

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 7234

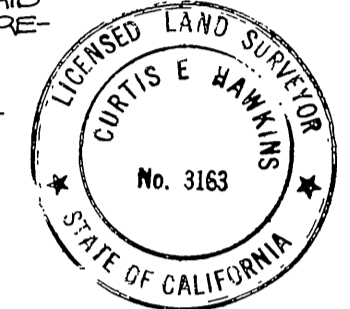
BEING A SUBDIVISION OF A PORTION OF BLOCK 65 OF ARLINGTON HEIGHTS, M.B. 11/20-21, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA ALSO BEING PARCEL 1 OF P.S. 38/40 RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

APRIL 1976

HAWKINS, ROBERTSON & ASSOCIATES
ENGINEERS - SURVEYORS
RIVERSIDE - CALIFORNIA

FILED
ON Nov. 10, 1977

AT 1:00 P.M.
W.D. GALOGH
COUNTY RECORDER
BY Harold C. Beale
DEPUTY
FEE \$ 7.00
NO. 225241
FILED BY City Clerk
SUB DIV'G'TEE F.A.T.Cr.



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 "E" INCLUSIVE, AND FOR STORM DRAIN PURPOSES THOSE EASEMENTS DESIGNATED AS 10' STORM DRAIN EASEMENT, FOR SEWER LINE PURPOSES THAT EASEMENT DESIGNATED AS 10' SEWER EASEMENT, AND FOR SEWER AND STORM DRAIN PURPOSES THAT EASEMENT DESIGNATED AS 16' SEWER AND STORM DRAIN EASEMENT AND FURTHER, THE UNDERSIGNED OWNERS, OUR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOTS 1-T AND LOT 32, AS SHOWN ON THE ANNEXED MAP OVER AND ACROSS VICTORIA AVENUE AND MARY STREET ADJOINING SAID LOTS.

EL DORADO PROPERTIES, INC. A CALIFORNIA CORPORATION
William K. Bath PRESIDENT
Malcolm P. Bevers SECRETARY

SAFECO TITLE INSURANCE COMPANY
AS TRUSTEE A CALIFORNIA CORPORATION
John J. Hayes ASST. SECRETARY

SANTA FE FEDERAL SAVINGS AND LOAN ASSOCIATION
A CALIFORNIA CORPORATION
Mary Jane Roy ASST. PRES.
Carolyn Comperick ASST. SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS
ON THIS 1st DAY OF Nov., 1977, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED William R. Dalton KNOWN TO ME TO BE THE President AND Malcolm P. Burns KNOWN TO ME TO BE THE Secretary OF EL DORADO PROPERTIES, INC., A CALIFORNIA 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
July 28, 1980
MY COMMISSION EXPIRES
Donna M. Palermo
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) SS
ON THIS 31st DAY OF October, 1977, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED John J. Hayes KNOWN TO ME TO BE THE Asst. Vice-Pres. AND Noeman Budick KNOWN TO ME TO BE THE Asst. Secretary OF SAFECO TITLE INSURANCE COMPANY, A CALIFORNIA 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 February 24, 1980
Bonnie K. Reider
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. 7234 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON DECEMBER 4, 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 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 Nov. 3, 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 Nov. 2, 1977
EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES
BY Everett C. Ross

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) SS
ON THIS 14th DAY OF Oct., 1977, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Mary Jane Roy KNOWN TO ME TO BE THE Vice President AND Carolyn Comperick KNOWN TO ME TO BE THE Asst. Secretary OF SANTA FE FEDERAL SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA 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
8-15-81
MY COMMISSION EXPIRES
Margaret M. Summers
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

SIGNATURE OMISSION

IN ACCORDANCE WITH SECTION 66436(C)(1) OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDER HAS BEEN OMITTED SINCE ITS INTEREST CANNOT RIPEN INTO FEE.

1) 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.

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 DECEMBER 1975, 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 RE-TRACED.

DATED 7/13, 1977
Curtis E. Hawkins
LICENSED LAND SURVEYOR
NO. 3163

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 7234 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT E WHICH IS ACCEPTED AS 1 FOOT 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 8th DAY OF November, 1977.

Alice A. Hare
CITY CLERK OF THE CITY OF RIVERSIDE
BY Karen E. Oakley
Asst. City Clerk

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY AS 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 Oct 3, 1977
HE. 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.

DATED Nov 2, 1977
DONNA BOVER BABCOCK
COUNTY TAX COLLECTOR
BY Harold McLean DEPUTY

SOIL REPORT

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

M.B. 93/98

MB 93/98

