

CITY'S COPY

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA.

SHEET 1 OF 2 SHEETS

TRACT NO. 8184-1

RECORDER'S CERTIFICATE

Filed this 13 day of NOV 19 80 at 2:30 PM Book 116 of Maps at Pages 19+20 at the request of the City Clerk

BEING A SUBDIVISION OF A PORTION OF LOT 1 IN BLOCK 27 OF ARLINGTON HEIGHTS, AS SHOWN ON MAP RECORDED IN BOOK 11, PAGES 20 AND 21 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

CLIFFORD A. FORKERT-CIVIL ENGINEER HUNTINGTON BEACH, CALIFORNIA.

AUGUST, 1977

DONALD D. SULLIVAN County Recorder DEPUTY

№ 213036

Fee \$7.00

Sub'd'n G'cco SAFECO

OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE THE 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 MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE COLORED BORDER LINE, AND WE HEREBY OFFER FOR DEDICATION TO PUBLIC USE, FOR STREET PURPOSES LOTS A, THRU 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 1, 15 AND 16 AS SHOWN ON THE ANNEXED MAP ON, OVER AND ACROSS LINCOLN AVENUE, ADJOINING SAID LOTS 1, 15 AND 16; WE FURTHER OFFER FOR DEDICATION FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES THE EASEMENTS DESIGNATED AS 5' X 30', P.U.E. 4' P.U.E., AND 5' P.U.E., AND FURTHER WE HEREBY OFFER FOR DEDICATION FOR CONSTRUCTION AND MAINTENANCE OF AN EASEMENT FOR STORM DRAIN FACILITIES LOT G; AND THE EASEMENT DESIGNATED AS 12' DRAINAGE EASEMENT; AND WE FURTHER OFFER FOR DEDICATION THE EASEMENT DESIGNATED AS 4' TREE PLANTING AND PUBLIC UTILITIES EASEMENT.

FRANK H. AYRES, & SON CONSTRUCTION CO. A CALIFORNIA CORPORATION.

Donald B. Ayres, Jr. President, Jewell L. Kirkpatrick Secretary

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. 8184, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON AUGUST 5, 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 EASEMENT FOR DRAINAGE FACILITIES AS SHOWN ON THE MAP HAS 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 4, 1980 ROBERT C. WALES, R.C.E. 18793 DIRECTOR OF PUBLIC WORKS

BY: Robert C. Wales

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, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$

DATED 10-29, 1980 DONNA BOUER BABCOCK COUNTY TAX COLLECTOR

BY: Larry Kowalsky

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 THE 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 10/30, 1980 EVERETT C. ROSS DIRECTOR OF PUBLIC UTILITIES

BY: David 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 10/29/80, 1980 H. E. BREWER, CITY TREASURER

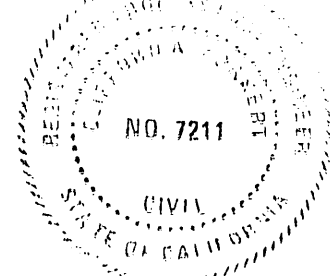
BY: W. R. Hansen

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 JULY, 1977, THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION 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 August 10, 1977 CLIFFORD A. FORKERT, R.C.E. 7211

BY: Clifford A. Forkert



SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 30TH DAY OF JUNE, 1976, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953; BY C.H.J. MATERIALS LABORATORY, INC.

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 (C) (1) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS ARE OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

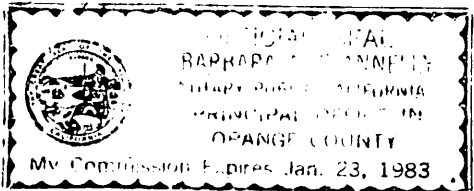
- (1) AN EASEMENT 40 FEET IN WIDTH IN FAVOR OF THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA BY DEED RECORDED DECEMBER 19, 1935 IN BOOK 261, PAGE 372 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
(2) THE GAGE CANAL COMPANY, A CALIFORNIA CORPORATION, PRESENT HOLDER OF AN EASEMENT CREATED BY RESERVATION ON THE MAP OF ARLINGTON HEIGHTS, RECORDED IN BOOK 11, PAGES 20 & 21 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } COUNTY OF ORANGE } SS

ON THIS 29th DAY OF October, 1980 BEFORE ME Barbara A. Flannelly A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DONALD B. AYRES, JR., KNOWN TO ME TO BE THE PRESIDENT AND JEWELL L. KIRKPATRICK, KNOWN TO ME TO BE THE SECRETARY OF FRANK H. AYRES & SON CONSTRUCTION CO., A CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL.

Barbara A. Flannelly NOTARY PUBLIC IN AND FOR SAID STATE. MY COMMISSION EXPIRES January 23, 1983



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } COUNTY OF RIVERSIDE } SS

ON THIS DAY OF 1980, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED AND KNOWN TO ME TO BE THE ASST. VICE PRESIDENT AND THE ASST. SECRETARY, RESPECTIVELY, OF SAFECO TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION HEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO THE BY-LAWS OR A RESOLUTION OF THE CORPORATIONS BOARD OF DIRECTORS. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC IN AND FOR SAID STATE. MY COMMISSION EXPIRES

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. 8184-1 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS EXCEPT LOT E, WHICH IS ACCEPTED AS A 1' BARRIER STRIP TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOTS C AND D, AND ALSO EXCEPT LOT G WHICH IS NOT ACCEPTED AT THIS TIME, HOWEVER, THE CITY RESERVES THE RIGHT TO ACCEPT SAID DEDICATION AT ANYTIME HEREAFTER, 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 11th DAY OF November, 1980.

ALICE A. HARE CITY CLERK OF THE CITY OF RIVERSIDE

BY: Karen E. Dabley Asst. City Clerk



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IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA.

TRACT NO. 8184-1

BEING A SUBDIVISION OF A PORTION OF LOT 1 IN BLOCK 27 OF ARLINGTON HEIGHTS, AS SHOWN ON MAP RECORDED IN BOOK 11, PAGES 20 AND 21 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

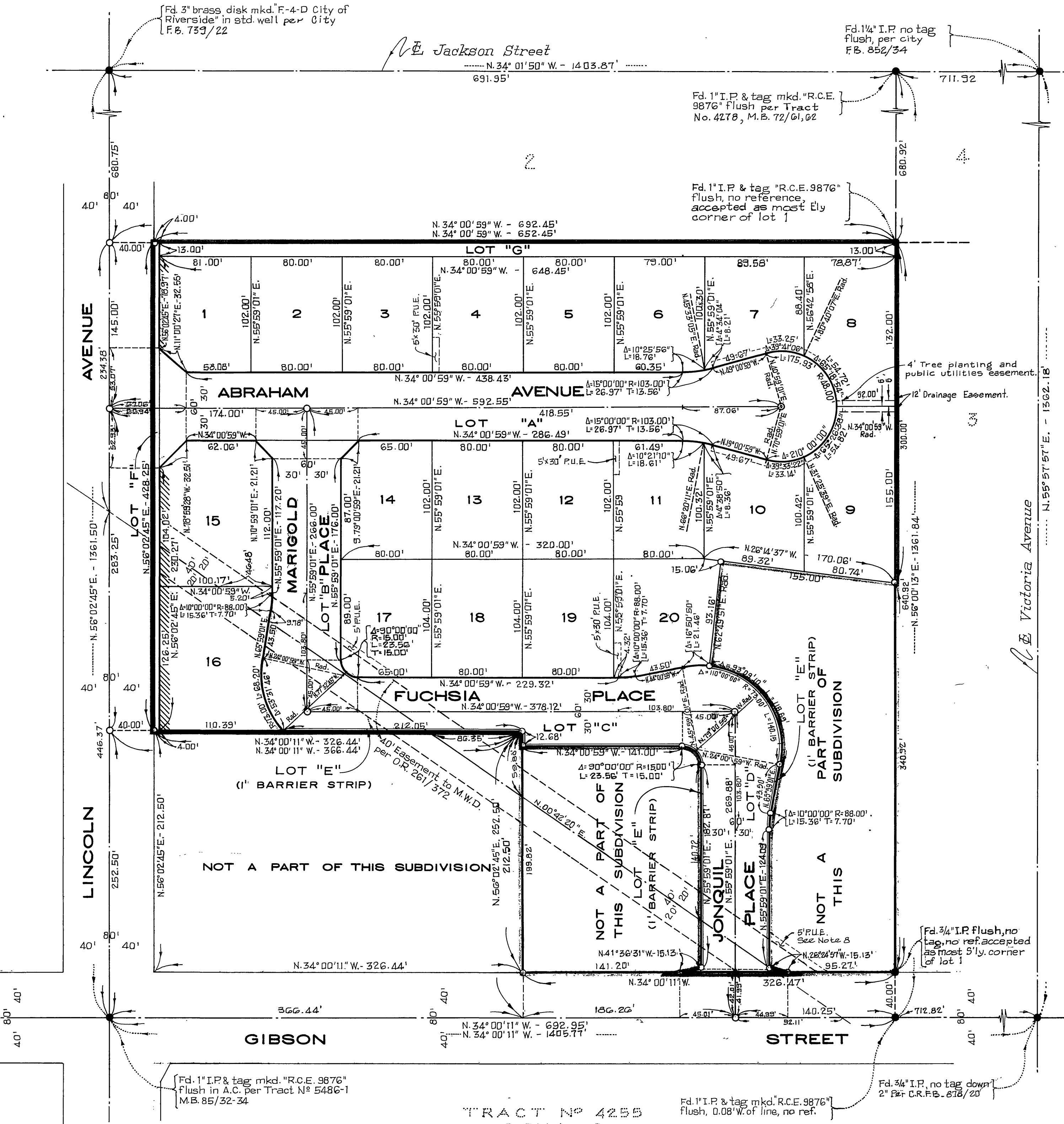
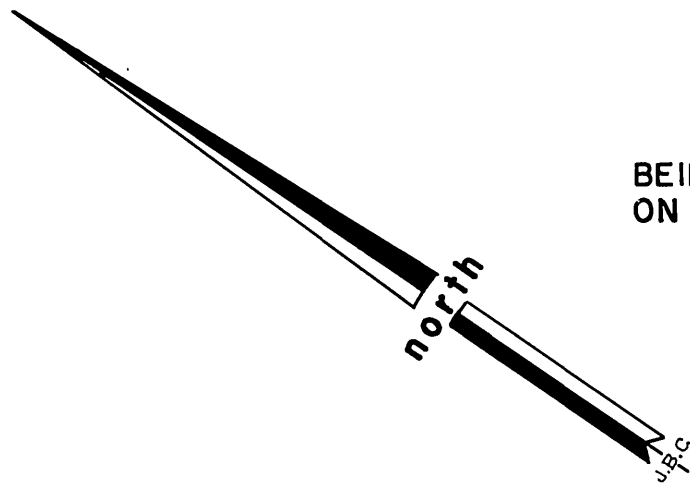
CLIFFORD A. FORKERT - CIVIL ENGINEER
HUNTINGTON BEACH, CALIFORNIA.

AUGUST, 1977

SCALE: 1"=60'

ENGINEER'S NOTES:

1. BASIS OF BEARINGS: Centerline of Lincoln Avenue taken as N.56°02'45"E. as shown on map of Tract N° 5486-1, recorded in Book 85, Pages 32 thru 34, inclusive, of Maps, records of Riverside County.
2. Found monuments as noted are shown thus ●
3. Set 1" iron pipe tagged "R.C.E. 7211" flush at all points shown thus O, unless otherwise noted.
4. This tract contains 6.32 Acres.
5. Set lead and tag mkd. "R.C.E. 7211" in top of curb at all side lot lines projected.
6. Areas along Lincoln Avenue shown thus // indicates vehicular and pedestrian access waived
7. Set 1" iron pipe tagged "R.C.E. 7211" flush at all rear lot corners.
8. 5' P.U.E. Conveyed to the City of Riverside by Inst. N° 162122, Rec. Sept. 5, 1980, O.R. Riverside Co. Ca.



TRACT NO 4255
M.B. 70/1-2
RIV. CO.