCOLN AVENUE TAKEN AS N. 56° 02' 00" E. AS SHOWN ON MAP OF TRACT NO. 7194 ON FILE IN BOOK 89 OF MAPS AT PAGES 84-85 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THIS ●.
3. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THIS ○.
4. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS.
5. SET "SURE FIRE" STUDS TAGGED R.C.E. 9876 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 11.28 ACRES.
7. ||||| INDICATES WAIVER OF VEHICULAR ACCESS RIGHTS.



FD. 3/4" I.P., NO TAG FLUSH PER R.S. 21/39. SET TAG R.C.E. 9876 FOR ELY. COR. LOT 2.

FD. 3/4" I.P., 3" DOWN, TAGGED R.C.E. 9876 UNDER N.E.T. PER M.B. 47/72-73 RIV. CO. RECS.

FD. 3/4" I.P. FLUSH, WITH PLASTIC PLUG STAMPED "CITY ENGR." PER C.R.F.B. 989/53.



SEE SHEET NO. 3

BLOCK 61
 M.B. 11/20-21, S.B. Co. RECS.

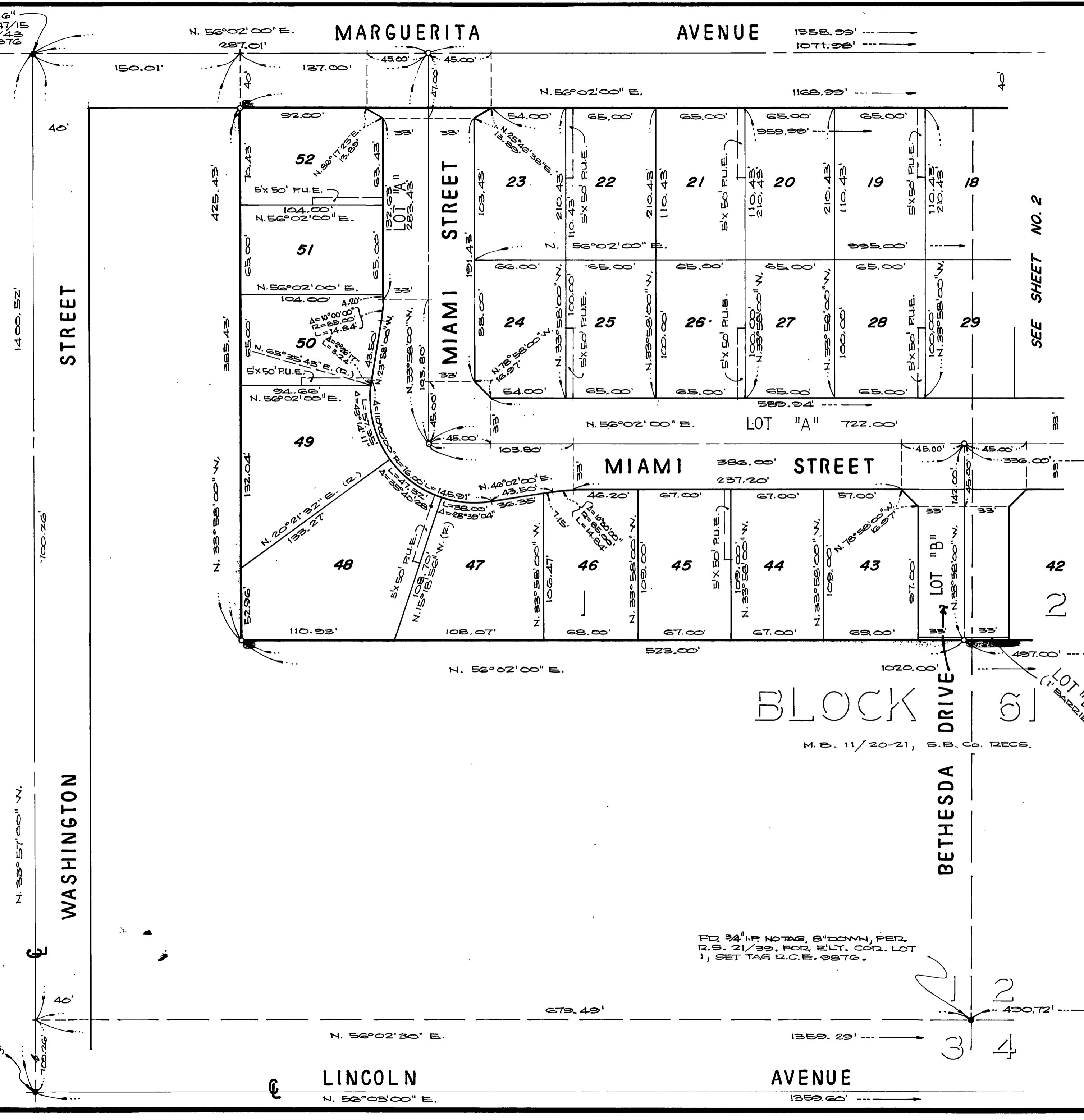
M.B. 89/87

M.B. 89/87

MB 89/87

FD. 211, P. NO TAG, 6" DOWN, PER. D.S. 47/15
R.C.E. 9876, SET TAG R.C.E. 9876

FD. 1, P. NO TAG, 8" DOWN, PER. D.S. 21/39, FOR ELY. COR. LOT 1, SET TAG R.C.E. 9876

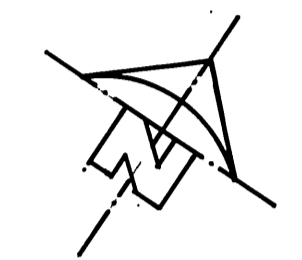


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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
 RIVERSIDE CALIFORNIA

SEPTEMBER 1976

SCALE: 1" = 50'



ENGINEER'S NOTES

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SEE SHEET NO. 2

BLOCK 61
 DRIVE
 M. B. 11/20-21, S. B. Co. RECS.
 LOT "D" (BARRIER STR. 12)

M.B. 89/88

M.B. 89/88

MB 89/88