

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 border line and that we hereby offer for dedication for public use for street purposes Lots "A" through "E", inclusive. We further hereby offer for Ingress and Egress to the Southern California Gas Company and Southern Counties Gas Company of California Easement, that easement designated as "15' P.U.E." and further, the undersigned Owners, Our successors and assigns in interest hereby release and relinquish all vehicular and pedestrian access rights appurtenant to Lots 1, 8 through 10 inclusive, as shown on the annexed map, on, over and across Van Buren Blvd. adjoining said Lots. We further hereby offer for the uses designated, that easement designated as "Easement for Equestrian, Landscaping, Wall and Utility Purposes."

B.C. Walker
B.C. Walker
Robert D. Miller
Robert D. Miller

EQUITABLE DEED COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE
W.R. Blackman
W.R. Blackman, Vice Pres.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } s.s.
COUNTY OF RIVERSIDE }
On MAY 20th 1977, before me, the undersigned, a Notary Public in and for said County and State personally appeared B.C. Walker and Robert D. Miller known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.
WITNESS my hand and official seal
My Commission expires 8/20/78
Judith Cox
Notary Public in and for said County and State

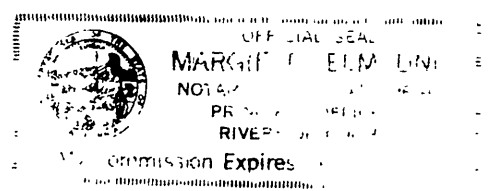
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } s.s.
COUNTY OF RIVERSIDE }
On 1977, before me, the undersigned, a Notary Public in and for said County and State personally appeared and known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.
WITNESS my hand and official seal
My Commission expires Notary Public in and for said County and State

STATE OF CALIFORNIA } ss.
COUNTY OF RIVERSIDE }
On this 15th day of JUNE 1977, before me, Margie E. Ehlund, a Notary Public in and for said County and State, personally appeared W.R. Blackman known to me to be the VICE PRES of Equitable Deed 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 such Corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors

Margie E. Ehlund
Notary Public in and for said County and State

WITNESS MY HAND AND OFFICIAL SEAL
My Commission Expires 12-1-77



IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 7518-1

BEING A SUBDIVISION OF A PORTION OF LOTS 3, 4, 5 AND 7 OF VAN BUREN HEIGHTS M.B. 8/3; RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND A PORTION OF BLOCK "C" OF ARLINGTON HEIGHTS, M.B. 11/20-21 RECORDS OF SAN BERNARDINO COUNTY, CA - IN SECTION 21, T.35., R.5W, S.B.B&M

JANUARY 1977
J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

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 7518-1, which was approved by the Riverside City Planning Commission at its meeting held March 14, 1976 and any approved alterations thereto 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 ditches, sewers and drainage works sufficient to protect all lots in said subdivision from flood or overflow 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 June 21, 1977
JAMES F. MARTINEK, R.C.E. 8134
Director of Public Works
By J.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 June 15, 1977
EVERETT C. ROSS
Director of Public Utilities
By E.C. Sinclair

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 April 20, 1977
H. E. BREWER
City Treasurer
By H.E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 30th day of December 1976 as required by the Health and Safety Code of California, Section 17953 by: Pacific Foundation Engineers, Inc.

SIGNATURE OMISSIONS

In accordance with Section 66436 (c) 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 Southern California Gas Company and Southern Gas Counties Gas Company of California in Instrument recorded November 17, 1949 in Book 1124 at Page 219 of Official Records of Riverside County, California. Said Easement is for Pipe Lines.

Gage Canal Company a California Corporation present holder of Easements reserved 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.

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. 7518-1 and the streets and easements are hereby accepted as public streets and easements, except Lots "D" and "E" inclusive which are accepted as "Barrier Strips" to deny access from adjoining private property to Lots "B" and "C" 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 21st day of June, 1977.

ALICE A. HARE
City Clerk of the City of Riverside, California
By Alice A. Hare

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 and 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 \$ 900.00

Dated JUNE 13, 1977
DONNA BOUER BABCOCK
County Tax Collector
By Donna Bauer Babcock

TAX BOND

I hereby certify that a bond in the sum of \$ 900.00 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 June 21, 1977
DONALD D. SULLIVAN
County Clerk and ex-officio
Clerk of the Board of Supervisors
By Nancy Roman 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 July 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 Mar. 16, 1977
J. F. DAVIDSON, R.C.E. 862

FILED
On July 7, 1977
At 3:55 P.M.

W. D. BALOGH
County Recorder
By Harold C. Beale
Deputy
Fee \$9.00
No 127440
Filed by City Clerk
Subdiv Rec First American
Title Company

M.B. 91 / 16

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 7518-1

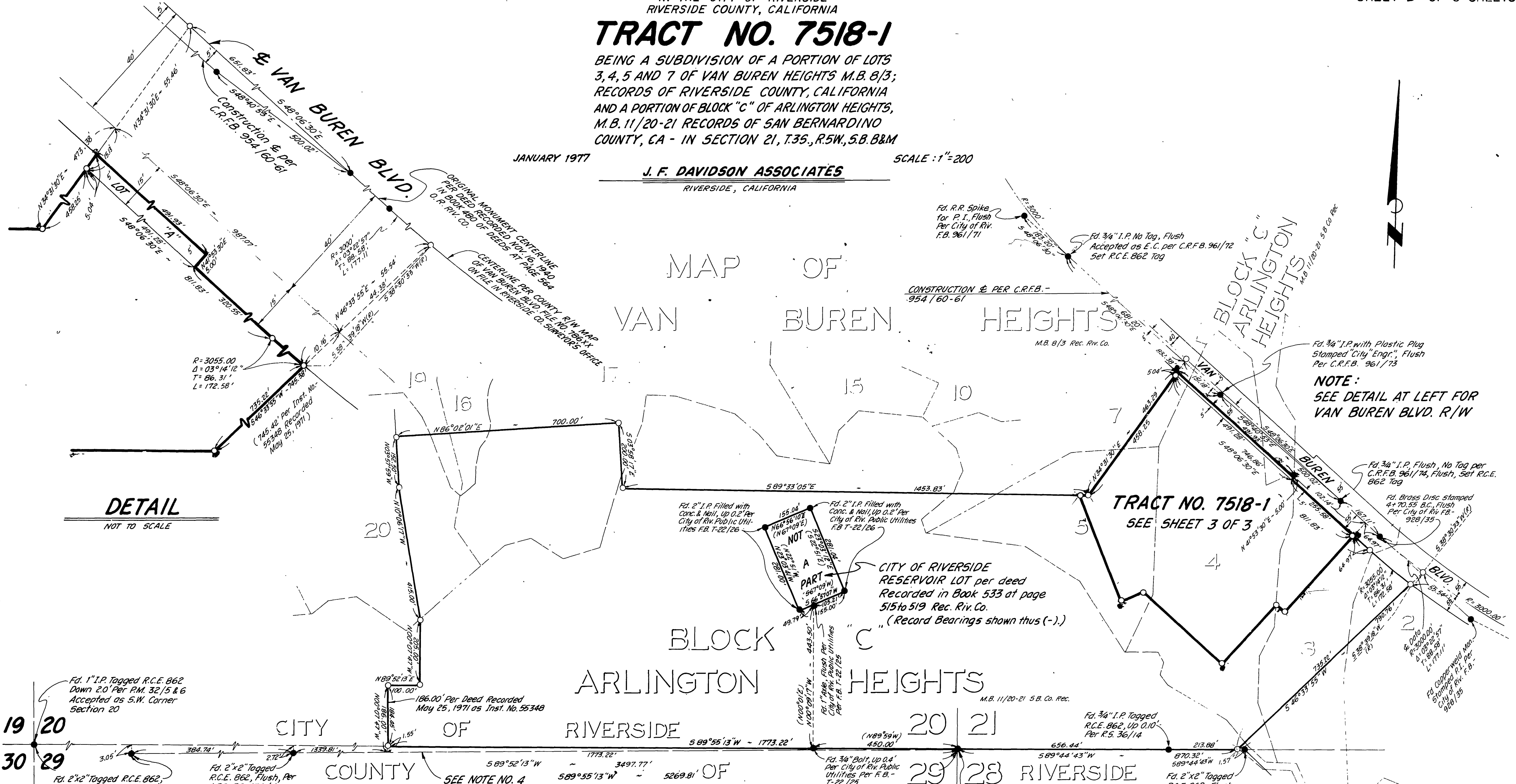
BEING A SUBDIVISION OF A PORTION OF LOTS 3, 4, 5 AND 7 OF VAN BUREN HEIGHTS M.B. 8/3; RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND A PORTION OF BLOCK "C" OF ARLINGTON HEIGHTS, M.B. 11/20-21 RECORDS OF SAN BERNARDINO COUNTY, CA - IN SECTION 21, T.35., R.5W., S.B. B&M

JANUARY 1977

SCALE: 1"=200'

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

MAP OF VAN BUREN HEIGHTS



DETAIL
NOT TO SCALE

TRACT NO. 7518-1
SEE SHEET 3 OF 3

ENGINEERS NOTES:

1. Basis of Bearings is the centerline of Van Buren Blvd. taken as being $5.48^{\circ}06'30''E.$, as shown on the Right of Way Map of Van Buren Blvd. Sheet 1 of 6, File No. 786 XX, on file in the Riverside County Surveyor's Office.
2. \circ Indicates set $3/4''$ I.P. with plastic plug stamped R.C.E. 862, Flush, unless otherwise noted.
3. \bullet Indicates Found Monument as noted.
4. This line was taken as the basis of the deed creating the parent parcel (Instrument No. 55348, Recorded 5/25/71)

M.B. 91/17

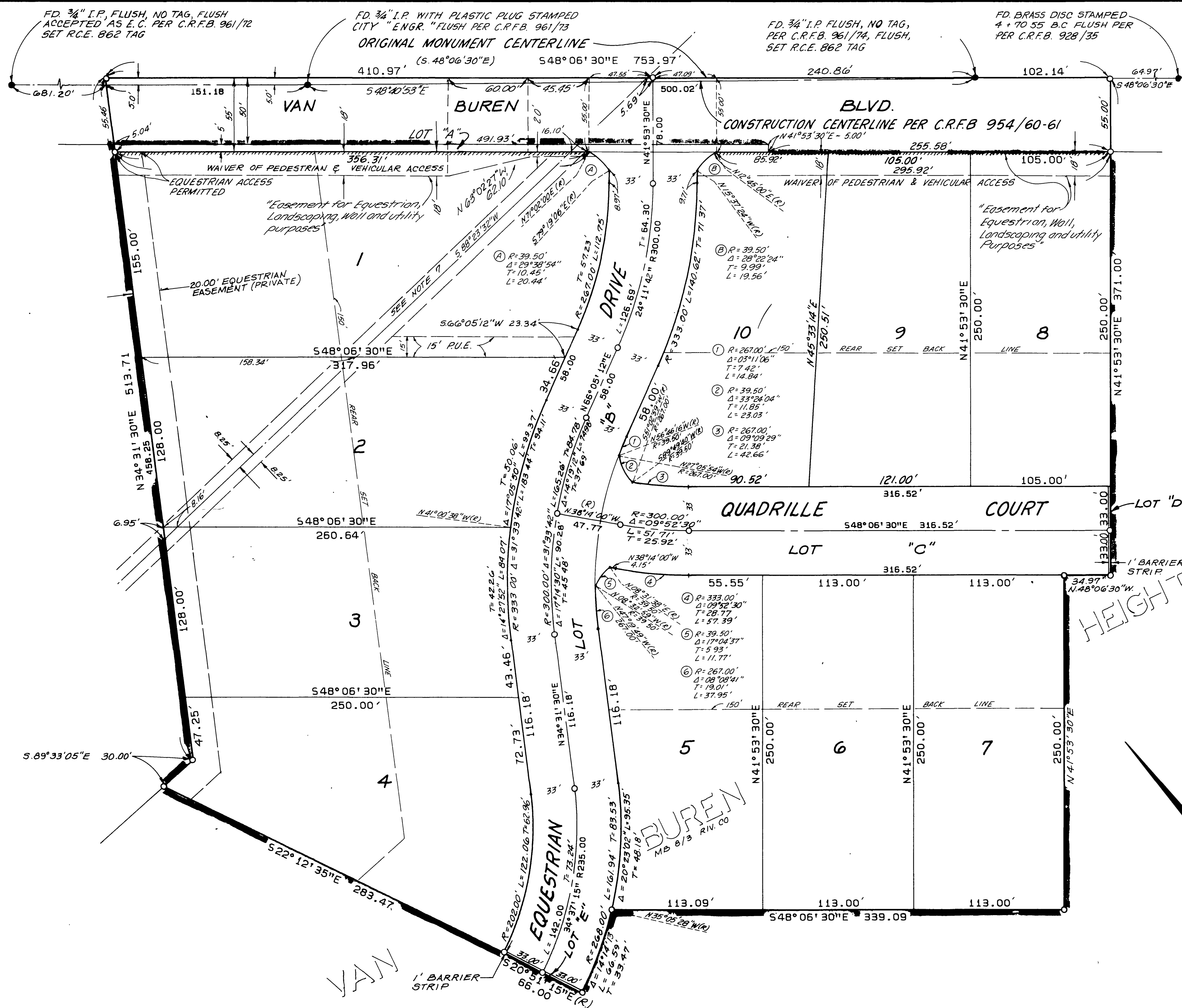
M.B. 91/17

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 7518-1
BEING A SUBDIVISION OF A PORTION OF LOTS
3, 4, 5 AND 7 OF VAN BUREN HEIGHTS M.B. 8/3;
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
AND A PORTION OF BLOCK "C" OF ARLINGTON HEIGHTS,
M.B. 11/20-21 RECORDS OF SAN BERNARDINO COUNTY
CA - IN SECTION 21, T.35., R.5W., S.B. B.&M.

JANUARY 1977 **J.F. DAVIDSON ASSOCIATES** SCALE: 1"=50'
RIVERSIDE, CALIFORNIA

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF VAN BUREN BLVD. TAKEN AS BEING $548^{\circ}06'30''E$, AS SHOWN ON THE RIGHT OF WAY MAP OF VAN BUREN BLVD. SHEET 1 OF 6, FILE NO. 786 XX, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE.
2. \circ INDICATES SET $\frac{3}{4}$ " I.P. W/PLASTIC PLUG STAMPED R.C.E. 862, FLUSH, UNLESS OTHERWISE NOTED.
3. \bullet INDICATES FOUND MONUMENT AS NOTED
4. () INDICATES RECORD BEARING PER RIGHT OF WAY MAP OF VAN BUREN BLVD., SHEET 1 OF 6, FILE NO. 786 XX, ON FILE IN THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, UNLESS OTHERWISE NOTED.
5. SET $\frac{3}{4}$ " I.P. WITH PLASTIC PLUG, STAMPED R.C.E. 862 AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, EXCEPT AS NOTED.
6. THIS SUBDIVISION CONTAINS (9.06) ACRES.
7. 16.5' EASEMENT CONVEYED TO SOUTHERN CALIFORNIA GAS COMPANY BY DEED RECORDED NOVEMBER 17, 1949 IN BOOK 1124 PAGE 219 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
8. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
9. *C.C.-35 Certificate of Correction-35
SET $\frac{3}{4}$ " IRON PIPE WITH PLASTIC PLUG, STAMPED R.C.E. 862 AT ALL FRONT LOT CORNERS, PROPERTY LINE B.C. AND E.C. AND PROPERTY LINE CUT OFFS, EXCEPT AS NOTED.



M.B. 91/18

M.B. 91/18

MB 91/18