

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 8116

BEING A SUBDIVISION OF A PORTION OF LOT 15 AND
LOT 16 OF BLOCK "E" OF "ARLINGTON HEIGHTS" PER
M.B. 2/12 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

MARCH 1977

J.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

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" and "B", also, we hereby offer for dedication for construction and maintenance of electrical facilities the area designated as "5' x 30' P.U.E."

James F. Davidson, Jr.
JAMES F. DAVIDSON, JR.

Gretchen Davidson
GRETCHEN DAVIDSON

Kenneth L. Edwards
KENNETH L. EDWARDS

Marilyn J. Edwards
MARILYN J. EDWARDS

James W. Miller
JAMES W. MILLER

Pollyanna Miller
POLLYANNA MILLER

Clinton Marr, Jr.
CLINTON MARR, JR.

Geraldine L. Marr
GERALDINE L. MARR

EQUITABLE DEED COMPANY, formerly Equitable Trust Company, a California corporation, as Trustee

Barbara A. Morgan
VICE PRESIDENT

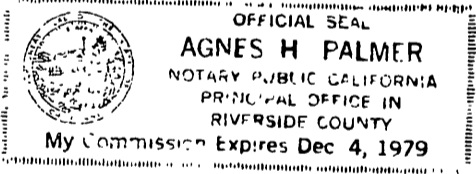
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss

On October 28, 1977, before me, the undersigned, a Notary Public in and for said County and State, personally appeared James F. Davidson, Jr., Gretchen Davidson, Marilyn J. Edwards, Pollyanna Miller, and Geraldine L. Marr, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS my hand and Official Seal.

My Commission expires 12/4/79



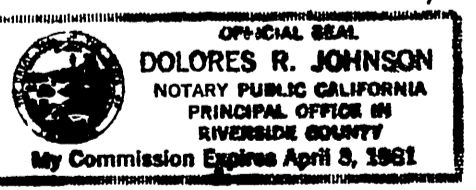
Agnes H. Palmer
Notary Public in and for said County and State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss

On this 28th day of October, 1977, before me, the undersigned, a Notary Public in and for said County and State, personally appeared BARBARA A. MORGAN and known to me to be the VICE PRESIDENT of EQUITABLE DEED COMPANY, the Corporation that executed the within instrument, 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 on April 3, 1981.



Dolores R. Johnson
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 their interest cannot ripen into fee.

The Gage Canal Company for irrigation purposes per deed recorded July 31, 1914 in Book 399, at Page 309, of deeds, Riverside County. The exact location not disclosed by the records.

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. 8116 which was approved by the Riverside City Planning Commission on July 8, 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; 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: NOVEMBER 4th, 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 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 Nov. 3, 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 against said property

Dated Nov. 2, 1977.

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

SOIL REPORT

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

RECORDER'S CERTIFICATE

Filed this 10 day of November, 1977, at 3:30 P.M. in Book 94 of Tract maps, at Page 12-13 at the request of the City Clerk.

Fee: \$7.00 W. D. BALOGH
County Recorder
No. 225683 BY: H. C. Bond
Deputy

Subdn. G'Tee First American Title Company

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 NO. 8116 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 8th day of November, 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 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 \$~~ #2

Dated NOVEMBER 2, 1977.

DONNA BOUER BABCOCK
County Tax Collector
By: Harold M. Larsen

TAX BOND

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:

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 Registered Civil Engineer of the State of California and that this map consisting of Two (2) sheets correctly represents a true and complete survey made under my supervision during June 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 June 29, 1977.

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

M.B. 94/12

M.B. 94/12

MB 94/12

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RIVERSIDE COUNTY, CALIFORNIA

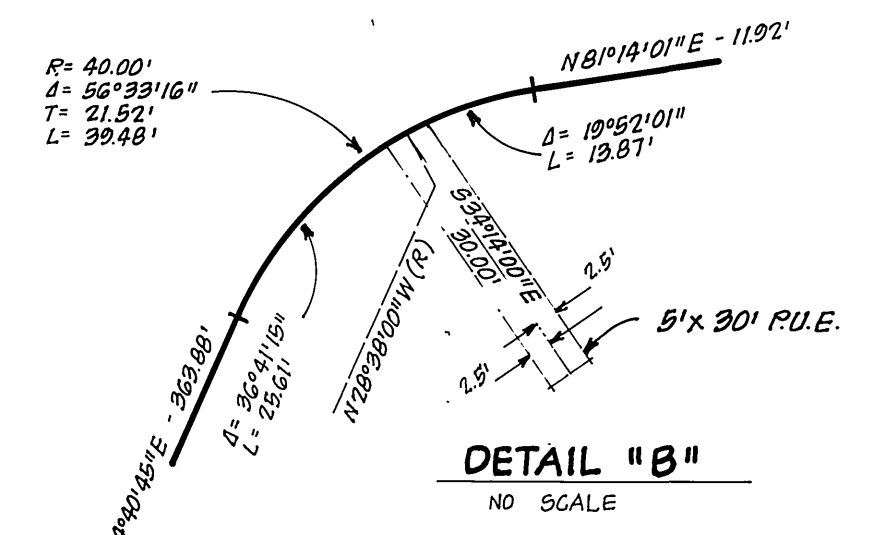
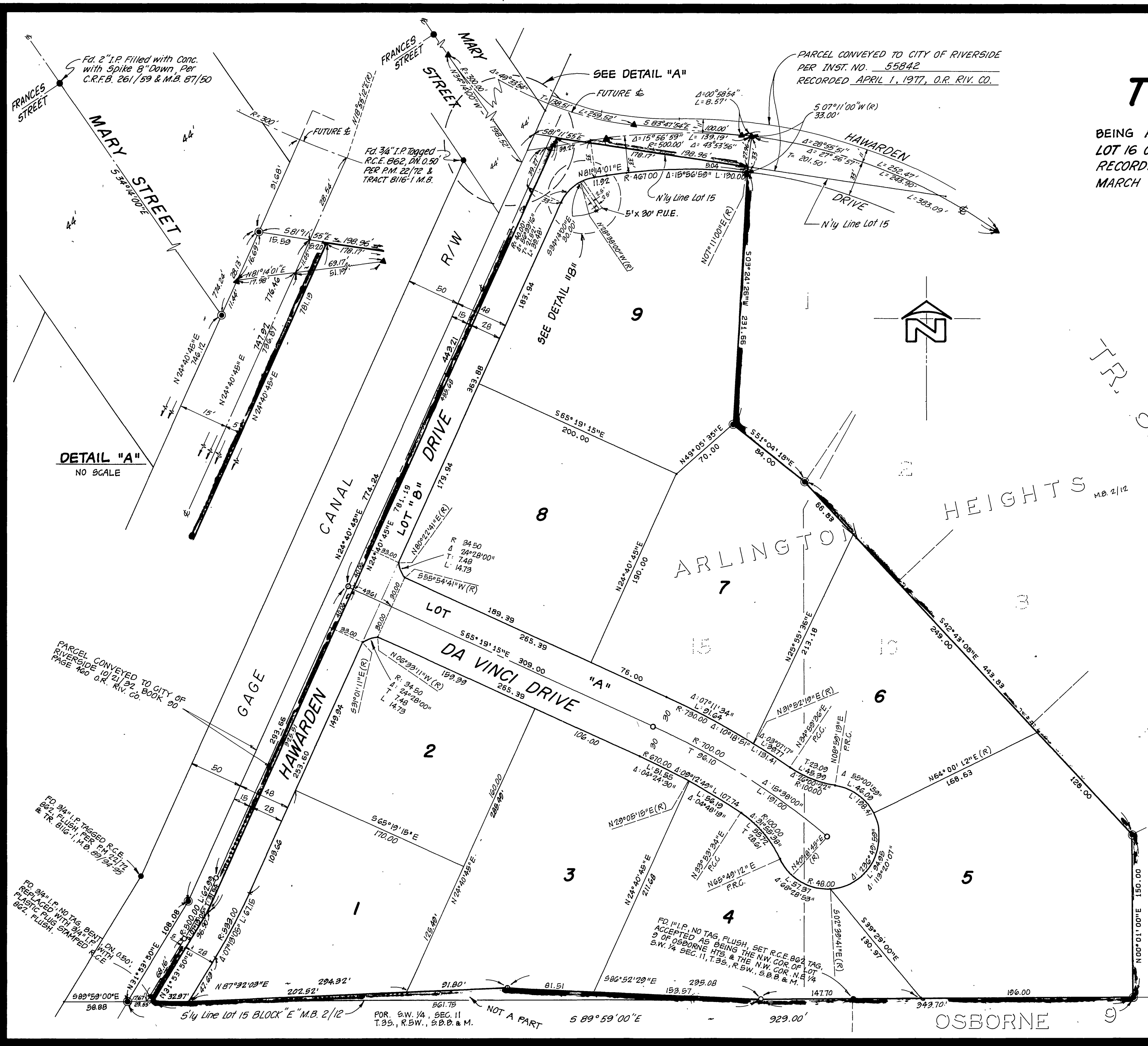
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MARCH 1977

SCALE: 1"=60'

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

M.B. 94/13



ENGINEER'S NOTES

- "BASIS OF BEARINGS" IS THE NORTH LINE OF LOT 2, TAKEN AS BEING S 89° 59' E AS SHOWN ON THE MAP OF "OSBORNE HEIGHTS" PER M.B. 12/30-41, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- INDICATES MONUMENTS FOUND AS NOTED.
- INDICATES FOUND 3/4" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 862, FLUSH. PER TRACT 8116-1 M.B. 89/94-95
- INDICATES SET 3/4" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 862, FLUSH, UNLESS OTHERWISE NOTED.
- SET NAIL WITH R.G.E. 862 TAG IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
- 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, EXCEPT AS NOTED.
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- THIS SUBDIVISION CONTAINS 9.09 ACRES.
- ▲— INDICATES FOUND 1 1/2" BRASS DISC STAMPED R.C.E. 862, FLUSH PER TRACT 8116-1 M.B. 89/94-95 RIVERSIDE COUNTY RECORDS.

M.B. 94/13

MB 94/13