

# TRACT NO. 8653

BEING A SUBDIVISION OF LOTS 3 AND 4 IN BLOCK 13, AND A PORTION OF MYERS STREET (VACATED) OF ARLINGTON HEIGHTS, AS SHOWN BY MAP RECORDED IN BOOK 11, OF MAPS, AT PAGES 20 AND 21 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, IN SECTIONS 18 AND 19, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

GEORGE D. SHAMBECK, L.S. 3419  
**HALL & FOREMAN, INC.**  
SANTA ANA, CALIFORNIA  
FEBRUARY, 1977

SIGNATURE OMISSIONS  
PURSUANT TO SECTION 66436(2)(1) OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDER HAS BEEN OMITTED:  
GAGE CANAL COMPANY, A CALIFORNIA CORPORATION, PRESENT HOLDER OF EASEMENTS AND RIGHT OF WAY OVER AND ACROSS THE LAND DESCRIBED FOR THE PURPOSE OF CONSTRUCTION AND MAINTAINING, RENEWING AND OPERATING ALL NECESSARY DISTRIBUTING FLUMES, PIPES, WATER WAYS OR CONDUITS AND CONNECTIONS AS SPECIFIED UPON THE MAP OF ARLINGTON HEIGHTS, AS RECORDED IN BOOK 11 PAGES 20 AND 21 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA,

**FILED**  
ON Sept 28, 1977  
AT 1:00 P.M.  
BY W.D. BALOGH  
COUNTY RECORDER  
BY Harold C. Beale  
FEE \$ 11.00  
NO. 191477  
FILED BY City Clerk  
SUB'DN. G'TEE F.A.T.w.

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 TO THE PUBLIC USE FOR STREET PURPOSES LOTS 'A' THROUGH 'F' 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 23, 31, 32, 41, 42, 43, 44, 53, 54 AND 62 AS SHOWN ON THE ANNEXED MAP, ON, OVER AND ACROSS VICTORIA AVENUE, ADJOINING SAID LOTS, AND WE HEREBY OFFER FOR DEDICATION FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES THE EASEMENTS SHOWN AS 4' P.U.E.'S.

STANDARD-PACIFIC CORP., A CALIFORNIA CORPORATION

D.R. Langlois  
D. R. LANGLOIS, VICE PRESIDENT

Sheila Middleton  
SHEILA MIDDLETON, ASS'T SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

ON THIS 1 DAY July, 1977, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED D. R. LANGLOIS AND SHEILA MIDDLETON, KNOWN TO ME TO BE THE VICE PRESIDENT AND ASS'T SECRETARY RESPECTIVELY, OF 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

Suzanne C. Himes  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
MY COMMISSION EXPIRES May 1, 1981



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. 8653 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD JANUARY 6, 1977 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 THE 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 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 Sept. 8, 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 Sept. 8, 1977

EVERETT C. ROSS, DIRECTOR OF PUBLIC UTILITIES

BY: E. W. 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 Sept. 6, 1977

H. E. BREWER, CITY TREASURER

BY: H. E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THIS 26th DAY OF APRIL, 1977, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953:  
BY JOHN R. BYERLY, R.C.E. 15871

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF FOUR SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 8653, 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 20th DAY OF September, 1977.

ALICE A. HARE, CITY CLERK, CITY OF RIVERSIDE

BY: Karen E. Oakley  
Asst. City Clerk

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 \$                      HS

DATED SEPTEMBER 26, 1977.

DONNA BOUER BABCOCK, COUNTY TAX COLLECTOR

BY: Harold M. Larson

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$                      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. HS

DATED                     , 1977

DONALD D. SULLIVAN, COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS

BY:                       
DEPUTY

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF FOUR SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING JANUARY 12, 1977, THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED May 20, 1977

GEORGE D. SHAMBECK, L.S. #3419

BY: George D. Shambeck

M.B. 92/70

M.B. 92/70

MB 92/70

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FEBRUARY, 1977  
GEORGE D. SHAMBECK  
LICENSED LAND SURVEYOR 3419  
HALL & FOREMAN, INC.  
SANTA ANA, CALIFORNIA

### ENGINEER'S NOTES:

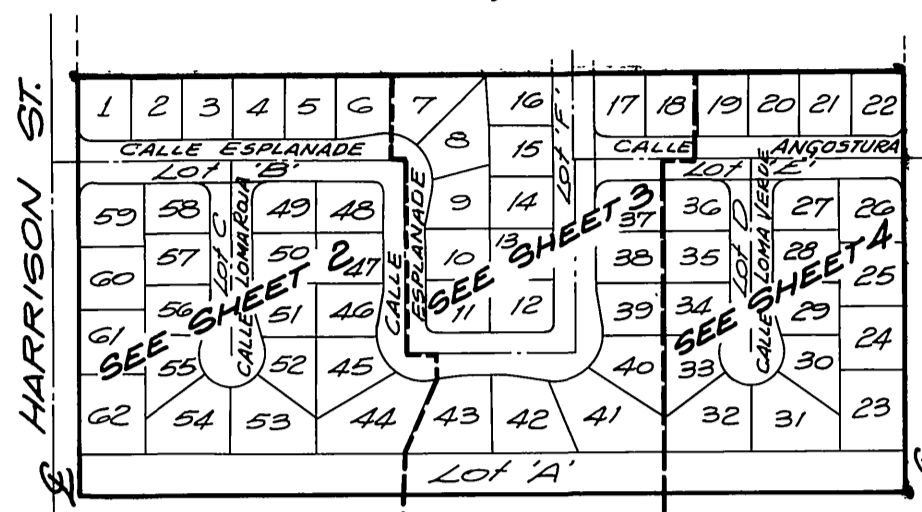
1. Basis of bearings is the centerline of Myers Street being N. 33° 59' 30" W as shown by Tract No. 5513 on file in Book 80, of Maps at pages 91, thru 94 thereof, records of Riverside County, California.
2. Set 1" iron pipe tagged "L.S. 3419", flush, at all points shown thus  $\circ$ .
3. Set 1" iron pipe tagged "L.S. 3419", flush, at all rear lot corners.
4. Set "sure fire" studs tagged "L.S. 3419", in top of curb for side lot lines projected.
5. Found monuments are as noted and shown thus  $\bullet$ .
6. This tract contains 19.31 acres gross.
7. ( ) Indicates record data per M.B. 80/91 thru 94.

W BELLA VISTA AVE.

Scale: 1" = 50'

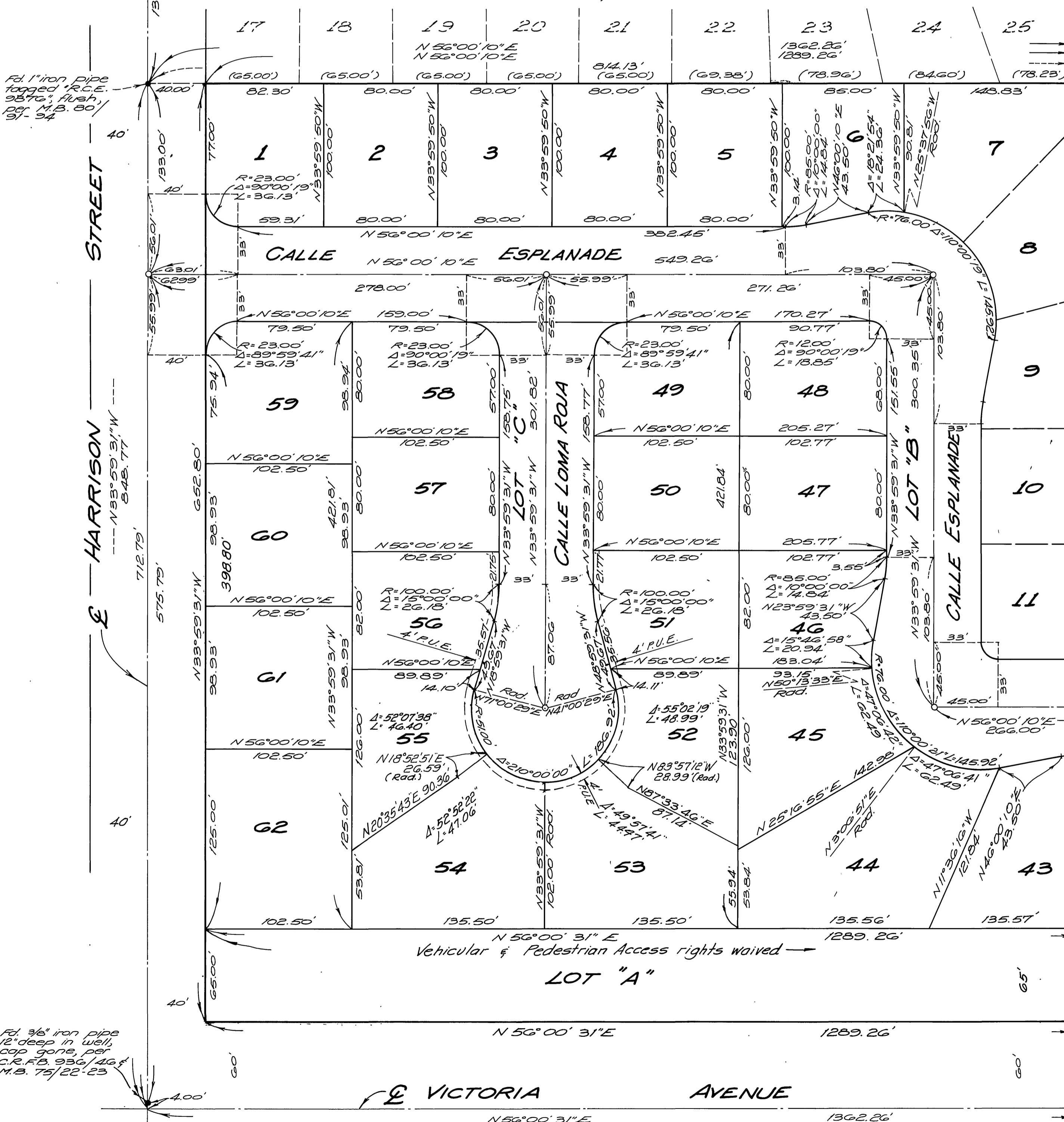
Fd. 1" iron pipe tagged "R.C.E." 362", flush per R.S. 40/37 & M.B. 75/22-23, for line only

Fd. 1" iron pipe tagged "R.C.E." 387", flush per M.B. 80/91-94



SHEET INDEX MAP  
Scale 1" = 300'

TRACT NO. 5513  
M.B. 80/91 - 94



Fd. 3/8" iron pipe 12" deep in well, cap gone, per C.R.F.B. 936/46 & M.B. 75/22-23

SEE SHEET 3

MB 92/71

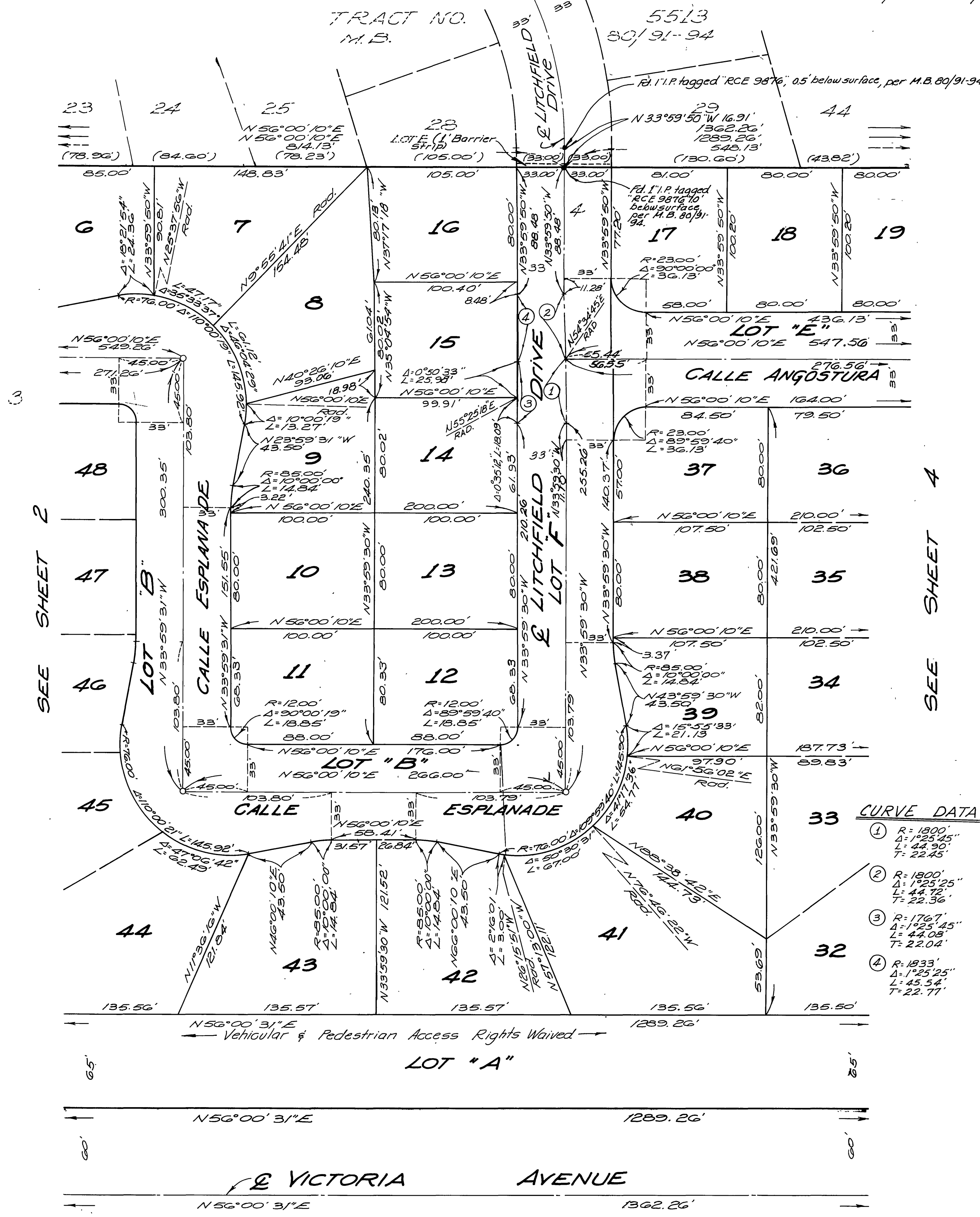
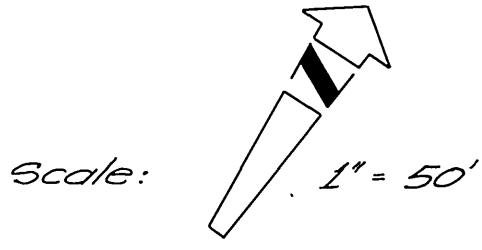
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GEORGE D. SHAMBECK  
LICENSED LAND SURVEYOR  
HALL & FOREMAN, INC.  
SANTA ANA, CALIFORNIA  
FEBRUARY, 1977

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8. ( ) Indicates record data, per M.B. 80/91 thru 94.



**CURVE DATA**

①	R=1800'
	$\Delta=1^{\circ}25'45''$
	L=44.90'
	T=22.45'
②	R=1800'
	$\Delta=1^{\circ}25'25''$
	L=44.72'
	T=22.36'
③	R=1767'
	$\Delta=1^{\circ}25'45''$
	L=44.08'
	T=22.04'
④	R=1833'
	$\Delta=1^{\circ}25'25''$
	L=45.54'
	T=22.77'

SEE SHEET 2

SEE SHEET 4

Vehicular & Pedestrian Access Rights Waived

MB 92/72



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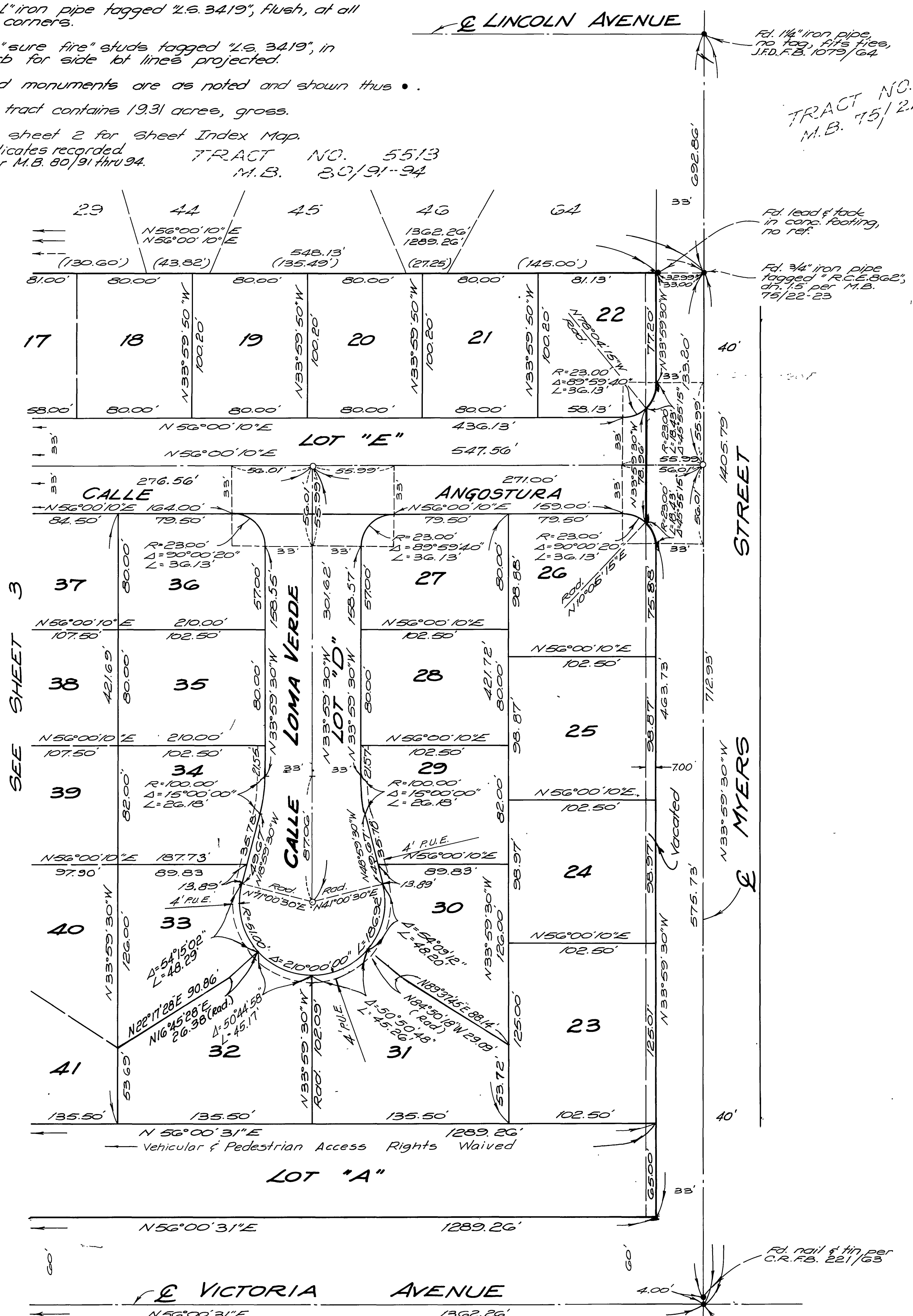
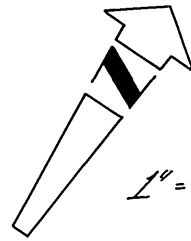
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TRACT NO. 5513  
M.B. 80/91-94

Scale: 1" = 50'



TRACT NO. 4556  
M.B. 75/22-23

SEE SHEET 3

MB 92/73