

IN THE CITY OF RIVERSIDE  
RIVERSIDE COUNTY, CALIFORNIA

# TRACT 10351

**FILED**  
ON: Nov. 23, 1977

AT: 11:30 A.M.

W.D. BALOGH  
COUNTY RECORDER

BY: Hazel C. Beale  
DEPUTY

FEE: \$ 13.00

NO: 234270

FILED BY: City Clerk

SUB. G'TEE S.T.I.Co.

M.B. 94/87

### SIGNATURE OMISSIONS:

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 66436 (C)(1) OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTERESTS CANNOT RISE INTO FEE:  
SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PIPE LINES AND RIGHTS INCIDENTAL THERETO AS CONTAINED IN AN INSTRUMENT RECORDED NOVEMBER 5, 1975 AS INSTRUMENT NO. 137754, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT BLANKET IN NATURE.

GAGE CANAL COMPANY, A CALIFORNIA CORPORATION, PRESENT HOLDER OF EASEMENTS AND RIGHTS OFWAYS FOR PURPOSE OF CONSTRUCTING, MAINTAINING, RENEWING AND ERECTING ALL NECESSARY DISTRIBUTING FLUMES, PIPES, WATERWAYS OR CONDUITS AS RESERVED ON THE MAP RECORDED IN BOOK 11, PAGES 20 AND 21 OF MAPS, SAN BERNARDINO COUNTY RECORDS. SAID EASEMENT BLANKET IN NATURE.

### 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 BLUE BORDER LINE AND THAT WE HEREBY OFFER FOR DEDICATION AN EASEMENT OVER LOT 33 FOR PUBLIC USE FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES, WATER FACILITIES AND ELECTRIC FACILITIES 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 LOT 33 AS SHOWN ON THE ANNEXED MAP, ON, OVER AND ACROSS, WASHINGTON STREET AND FRANCES STREET ADJOINING SAID LOT.

Grace G. Shamblin William B. Shamblin  
GRACE G. SHAMBLIN WILLIAM B. SHAMBLIN

SAFECO TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE  
John Hayes Lou N. Wright  
Asst. Vice Pres. Asst. Secy.

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss.  
COUNTY OF RIVERSIDE }  
ON THIS 5<sup>th</sup> DAY OF October, 1977, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, RESIDING THEREIN DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED GRACE G. SHAMBLIN & WILLIAM B. SHAMBLIN, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.  
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST WRITTEN.  
MY COMMISSION EXPIRES Aug. 11, 1981 BY Norman Beedeck  
NOTARY PUBLIC IN AND FOR SAID COUNTY & STATE

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss.  
COUNTY OF RIVERSIDE }  
ON THIS 6<sup>th</sup> DAY OF October, 1977, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED John J. Hayes AND Lou N. Wright, KNOWN TO ME TO BE THE Asst. Vice President AND Asst. Secretary 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 RESOLUTION OF ITS BOARD OF DIRECTORS.  
IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL.  
MY COMMISSION EXPIRES Aug. 11, 1981  
Norman Beedeck  
NOTARY PUBLIC IN AND FOR SAID COUNTY & STATE

BEING A SUBDIVISION OF A PORTION OF LOTS 1 & 3 OF BLOCK 63 OF ARLINGTON HEIGHTS PER M.B. 11/20, 21 RECORDS OF SAN BERNARDINO COUNTY, CALIF.

JULY, 1977. IN SECTION 10, T.3S., R.5W., S.B.M.  
HAWKINS, ROBERTSON & ASSOC.  
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 10351, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS MEETING HELD JULY 7, 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 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, AS SHOWN ON SAID MAP HAVE BEEN APPROVED; THAT THE PLANS 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 November 21, 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 18, 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 ASSESSMENT, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.  
DATED Oct. 6, 1977  
H.E. BREWER  
CITY TREASURER  
BY: H.E. Brewer

### SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 12<sup>th</sup> DAY OF DECEMBER 1972 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA. SECTION 17953 BY: ACCU-TEST SOIL ENGINEERING CONSULTANTS.

### CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF FIVE (5) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 10351 AND THE EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC 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 21<sup>st</sup> DAY OF Nov, 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 OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.  
DONNA BOUER BABCOCK  
COUNTY TAX COLLECTOR  
DATED October 12<sup>th</sup>, 1977 BY Donna B. Babcock DEPUTY

### 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 \_\_\_\_\_  
DONALD D. SULLIVAN  
COUNTY CLERK AND EX OFFICIO  
CLERK OF THE BOARD OF SUPERVISORS  
BY \_\_\_\_\_ DEPUTY~~

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF (5) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING AUGUST 1977, THAT ALL MONUMENTS OF THE CHARACTER AND LOCATIONS 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 AUG. 2, 1977  
Quintus E. Hawkins  
LICENSED LAND SURVEYOR No. 3103  
QUINTUS E. HAWKINS

MB 94/87

M.B. 94/87

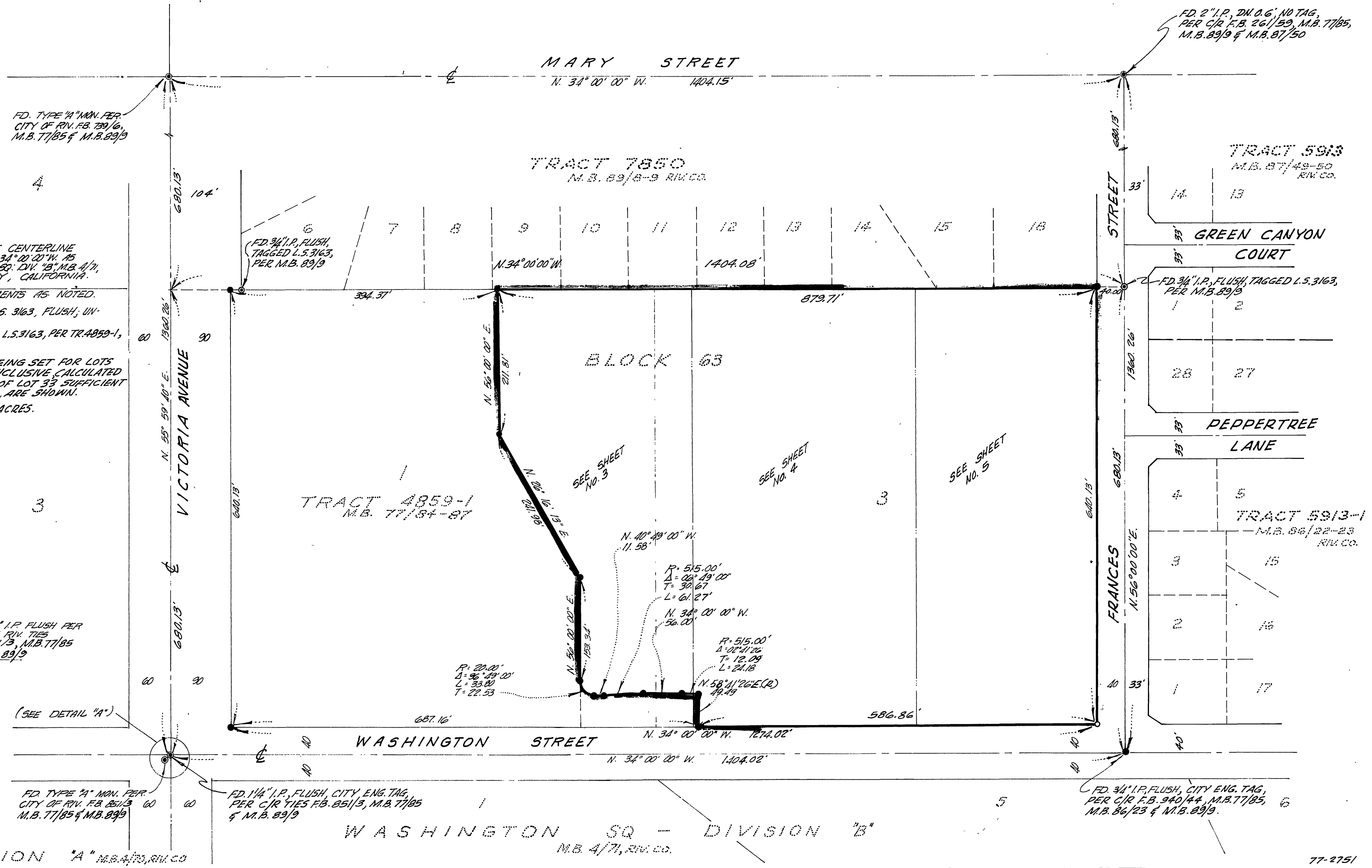
NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA  
I AM HEREBY COMMISSIONED AS A NOTARY PUBLIC IN AND FOR THE COUNTY OF RIVERSIDE, CALIFORNIA  
BY THE JUDICIAL BRANCH OF THE STATE BAR OF CALIFORNIA  
ON 11/11/77 AT RIVERSIDE CALIFORNIA

IN THE CITY OF RIVERSIDE  
RIVERSIDE COUNTY, CALIFORNIA

# TRACT 10351

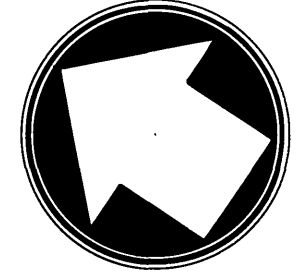
BEING A SUBDIVISION OF A PORTION OF LOTS 1 & 3 OF BLOCK  
63, OF ARLINGTON HEIGHTS, PER M.B. 11/20-21 RECORDS  
OF SAN BERNARDINO COUNTY, CALIFORNIA  
IN SECTION 10, T.3 S., R.5 W., S.B.M.

JULY 1977 SCALE 1"=100'  
HAWKINS, ROBERTSON & ASSOC.  
RIVERSIDE CALIFORNIA



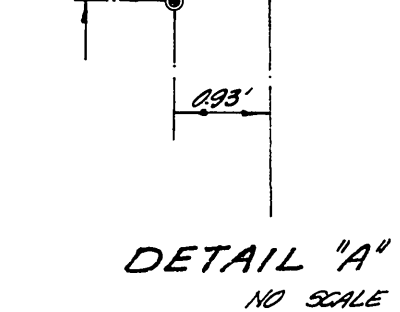
**SURVEYORS' NOTES:**

1. BEARINGS ARE BASED ON THE CENTERLINE OF WASHINGTON ST. BEING N. 34° 00' 00" W. AS SHOWN ON MAP OF WASHINGTON ST. DIV. 13, M.B. 4/71, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENTS AS NOTED.
3. ○ INDICATES SET 3/4" I.P. L.S. 3163, FLUSH, UNLESS OTHERWISE NOTED.
4. ● FD. 3/4" I.P. FLUSH, TAGGED L.S. 3163, PER TR. 4859-1, M.B. 77/84-87, RIV. CO.
5. IN LIEU OF LOT CORNERS BEING SET FOR LOTS 1 THRU 32 AND 34 THRU 65 INCLUSIVE, CALCULATED TIES FROM THE PERIMETER OF LOT 33 SUFFICIENT TO ESTABLISH SAID CORNERS, ARE SHOWN.
6. THIS TRACT CONTAINS 11.84 ACRES.



FD. TYPE "A" MON. PER. CITY OF RIV. FB. 851/3, M.B. 77/85 & M.B. 89/9

FD. 1/4" I.P. FLUSH PER CITY OF RIV. TIES FB. 851/3, M.B. 77/85 & M.B. 89/9



(SEE DETAIL "A")

FD. TYPE "A" MON. PER. CITY OF RIV. FB. 851/3, M.B. 77/85 & M.B. 89/9

FD. 1/4" I.P. FLUSH, CITY ENG. TAG, PER C/R TIES FB. 851/3, M.B. 77/85 & M.B. 89/9

FD. 3/4" I.P. FLUSH, CITY ENG. TAG, PER C/R TIES FB. 940/44, M.B. 77/85, M.B. 86/23 & M.B. 89/9

M.B. 94/88

M.B. 94/88

MB 94/88

IN THE CITY OF RIVERSIDE  
RIVERSIDE COUNTY, CALIFORNIA

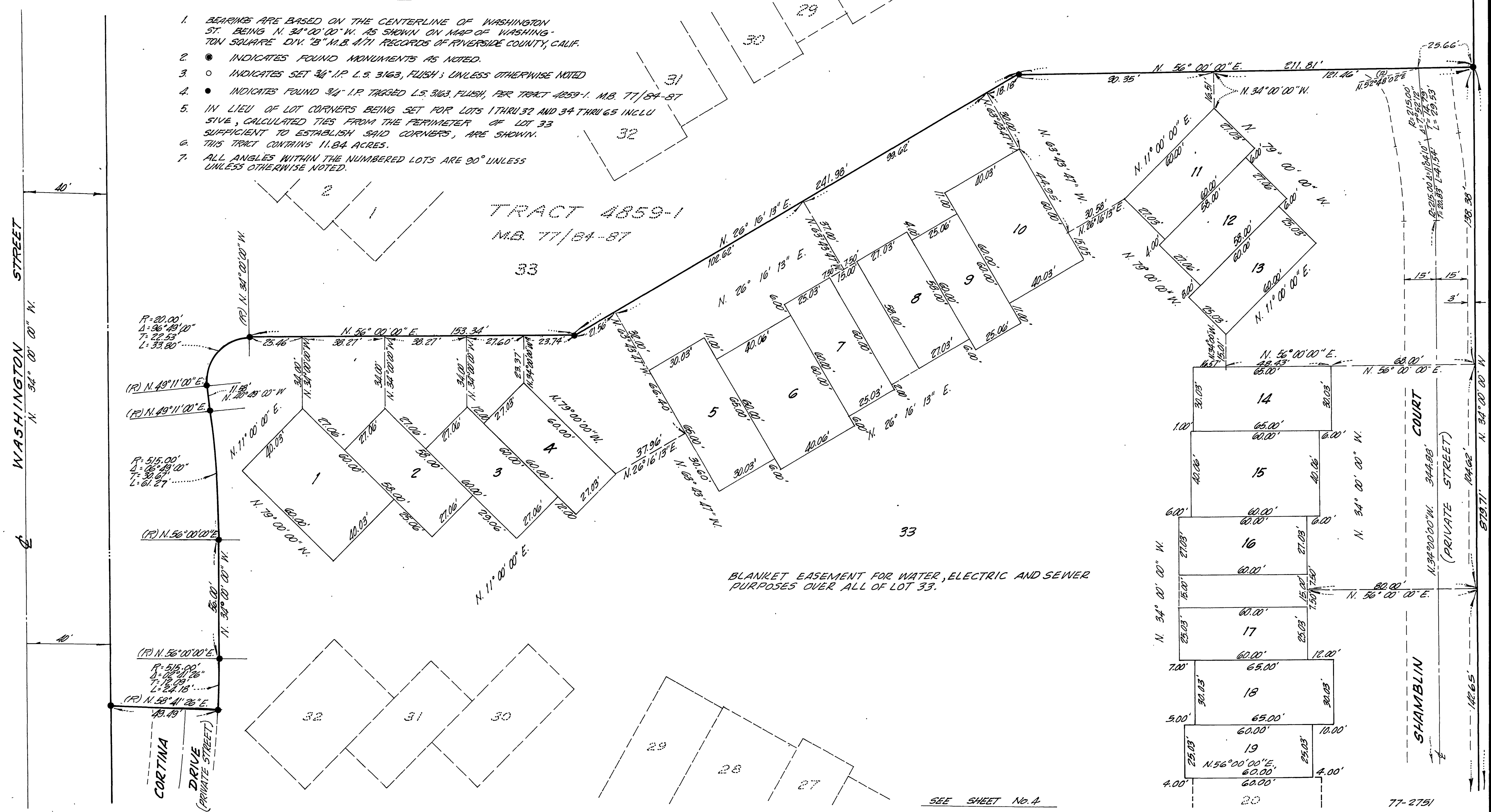
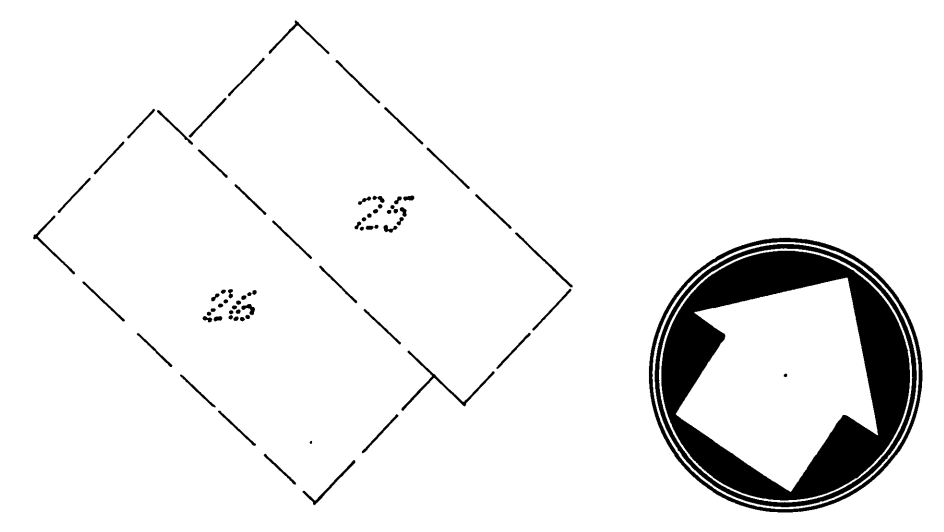
# TRACT 10351

BEING A SUBDIVISION OF A PORTION OF LOTS 1 & 3 OF BLOCK  
63, OF ARLINGTON HEIGHTS, PER M.B. 11/20-21 RECORDS  
OF SAN BERNARDINO COUNTY, CALIFORNIA.  
IN SECTION 10, T. 3 S., R. 5 W., S. 8 M.

JULY, 1977 HAWKINS, ROBERTSON & ASSOC. SCALE 1" = 30'  
RIVERSIDE CALIFORNIA

### SURVEYORS' NOTES:

1. BEARINGS ARE BASED ON THE CENTERLINE OF WASHINGTON ST. BEING N. 34° 00' 00" W. AS SHOWN ON MAP OF WASHINGTON SQUARE DIV. "B" M.B. 4/71 RECORDS OF RIVERSIDE COUNTY, CALIF.
2. ● INDICATES FOUND MONUMENTS AS NOTED.
3. ○ INDICATES SET 3/4" I.P. L.S. 3/63, FLUSH; UNLESS OTHERWISE NOTED
4. ● INDICATES FOUND 3/4" I.P. TAGGED L.S. 3/63, FLUSH, PER TRACT 4859-1, M.B. 77/84-87
5. IN LIEU OF LOT CORNERS BEING SET FOR LOTS 1 THRU 32 AND 34 THRU 65 INCLUSIVE, CALCULATED TIES FROM THE PERIMETER OF LOT 33 SUFFICIENT TO ESTABLISH SAID CORNERS, ARE SHOWN. THIS TRACT CONTAINS 11.84 ACRES.
6. ALL ANGLES WITHIN THE NUMBERED LOTS ARE 90° UNLESS OTHERWISE NOTED.



BLANKET EASEMENT FOR WATER, ELECTRIC AND SEWER PURPOSES OVER ALL OF LOT 33.

SEE SHEET No. 4

77-2751

M.B. 94/89

MB 94/89



**SURVEYORS' NOTES:**

1. BEARINGS ARE BASED ON THE CENTERLINE OF WASHINGTON ST. BEING N. 34° 00' 00" W AS SHOWN ON MAP OF WASHINGTON SQUARE DIV. 'B', M.B. 4/71, RECORDS RIVERSIDE COUNTY, CA.
2. ● INDICATES FOUND MONUMENTS AS NOTED.
3. ○ INDICATES SET 3/4" I.P., L.S. 3163, FLUSH, UNLESS OTHERWISE NOTED.
4. ● INDICATES FOUND 3/4" I.P., TAGGED L.S. 3163, FLUSH, PER TRACT 4859-1, M.B. 7/22-27, DIV. CO.
5. IN LIEU OF LOT CORNERS BEING SET FOR LOTS 1 THRU 32 AND 34 THRU 65 INCLUSIVE, CALCULATED TIES FROM THE PERIMETER OF LOT 33 SUFFICIENT TO ESTABLISH SAID CORNERS ARE SHOWN.
6. THIS TRACT CONTAINS 11.84 ACRES.
7. ALL ANGLES WITHIN THE NUMBERED LOTS ARE 90° UNLESS OTHERWISE NOTED.

IN THE CITY OF RIVERSIDE  
RIVERSIDE COUNTY, CALIFORNIA

# TRACT 10351

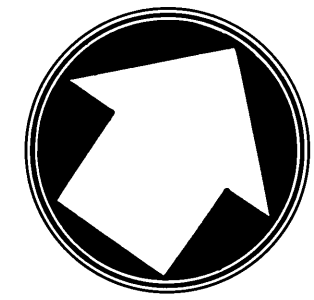
BEING A SUBDIVISION OF A PORTION OF LOTS 1 & 3 OF BLOCK 63, OF ARLINGTON HEIGHTS, PER M.B. 11/20-21 RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

IN SECTION 10, T. 3 S., R. 5 W., S.B.M.

JULY, 1977

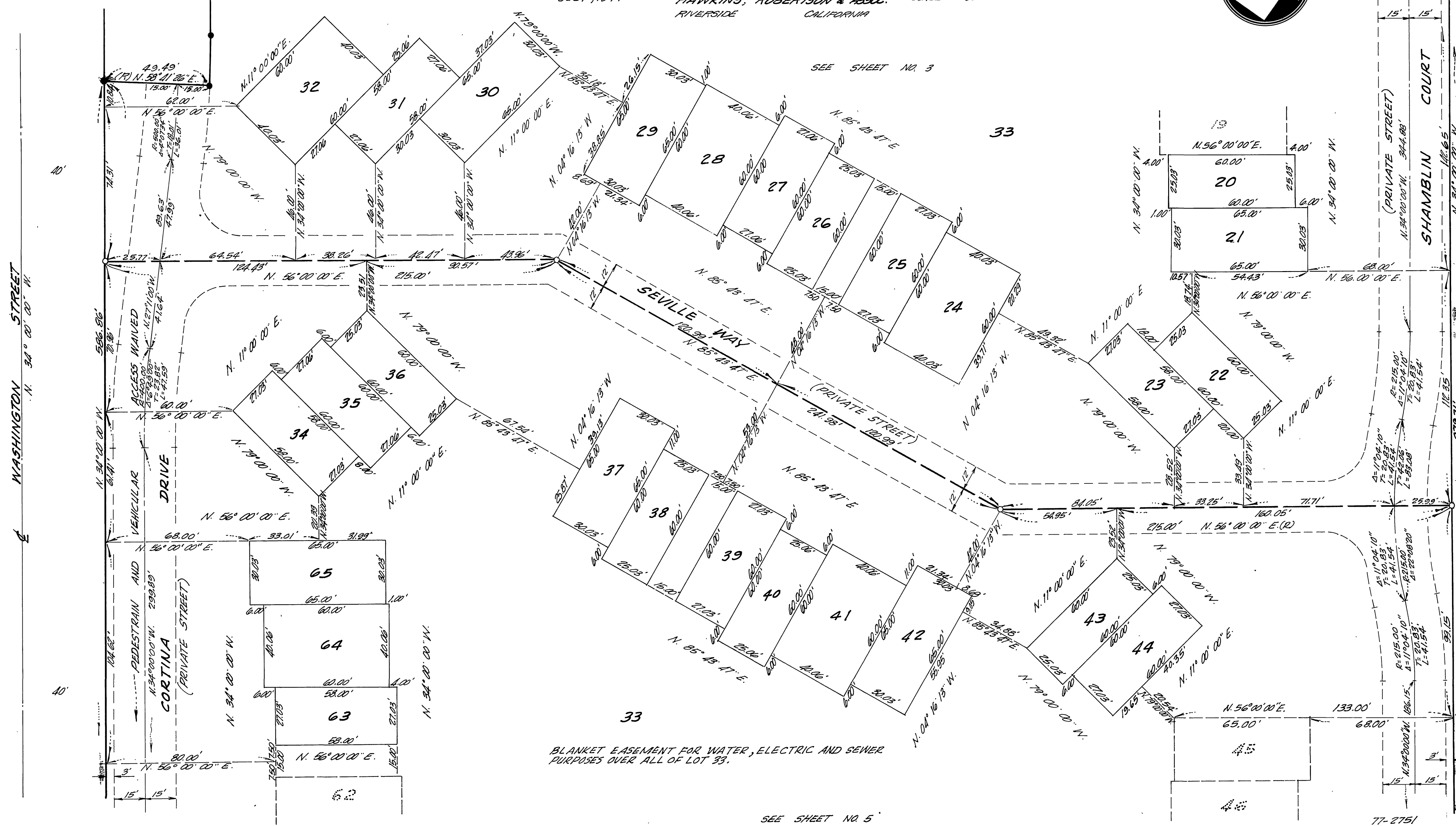
HAWKINS, ROBERTSON & ASSOC.  
RIVERSIDE CALIFORNIA

SCALE 1" = 30'



M.B. 94/90

M.B. 94/90



BLANKET EASEMENT FOR WATER, ELECTRIC AND SEWER PURPOSES OVER ALL OF LOT 33.

SEE SHEET NO. 5

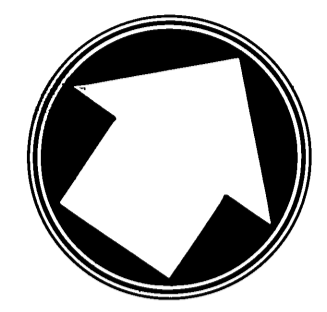
MB 94/90

IN THE CITY OF RIVERSIDE,  
RIVERSIDE COUNTY, CALIFORNIA.

# TRACT 10351

BEING A SUBDIVISION OF A PORTION OF LOTS 1 & 3 OF  
BLOCK 63 OF ARLINGTON HEIGHTS PER M.B. 11/20 & 21, RECORDS  
OF SAN BERNARDINO COUNTY, CALIFORNIA.  
IN SECTION 10, T.3.S., R. 5 W., S. 8 M.

JULY, 1977 HAWKINS, ROBERTSON & ASSOC. SCALE 1"=30'  
RIVERSIDE, CALIFORNIA.



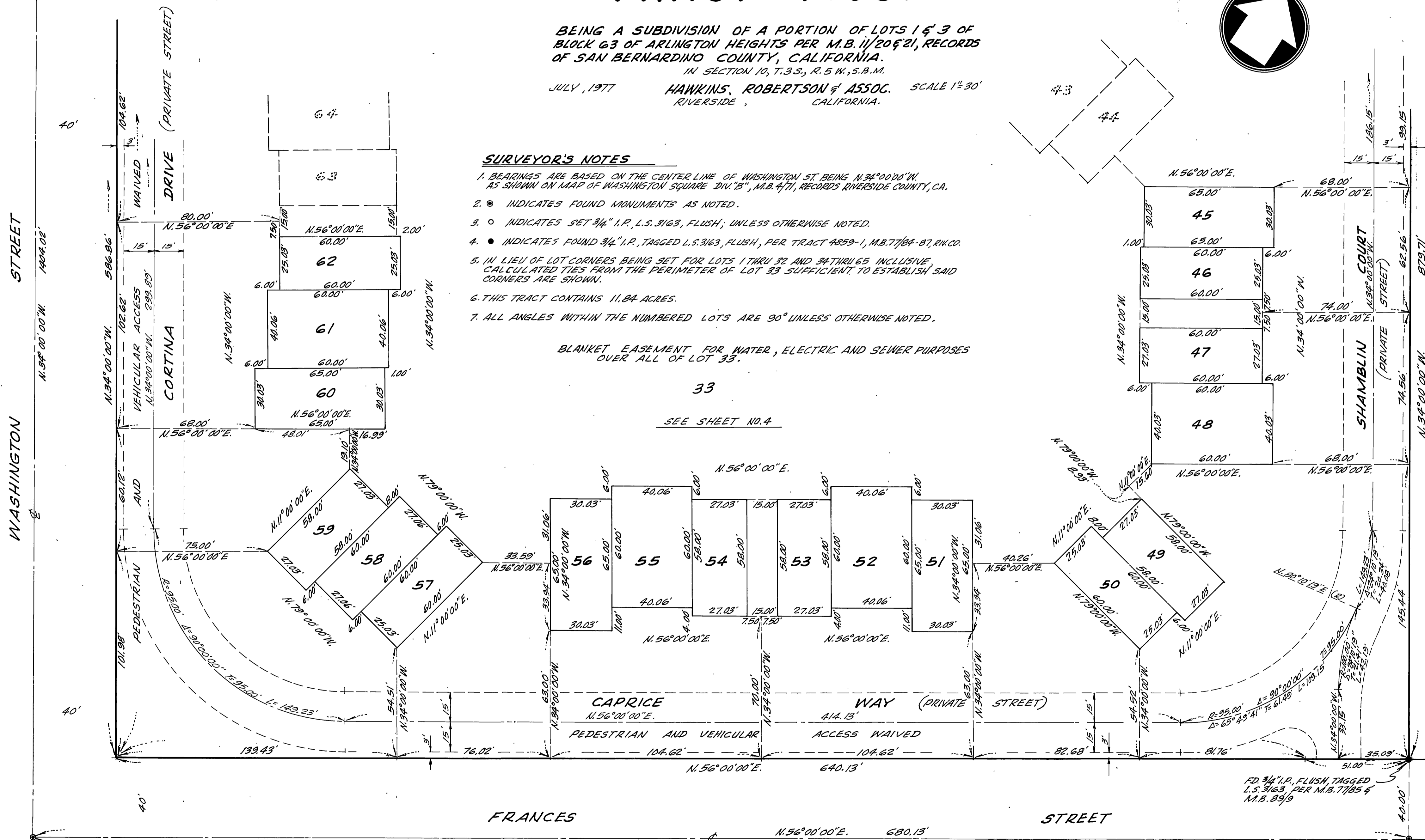
### SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE CENTER LINE OF WASHINGTON ST. BEING N.34°00'00"W AS SHOWN ON MAP OF WASHINGTON SQUARE DIV. "B", M.B. 4/71, RECORDS RIVERSIDE COUNTY, CA.
2. ● INDICATES FOUND MONUMENTS AS NOTED.
3. ○ INDICATES SET 3/4" I.P., L.S. 3163, FLUSH; UNLESS OTHERWISE NOTED.
4. ● INDICATES FOUND 3/4" I.P., TAGGED L.S. 3163, FLUSH, PER TRACT 4859-1, M.B. 7/84-87, R.W.CO.
5. IN LIEU OF LOT CORNERS BEING SET FOR LOTS 1 THRU 32 AND 34 THRU 65 INCLUSIVE, CALCULATED TIES FROM THE PERIMETER OF LOT 33 SUFFICIENT TO ESTABLISH SAID CORNERS ARE SHOWN.
6. THIS TRACT CONTAINS 11.84 ACRES.
7. ALL ANGLES WITHIN THE NUMBERED LOTS ARE 90° UNLESS OTHERWISE NOTED.

BLANKET EASEMENT FOR WATER, ELECTRIC AND SEWER PURPOSES  
OVER ALL OF LOT 33.

33

SEE SHEET NO. 4



FD. 3/4" I.P., FLUSH, CITY ENG. TAG,  
PER C/R P.B. 940/44, M.B. 7/85,  
M.B. 86/23 & M.B. 89/9.

FD. 3/4" I.P., FLUSH, TAGGED  
L.S. 3163, PER M.B. 7/85 &  
M.B. 89/9.

77-2751

M.B. 94/91

M.B. 94/91

MB 94/91