

**SIGNATURE OMISSION**

UNDER THE PROVISIONS OF SECTION 66436 (C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED.

- (1) AN EASEMENT FOR PIPELINES GRANTED TO THE RIVERSIDE TRUST COMPANY BY DEED RECORDED SEPT. 5, 1900 IN BOOK 112, PAGE 321, FEB. 20, 1901 IN BOOK 115, PAGE 328 AND FEB. 24, 1914 IN BOOK 391 PAGES 408-41 RESPECTIVELY OF DEEDS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- (2) 10' DECLARATION OF DEDICATION FOR PUBLIC UTILITY EXECUTED BY ELIZABETH B. MYLNE RECORDED APRIL 28, 1950 AS INSTR. NO 3222 O.R. RIV. CO. CALIF.

(CONT. ON SHEET 2)

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

**TRACT NO. 10853**

BEING A SUBDIVISION OF PORTIONS OF LOTS B, C, D, E, 12 AND 14, BLOCK F OF ARLINGTON HEIGHTS, AS RECORDED IN BOOK 2 OF RECORD OF SURVEY, PAGE 110, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 2 T.3 S., R.5 W., S.B.B.&M. AND A PORTION OF THE S.W. 1/4 OF SECTION 1 T.3 S., R.5 W., S.B.B.&M.

JUNE 1979

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

**UTILITIES EASEMENTS**

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP.

- (1) EASEMENTS AND RIGHTS OF WAY IN BOOK 11, PAGES 20-21 OF MAPS, SAN BERNARDINO CO. REC. AND BOOK 2 PAGE 12, OF MAPS RIVERSIDE CO., CALIFORNIA RECORDS, TO THE CITY OF RIVERSIDE.
- (2) 10' PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 17, 1954 AS INSTR. NO. 66372 O.R. RIV. CO., CALIFORNIA.

SHEET 1 OF 2 SHEETS

**FILED**  
ON 2-27, 1980

AT 10:35, A.M.  
DONALD D. SULLIVAN

COUNTY RECORDER

BY: D.A. Stager

FEE \$7.00

NR 37989

FILED BY CITY CLERK

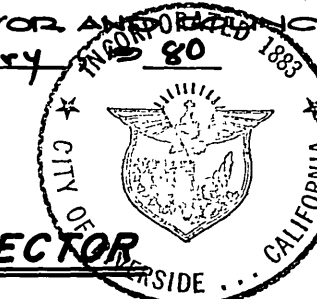
SUBD'N GTEE CALIF.  
LAND TITLE CO.

**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. 10853, 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 26<sup>th</sup> DAY OF February, 1980



ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE

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 OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED JANUARY 22<sup>nd</sup>, 1980

DONNA BOUER BABCOCK  
COUNTY TAX COLLECTOR

BY: Harold Jensen  
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 \_\_\_\_\_, 19\_\_

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

BY: \_\_\_\_\_

**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 SEPTEMBER, 1978; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN (1) YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED Sept. 7, 1978

ERNEST N. WEBB, R.C.E. 9876

BY: Ernest N. Webb

**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. 10853, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON SEPTEMBER 8, 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; 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: Feb 19, 1980

ROBERT C. WALES, R.C.E. 18793

BY: Robert C. Wales

**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 Feb. 18, 1980

EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES

BY: Don Campbell for E.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 UPON SAID PROPERTY.

DATED 1-29, 1980

H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

**SOIL REPORT**

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 30<sup>th</sup> DAY OF AUGUST, 1979, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY PIONEER CONSULTANTS.

**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, FOR STREET PURPOSES AND PUBLIC UTILITY FACILITIES LOT "A" AND WE HEREBY FURTHER OFFER FOR DEDICATION FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES IN, UNDER, UPON, OVER, AND ALONG LOTS 1-8, INCLUSIVE, THE BASEMENT DESIGNATED AS "BLANKET P.U.E." RESERVING, HOWEVER, TO THE UNDERSIGNING OWNERS, OUR SUCCESSORS AND ASSIGNS, IN INTEREST, THE RIGHT TO CONSTRUCT IMPROVEMENTS ON LOTS 1-8, INCLUDING PRIVATE STREETS; PROVIDED, HOWEVER, THAT SUCH EASEMENTS SHALL NOT INTERFERE WITH THE USE AND ENJOYMENT OF LOTS 1-8 AND THE IMPROVEMENTS HEREON, BY OWNERS IN SAID LAND DIVISION; AND PROVIDED FURTHER, HOWEVER, THAT NO SUCH IMPROVEMENTS SHALL BE CONSTRUCTED UPON SAID LOTS 1-8, UNLESS SAME HAVE BEEN APPROVED AS TO THE LOCATION BY THE CITY OF RIVERSIDE, CALIFORNIA, SO AS NOT INTERFERE WITH THE AFORESAID EASEMENTS HEREBY OFFERED FOR DEDICATION, WHICH SUCH APPROVAL BY SAID CITY OF RIVERSIDE, CALIFORNIA SHALL NOT BE UNREASONABLY WITHHELD.

FIRST HEMET CORPORATION, A CALIFORNIA CORP. AS TRUSTEE

Deane T. Harlow  
Deane T. Harlow, Assistant Secretary

Pete J. Harrison  
Pete J. Harrison, ASST. SECRETARY

John M. Mylne III  
JOHN M. MYLNE III

Bonnie Jane Mylne  
BONNIE JANE MYLNE

Michael A. Giurbino  
MICHAEL A. GIURBINO

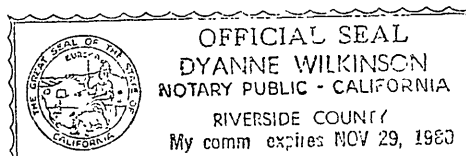
Suzanne Giurbino  
SUZANNE GIURBINO

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

ON THIS 26th DAY OF January, 1980, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MICHAEL A. GIURBINO, SUZANNE GIURBINO, JOHN M. MYLNE III AND BONNIE JANE MYLNE, 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.



Dyanne Wilkinson  
NOTARY PUBLIC IN AND FOR SAID STATE

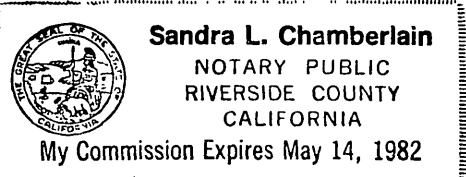
MY COMMISSION EXPIRES 11-28-80

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

ON THIS 23rd DAY OF January, 1980, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Deane T. Harlow & Pete J. Harrison KNOWN TO ME TO BE THE Assistant Secretary AND Assistant Secretary OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID 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 AS TRUSTEE.

WITNESS MY HAND AND OFFICIAL SEAL.



Sandra L. Chamberlain  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY COMMISSION EXPIRES 5-14-82

M.B. 11/89

M.B. 11/89

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 10853

BEING A SUBDIVISION OF PORTIONS B, C, D, E, 12 AND 14, BLOCK F OF ARLINGTON HEIGHTS, AS RECORDED IN BOOK 2 OF RECORD OF SURVEY, PAGE 110, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 2 T. 3 S., R. 5 W., S.B.B. & M. AND A PORTION OF THE S.W. 1/4 OF SECTION 1 T. 3 S., R. 5 W., S.B.B. & M.

JUNE 1979

SCALE: 1"=100'

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

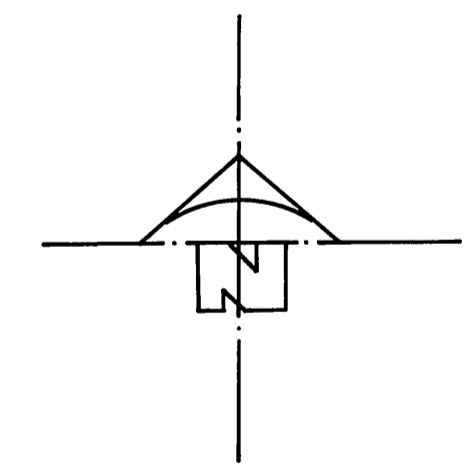
### SIGNATURE OMISSION (CONT. FROM SHEET 1)

- (3) AN AGREEMENT REGARDING EASEMENTS AND COVENANTS RUNNING WITH LAND BY AND BETWEEN JOHN M. MYLNE, JR., GWENDOLYN I. FLEMING AND JOHN M. MYLNE, III TRUSTEES FOR THE GREYSTONES RANCH 22.23 ACRE TRUST, JOHN M. MYLNE, III AND BONNIE JANE MYLNE, HUSBAND AND WIFE AND MICHAEL A. GIURBINO AND SUZANNE GIURBINO, HUSBAND AND WIFE, RECORDED DECEMBER 10, 1975 AS INSTRUMENT NO. 153319, AND ANY FAILURE TO COMPLY WITH THE SAME.
- (4) AN AGREEMENT PROVIDING FOR EASEMENTS AND FOR SHARING COST OF IMPROVEMENTS BY AND BETWEEN JOHN M. MYLNE, III AND BONNIE JANE MYLNE, HUSBAND AND WIFE AND MICHAEL A. GIURBINO AND SUZANNE GIURBINO, HUSBAND AND WIFE, RECORDED DECEMBER 10, 1975 AS INSTRUMENT NO. 153319, AND ANY FAILURE TO COMPLY WITH THE SAME.
- (5) AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES AS RESERVED BY JOHN M. MYLNE, JR., GWENDOLYN I. FLEMING AND JOHN M. MYLNE, III, TRUSTEES IN DEED RECORDED DECEMBER 10, 1975 AS INST. NO. 153321.
- (6) AN AGREEMENT RELATING TO A PROPOSED TENNIS COURT TO BE CONSTRUCTED ON THE PROPERTY AND THE RIGHT OF THE BUYER TO UTILIZE SAID TENNIS COURT BY DEED REC. DECEMBER 10, 1975 AS INSTR. NO. 153320

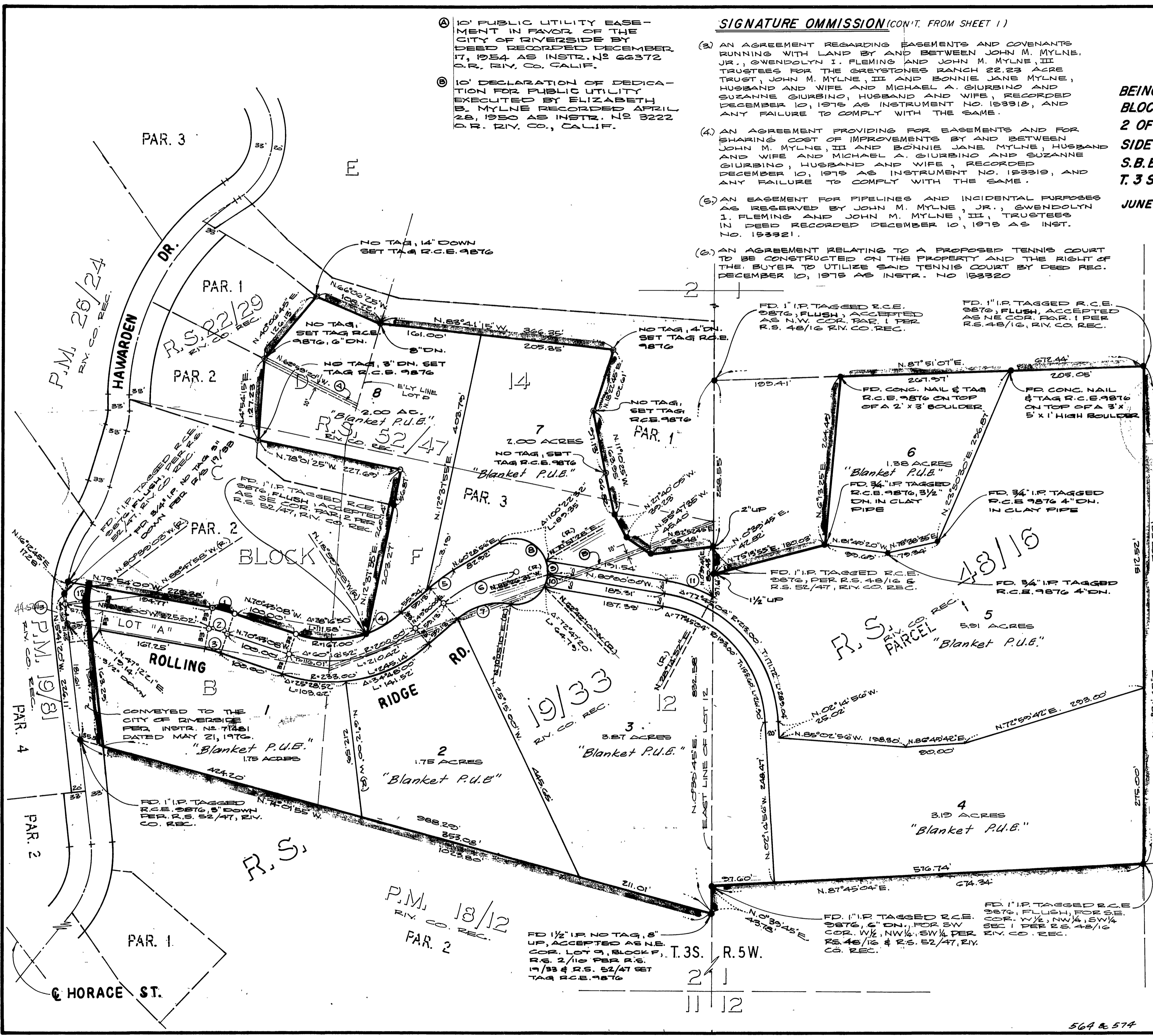
### ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE EAST LINE OF LOT 12 TAKEN AS N. 0°30'45"E. AS SHOWN ON R.S. 48/16 AND R.S. 52/47 R.V. CO. REC.
2. FOUND 1" I.P. TAGGED R.C.E. 9876, 3 1/2" UP PER R.S. 52/47 R.V. CO. REC., AT ALL POINTS SHOWN THUS ●, UNLESS OTHERWISE NOTED.
3. FOUND 1" I.P. NO TAG FLUSH AT ALL POINTS SHOWN THUS ○ PER R.S. 19/33 AND R.S. 52/47, R.V. CO. REC. UNLESS OTHERWISE NOTED.
4. FOUND 3/4" I.P. TAGGED R.C.E. 7702 AT ALL POINTS SHOWN THUS ○ PER R.S. 22/29 R.V. CO. REC. UNLESS OTHERWISE NOTED.
5. SET 1" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ○, UNLESS OTHERWISE NOTED.
6. SET 1" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL LOT CORNERS, ANGLE POINTS, B.C. AND E.C. IN SIDE LOT LINES.
7. THIS TRACT CONTAINS 23.07 ACRES.

ELYSIAN HEIGHTS TR. NO. 2  
M.B. 5/14/53, R.V. CO. REC.



CURVE		DATA	
No	Δ	R	T
1	9°10'52"	223.00'	18.71'
2	9°10'52"	200.00'	16.06'
3	9°10'52"	161.00'	13.41'
4	22°00'52"	161.00'	32.46'
5	11°28'56"	233.00'	23.43'
6	35°58'37"	200.00'	64.34'
7	51°05'10"	100.00'	47.79'
8	21°36'14"	51.00'	195.47'
9	23°42'01"	51.00'	107.0'
10	22°44'21"	51.00'	10.26'
11	18°14'52"	233.00'	74.71'
12	15°02'17"	191.00'	26.00'
13	4°28'18"	191.00'	7.72'



M.B. 11/90

M.B. 11/90